



AVAILABLE FOR SALE or FOR LEASE

8828 Mount Holly Road, Charlotte, NC 28214
(I-485 & Mt. Holly Rd. – Northwest Charlotte)

2.83 Acre Industrial Property with I-2 Zoning

Contact:

Jonathan Beall
(704)962-0606
Jon@redpart.com

Bobby Edwards
(704)909-2484
Bobby@redpart.com

Opportunity Details

AVAILABLE FOR SALE OR LEASE: A 2.83-acre industrial property with ≈12,750 SF of building area, zoned I-2(CD) (industrial). This site provides warehouse space and ample land area for outside storage of trucks, equipment, and materials.

Located ½ mile from I-485 and Mt. Holly Rd.

The large building is 11,067 square feet with approximately 1,500 SF of office space. The warehouse has two covered internal loading docks at the rear of the building and three drive-in doors accessible from primary loading / parking area. Additionally, the building is positioned to allow full circulation around the structure.

The second building, totaling ≈1,683 square feet, is located at the rear of the property. The rear building was previously used for a sandblasting and painting operation. Some of the sandblasting & paint equipment is still in place but is not thought to be operational. The rear building is suitable for covered storage and warehousing.

The property is fenced along Mt. Holly Rd. with controlled access gates.

Opportunity Highlights

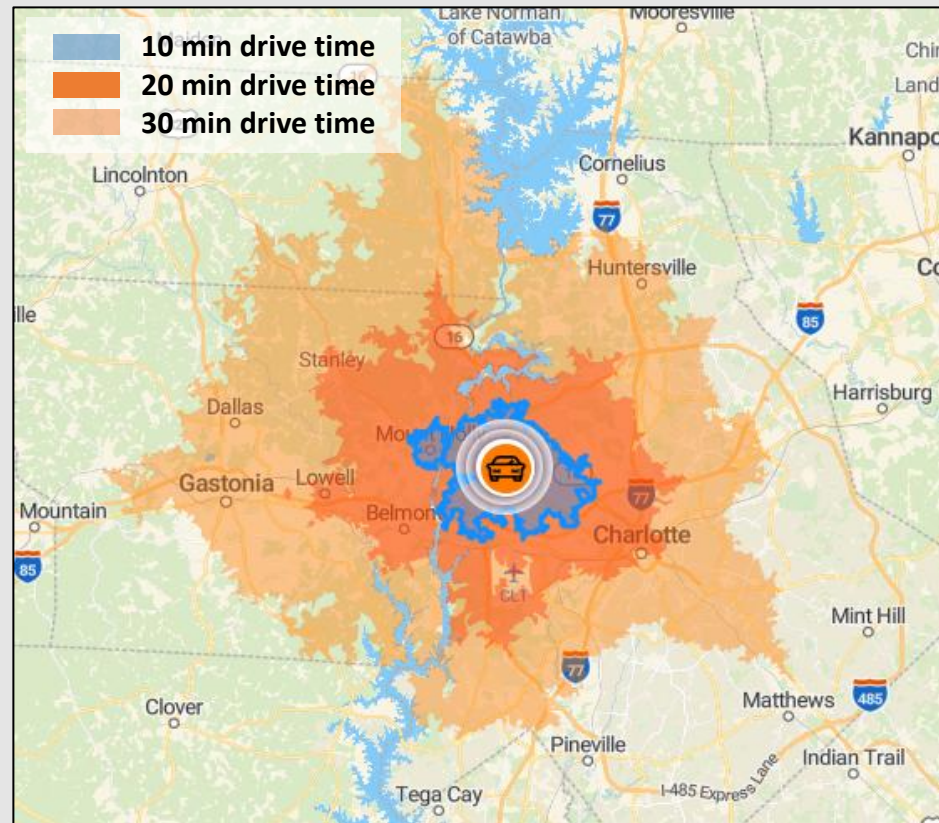
| | |
|-----------------------|---|
| Address | 8828 Mount Holly Road Charlotte, NC 28214 |
| Available Acreage | 2.833 |
| Available Building SF | 12,750 Total (11,067 and 1,683) |
| Zoning | I-2 (CD) |
| Year Built | 1978 |
| Traffic Count | 13,500 VPD |

Lease: \$15,000 / Month (NNN)

Purchase: \$2,750,000

Demographic Summary

| Population | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------|----------|----------|
| 2023 Population | 5,605 | 44,722 | 111,670 |
| 2028 Population Projection | 6,014 | 47,522 | 118,714 |
| Median Age | 36.4 | 35.7 | 36.4 |
| Households | | | |
| 2023 Households | 2,145 | 16,288 | 42,152 |
| 2028 Household Projection | 2,300 | 17,312 | 44,873 |
| Income | | | |
| Average Household Income | \$80,625 | \$85,404 | \$81,345 |
| Daytime Employment | | | |
| Employees | 564 | 9,879 | 40,863 |
| Businesses | 62 | 1,045 | 3,516 |





