



# 3990 Sam Wilson Road

Charlotte, North Carolina 28214



**Available for Sale or Lease**

+/- 23,153 SF Industrial Building on 7.924 AC

## Property Overview

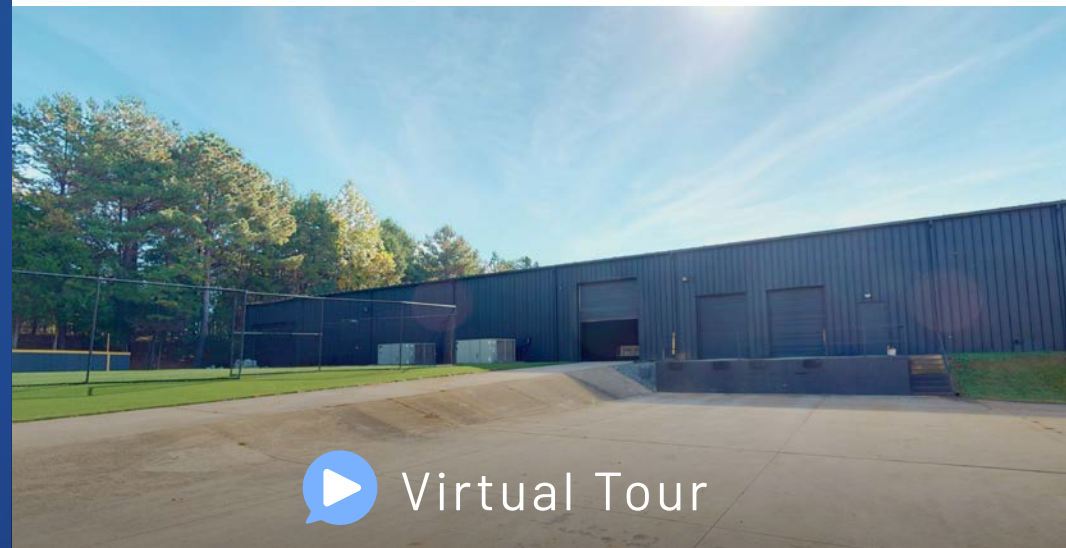
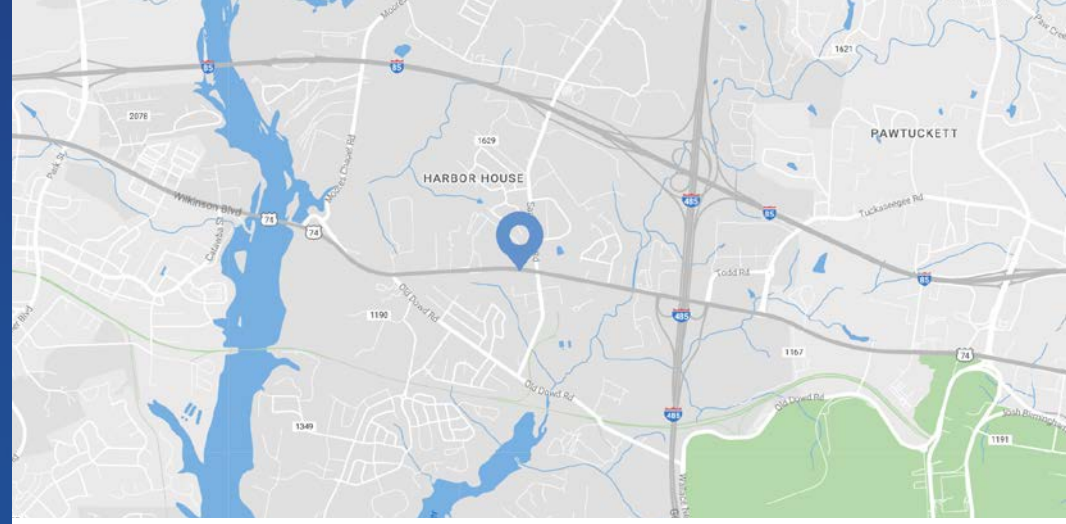
# 3990 Sam Wilson Road

