

1133 PRESSLEY RD

Charlotte, NC 28217



**±51,535 SF Industrial Building with ±0.6 AC Outdoor Storage
Available for Sale or Lease**

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**AVISON
YOUNG**

PROPERTY OVERVIEW

Located at 1133 Pressley Rd in Charlotte, NC, this ±51,535 SF industrial facility sits on a 3.9-acre site in Mecklenburg County and is zoned ML-2, allowing for a wide range of industrial uses. Built in 1980 and renovated in 2025, the building features ±3,192 SF of office space, and efficient loading with six (6) 8' x 10' dock-high doors and two (2) 12' x 14' grade level doors.

Building Features

The building features 20' clear heights, ±27 auto parking spaces, LED lighting throughout the warehouse, and a wet sprinkler system, delivering efficient, modern functionality. A new **TPO roof installed (2024)**, with a 20 year warranty, enhances long-term durability. The property also offers a fenced storage yard, including a ±0.25 acre fenced concrete pad and ±0.4 acres of potential expansion, providing valuable flexibility for outdoor storage or future growth. This well-located, functional asset is ideal for distribution, manufacturing, and service-oriented industrial users seeking scale and yard capability in the Charlotte market.

Substantial Recent Capital Investment

- New roof installed in Dec 2024 with 20-year NDL warranty
- 100% new asphalt
- 100% new exterior concrete: all 4,000psi, 8" thickness
- New fencing around outdoor storage
- Painted exterior and caulked all panel seams creating a new building envelope
- Drainage improvements around building exterior including a new culvert
- All new warehouse heaters (12 Reznor gas-fired heaters, 100,000 BTU each)