Office

16' - 21' Clear Warehouse

16' - 21' Clear Warehouse

Building Details

Building 1
11,067 Total SF
Three Drive in Doors
Two Covered Docks with Oversized Doors



Building 1

11,067 Total SF

Full Circulation Around Building Structure

Two Covered Docks with Oversized Doors

Building Details



Paint Booth

Paint Booth

Downdraft Spray Booth

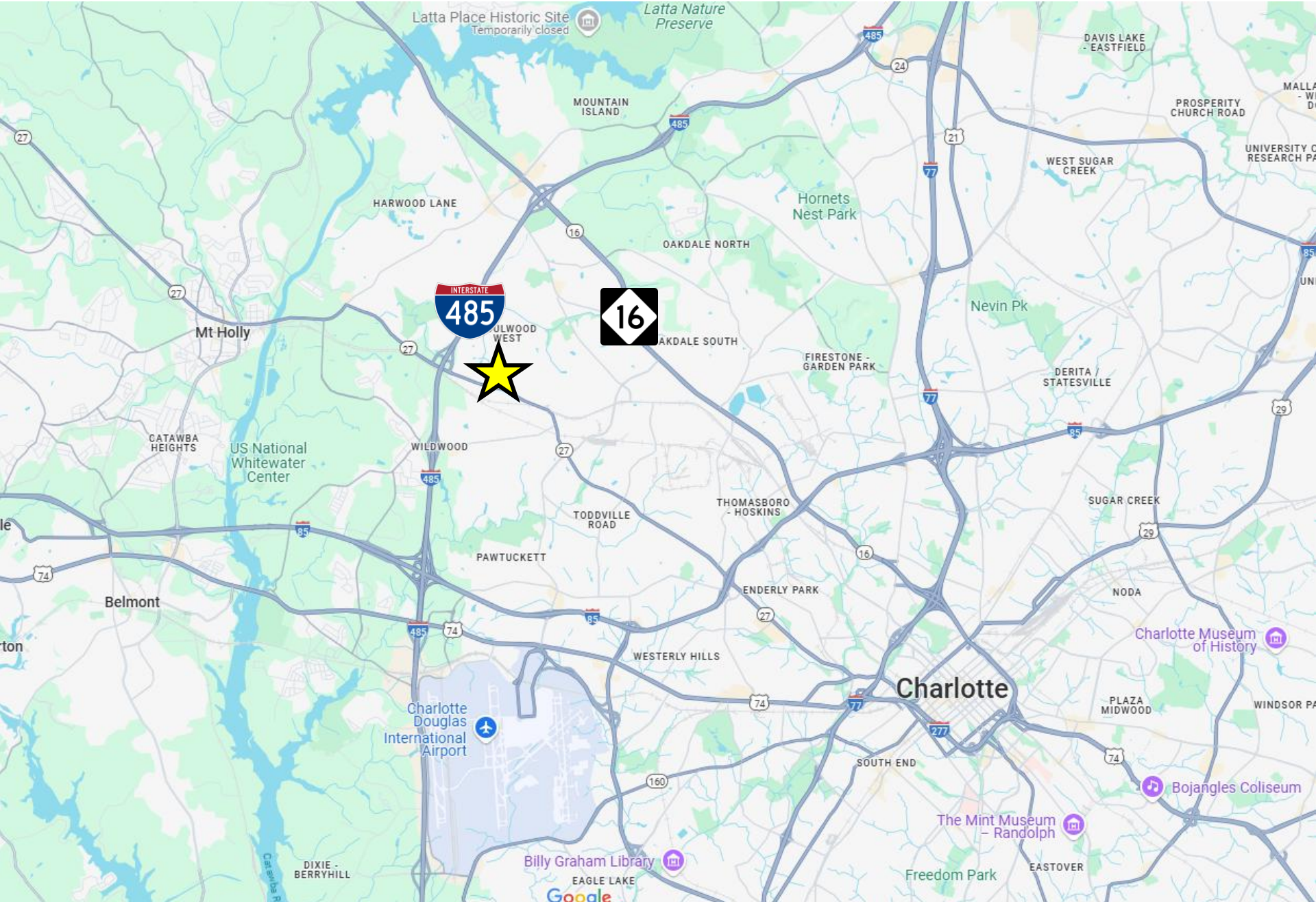
Building 2
1,683 Total SF

Building houses the infrastructure for both a traditional paint booth and a downdraft spray booth. Both systems in need of complete overhaul or could be removed to utilize the space for covered storage



Site Access

Two full movement gated access points from Mt. Holly Rd.



½ Mile to I-485