## Available for Sale or Lease

An excellent opportunity to purchase or lease an industrial building situated on +/- 7.94 AC. The property features four private offices, a breakroom, a conference room, an open bullpen, and warehouse space. Located along the proposed LYNX Silver Line and just steps from the future Sam Wilson station, this site offers unique amenities and a prime location. It's conveniently positioned only 1.3 miles from I-485, 2.3 miles from I-85, and 3 miles from Charlotte Douglas International Airport, making it a highly accessible acquisition opportunity along Wilkinson Blvd.

## Property Details

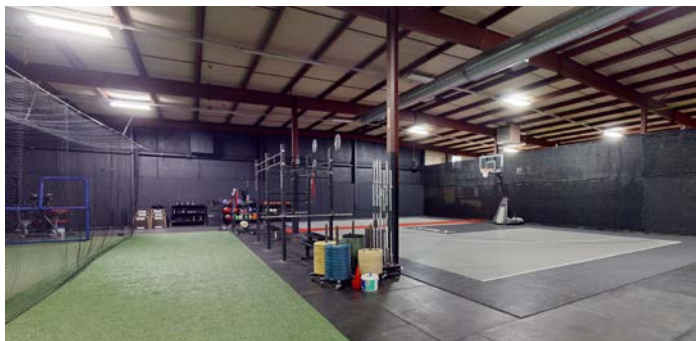
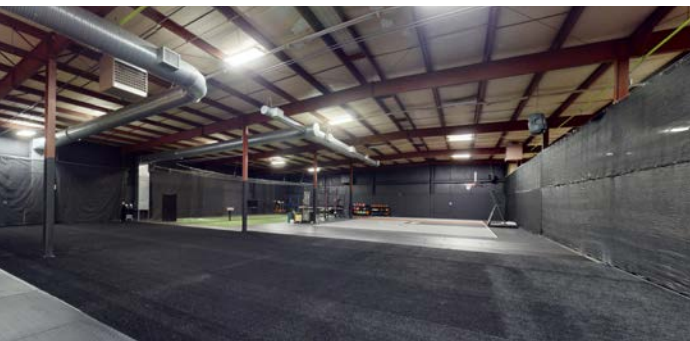
<b>Address</b>	8601 Wilkinson Blvd.   Charlotte, NC 28214
<b>Availability</b>	+/- 23,153 SF on 7.924 AC Available for Sale +/- 2,000 SF Office +/- 21,153 SF Warehouse
<b>Parcel ID</b>	11304608
<b>Use</b>	Industrial
<b>Parking</b>	10 parking spaces
<b>Zoning</b>	I-1(CD)
<b>Clear Height</b>	16 FT - 18 FT
<b>Dock Doors</b>	(2) Drive-In Doors (2) Dock High Doors
<b>Access</b>	Excellent access to I-85 and I-485 Located on the proposed LYNX Silver Line
<b>Year Built</b>	1989
<b>Additional Details</b>	4 private offices, breakroom, conference room, open bullpen, warehouse   Entire building is heated and cooled
<b>Sale Price</b>	\$6,500,000
<b>Lease Rate</b>	\$20/SF NNN fees at \$1.17/SF



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	2,748	25,231	90,463
<b>Avg. Household Income</b>	\$110,111	\$100,578	\$98,615
<b>Median Household Income</b>	\$82,488	\$75,041	\$72,690
<b>Households</b>	1,226	9,753	35,033
<b>Daytime Employees</b>	986	11,599	49,982