PROPERTY HIGHLIGHTS



±3.9 AC SITE WITH
±0.6 AC IOS



SIX (6) 8' X 10'
DOCK HIGH DOORS



TWO (2) 12' X 14'
GRADE LEVEL DOORS



NEW ROOF
2024 INSTALLATION

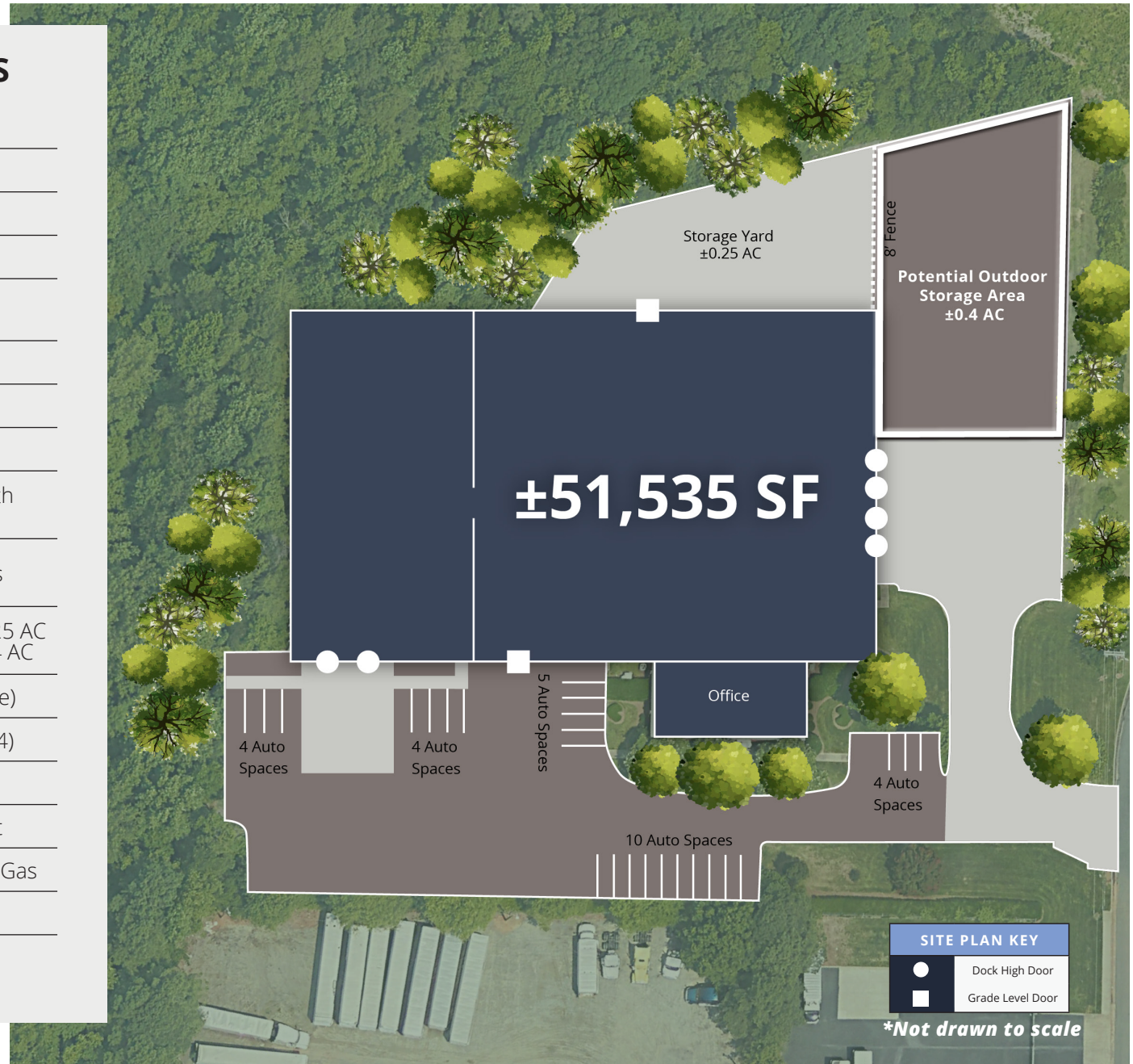


OUTDOOR STORAGE
CAPABILITY

SITE PLAN

PROPERTY SPECIFICATIONS

PARCEL ID	14530201
COUNTY	Mecklenburg
ZONING	ML-2
SITE AREA	±3.9 AC
YEAR BUILT / RENOVATED	1980 / 2025
BUILDING SIZE	±51,535 SF
OFFICE SIZE	±3,192 SF
CLEAR HEIGHT	20'
DOCK HIGH DOORS	Six (6) 8' x 10' doors with (4) dock levelers
GRADE LEVEL DOORS	Two (2) 12' x 14' doors
STORAGE YARD	Fenced concrete pad: ±0.25 AC Potential expansion: ±0.4 AC
AUTO PARKING	±27 spaces (expandable)
ROOF	TPO (installed Dec 2024)
LIGHTING	LED
POWER	400amp, 277/480-volt
GENERATOR	Generac, 36kW – Natural Gas
SPRINKLERS	Wet sprinkler system
AVAILABILITY	June 1st, 2026



HIGHLY INFILL LOCATION

I-77:

1133 Pressley Rd is strategically located just ± 1.0 miles from I-77, providing immediate access to one of Charlotte's primary north-south transportation corridors. This close interstate proximity allows for efficient regional distribution, quick connectivity to Uptown Charlotte.

I-85:

1133 Pressley Rd is strategically located just ± 5.3 miles from I-85, one of the Southeast's primary east-west transportation corridors. This proximity provides efficient access to regional and interstate distribution routes, supporting connectivity throughout Charlotte and into key markets across North Carolina and beyond.

I-485:

1133 Pressley Rd is conveniently located just ± 6.1 miles from I-485, providing seamless access to Charlotte's outer beltway and connecting tenants to key regional destinations. This prime location ensures efficient transportation for employees, clients, and deliveries, making it an ideal site for businesses seeking both accessibility and visibility in a thriving industrial corridor.

Uptown Charlotte:

1133 Pressley Rd is located just ± 5.1 miles from Uptown Charlotte, providing quick and convenient access to the city's central business district. This prime location allows for effortless commuting for employees and easy connectivity to Charlotte's vibrant commercial, dining, and entertainment hubs, making it an excellent choice for businesses seeking both accessibility and visibility.

Charlotte Douglas International Airport:

Situated just ± 5.4 miles from Charlotte Douglas International Airport, 1133 Pressley Rd offers convenient access to domestic and international destinations, making it an ideal location for businesses with travel or logistics needs.



