



**701 JOHNSON RD | CHARLOTTE, NC 28206**

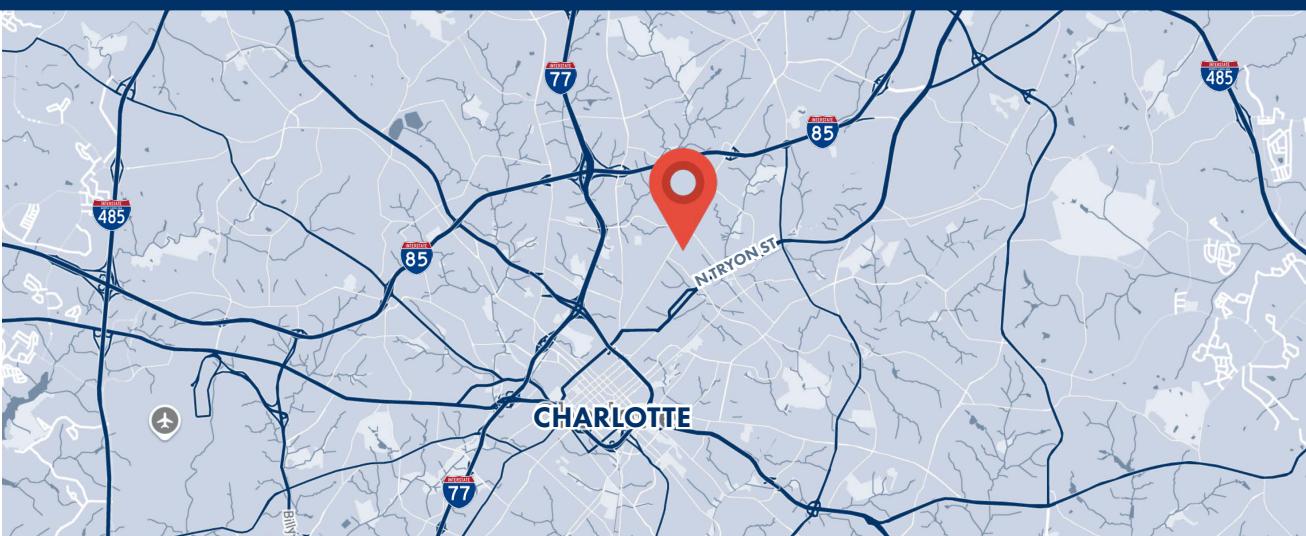
**SIZE** ±7.38 acres IOS

**BUILDINGS**  
 ±15,000 SF metal building  
 ±14,750 SF LTL facility  
 ±2,080 SF shop building

**PARCEL #s** 08507343 & 08507303

**ZONING** Zoned ML-2 (manufacturing/logistics, heavy industrial, outside storage allowed)

**CONTACT BROKER FOR PRICING**



# BUILDINGS

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## BUILDING 1

**TYPE** Grade level metal facility

**SIZE** ±15,000 SF (75'x200')

**LOADING** 3 drive in doors (10x10)  
\*Can be enlarged

**CLEAR HEIGHT** 15'-18' clear under beam  
20'6" under deck

**COLUMNS** 25' OC

## BUILDING 2

**TYPE** Cross dock LTL facility

**SIZE** ±14,750 SF total  
±12,600 SF warehouse (70'x180')  
±2,150 office

**LOADING** 44 doors

**PAST TENANT** Former Mercury Motor Lines

## BUILDING 3

**TYPE** Shop facility

**SIZE** ±2,080 SF

**LOADING** Trailer Bay: 20'x60'  
- One 12'x14' door

**LOADING** Tractor Bay: 44'x20'  
- One 11'6"x12' door

# AERIAL

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