# Interior Photos



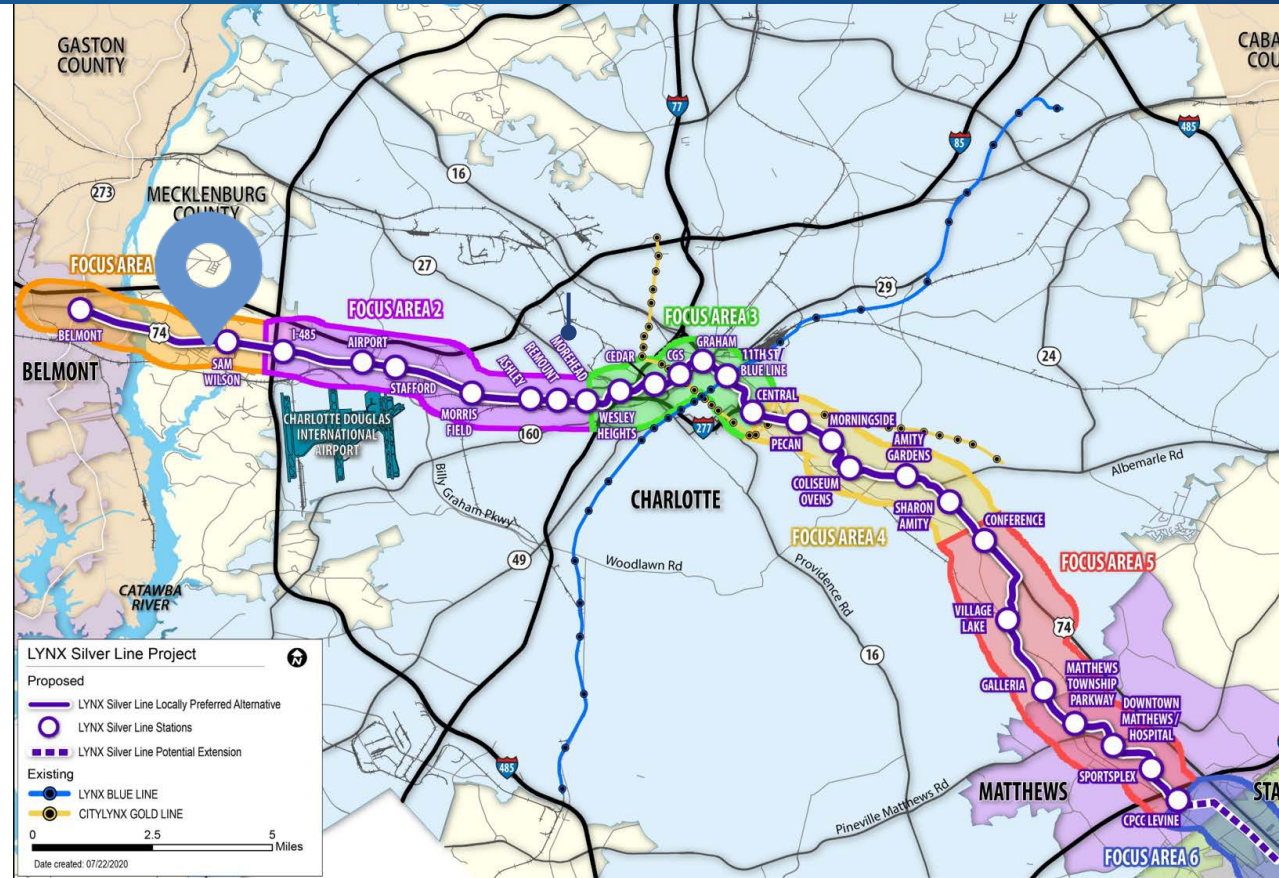


# Lynx Silver Line

The LYNX Silver Line is a planned 29-mile, 31 station light rail alignment from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, into Union County. Key connections include:

- Lynx Blue Line Light Rail
- CityLYNX Gold Line Streetcar
- Charlotte Douglas International Airport
- Charlotte Gateway District
- Bank of America Stadium
- CPCC Central and Levine campuses
- Truist Field
- Ovens Auditorium
- Bojangles Coliseum
- Novant Uptown and Matthews hospitals
- Town of Matthews
- Sportsplex

[Learn More](#)





Wilkinson Blvd.

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.