DISTANCE TO...

Interstate I-77	± 1.0 miles
Interstate I-85	± 5.3 miles
Interstate I-485	± 6.1 miles
Uptown Charlotte	± 5.1 miles
Charlotte Douglas Int'l Airport	± 5.4 miles

AREA OVERVIEW

Charlotte Neighboring Tenants:

RSM, Roadrunner Freight, Fastenal, Hajoca, Sonoco, Elite Flooring, Best Tile, R.E. Michel, Richards Building Supply, Ryder, Worldpac, Karsey Glass and Crossville Studios



SOUTH END

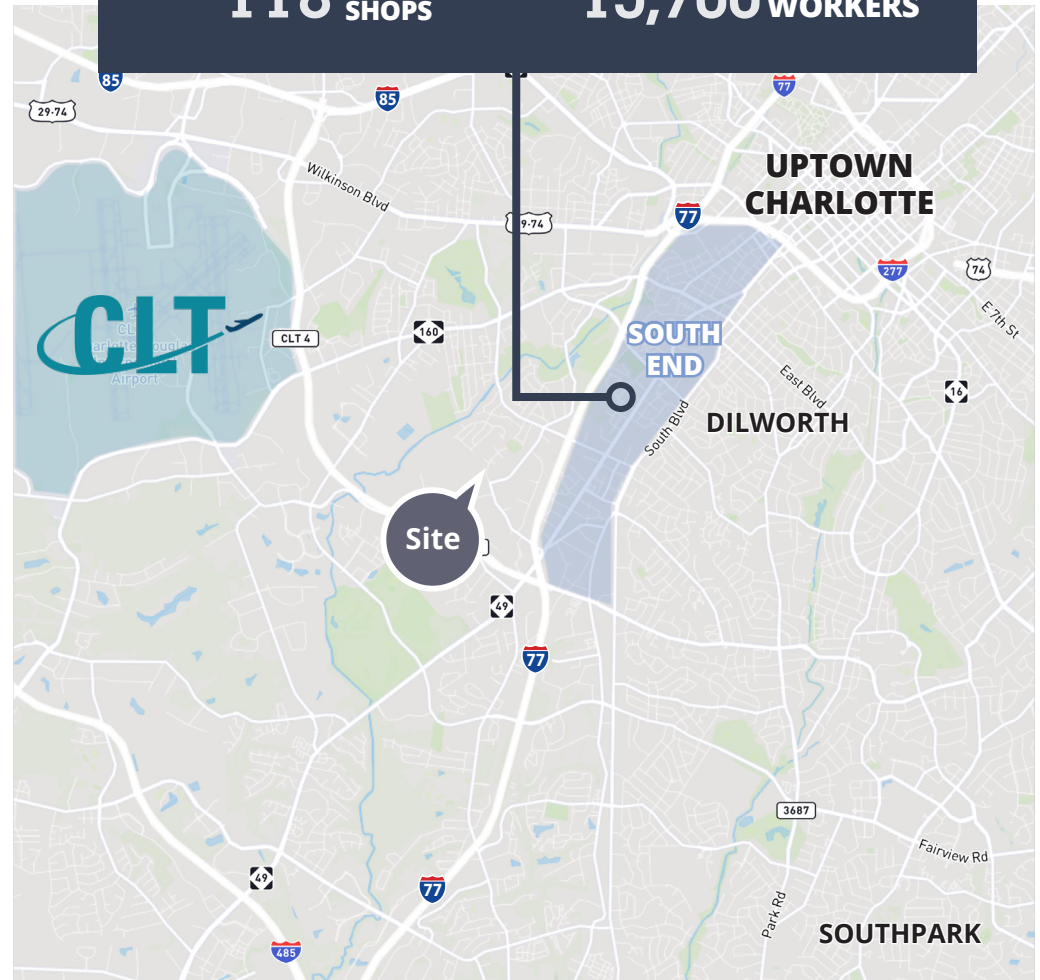
9,600
APARTMENTS

118
RETAIL
SHOPS

150 RESTAURANTS

5.5MSF
OFFICE SPACE

19,700
WORKERS





FOR MORE INFORMATION

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