



## **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**

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## Opportunity Details

**AVAILABLE FOR SALE OR LEASE:** A 2.83-acre industrial property with  $\approx$ 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  $\frac{1}{2}$  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  $\approx$ 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

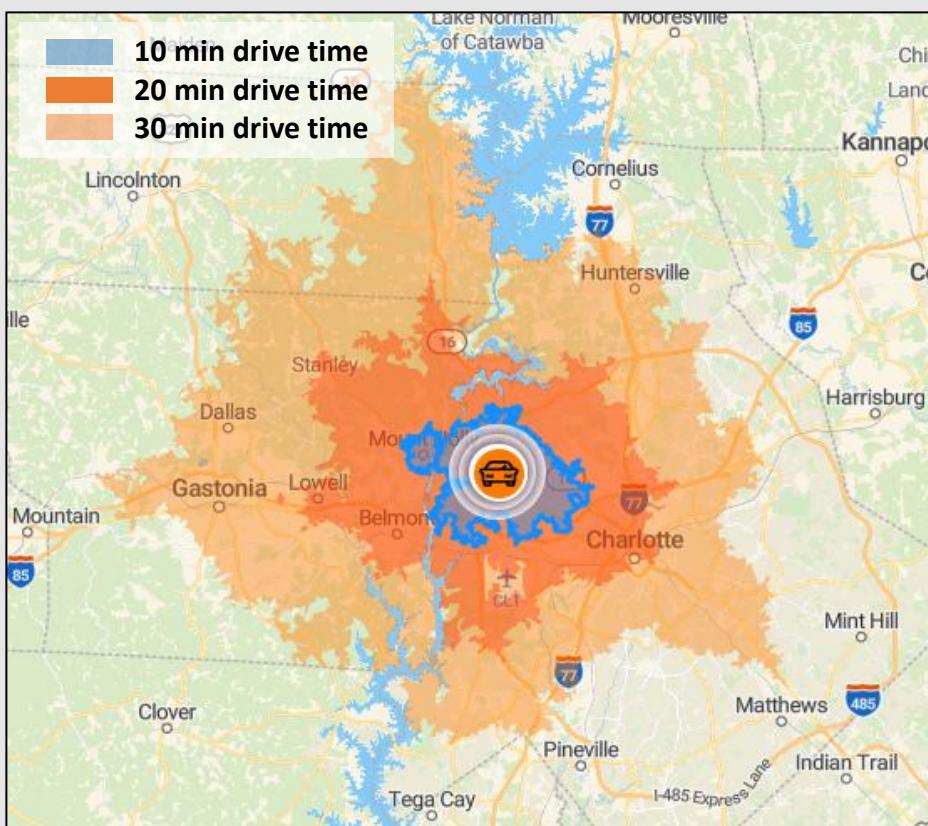
<b>Address</b>	8828 Mount Holly Road Charlotte, NC 28214
<b>Available Acreage</b>	2.833
<b>Available Building SF</b>	12,750 Total (11,067 and 1,683)
<b>Zoning</b>	I-2 (CD)
<b>Year Built</b>	1978
<b>Traffic Count</b>	13,500 VPD

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

**Purchase: \$2,750,000**

## Demographic Summary

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





## Building Details

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



## Building Details

**Building 1**  
**11,067 Total SF**  
**Full Circulation Around Building Structure**  
**Two Covered Docks with Oversized Doors**



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

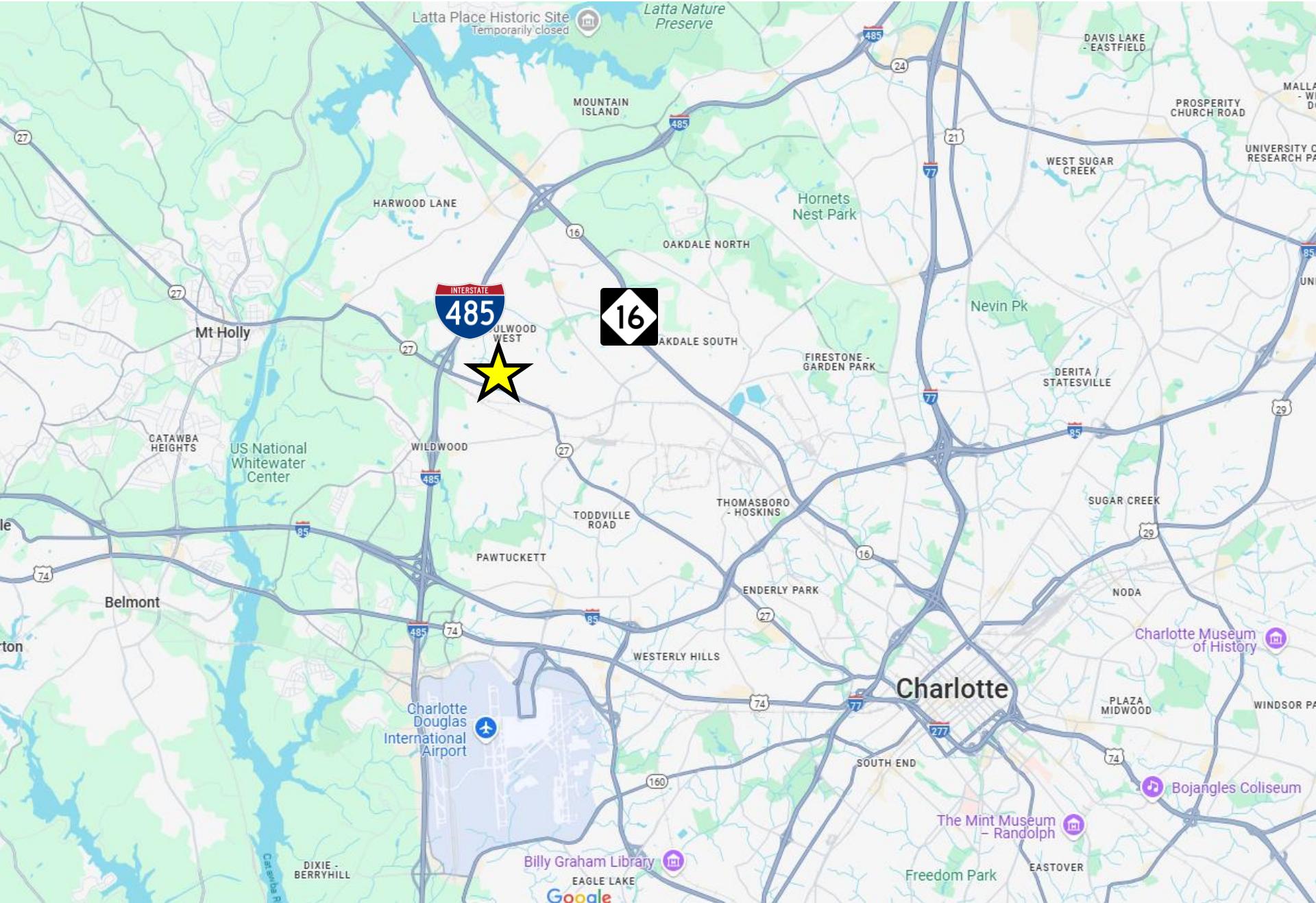
## Building Details



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

Site Access

**R E D**  
REAL  
ESTATE  
DEVELOPMENT  
PARTNERS



**½ Mile to I-485**

**Location Map**

**R E D**

REAL  
ESTATE  
DEVELOPMENT  
PARTNERS