

Premier Industrial Build To Suit Location

OR FOR LEASE

INDUSTRIAL OUTSIDE STORAGE (IOS)

3325 & 3301 ROTARY DRIVE, CHARLOTTE, NC

7.6 - 10 ACRES | ZONED ML-2



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HIGHLY ACCESSIBLE WITH IMMEDIATE CONNECTIVITY TO I-85 AND I-77



Strategically located at the crossroads of the MSA with immediate traffic signal access to Interstates 85 and 77, the property offers irreplaceable Interstate 85 frontage. Between Exits 39 and 40, daily traffic exceeds 200,000 vehicles, making it the busiest and most traveled stretch of I-85 in Mecklenburg County—providing unparalleled visibility and exposure for your business.

The property consists of 7.6–10 acres of heavy industrial zoned (ML-2) land, offering flexibility and opportunity for a variety of industrial or commercial uses.

PROPERTY OVERVIEW



Acreage: 7.6 - 10 Acres

Zoning: ML-2 Heavy Industrial

Topography: Relatively Flat

Visibility: I-85



The portion of I-85 between Statesville Road and Graham Street is considered the epicenter of premier notable national suppliers and vendors directly related to the trucking industry and therefore surrounded by other prominent IOS facilities.

Access to I-85 and I-77 via traffic signals

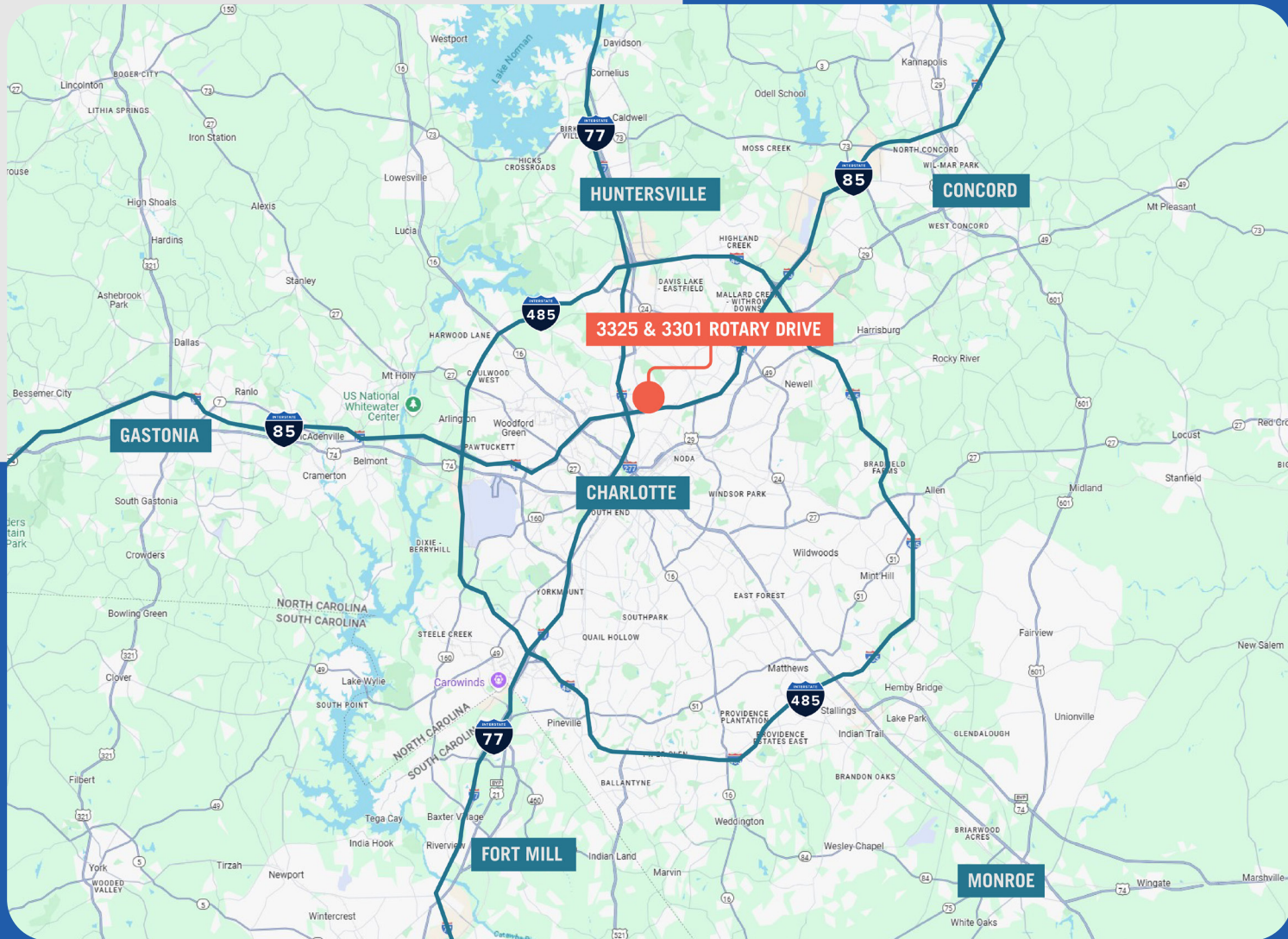
.75 Miles to Statesville Rd

1.08 Miles to I-85 Exit 39

1.08 Miles to I-77 Exit 13



LOCATOR MAP



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BROKER IS ALSO PART OF THE OWNERSHIP OF THE PROPERTY