



5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217



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5301 Nations Crossing Rd

\$3,400,000

PRICE IMPROVEMENT!!

Owner is willing to entertain Owner Financing depending on offer.

SELLER IS MOTIVATED!

5301 Nations Crossing Road, Charlotte, NC

1.66 Acres

I-2 now ML-2 Zoning

Parcel ID: 16902124

11,347 SF Industrial Building was built in 1966.

2 Dock Highs and 1 Drive In

Parcel Adjacent to 5301 Nations Crossing Rd, Charlotte

1.25 Acres

I2 now ML-2 Zoning

Parcel ID: 16902134

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- High Visibility from Exit 6A (Woodlawn) Interstate 77
- I-2 now ML-2 Zoning on 2.917 Acres +/-
- Level Topo
- High Residential Density Nearby
- Near LOSO District and Downtown Charlotte



5301 Nations Crossing Rd, Charlotte

Map Options: Clear | Reset | Full Screen

QCT Legend: Tract Outline | LIHTC Project | 2023 Qualified Census Tracts

SADDA Legend: FMR Boundary | 2023 Small DDA | Non Metro DDA

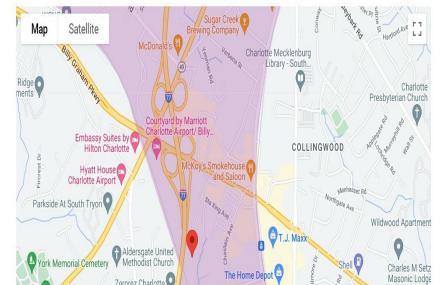
Hide the overview

The 2023 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2023. The 2023 designations use population and tract boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published October 24, 2022.

Map Options
 15 Current Zoom Level
 Show Difficult Development Areas (Zoom 7+)
 Color QCT Qualified Tracts (Zoom 7+)
 Show Tracts Outline (Zoom 11+)
 Show FMR Outlines (Zoom 4+)
 Show LIHTC Projects (Zoom 11+)

Click here for full screen map

Select Year
 2023
 2022



Price: \$3,400,000

Property Type: Industrial

Property Subtype: Warehouse

Building Class: C

Sale Type: Owner User

Lot Size: 2.91 AC

Gross Building Area: 11,710 SF

Rentable Building Area: 11,347 SF

No. Stories: 1

Year Built: 1966

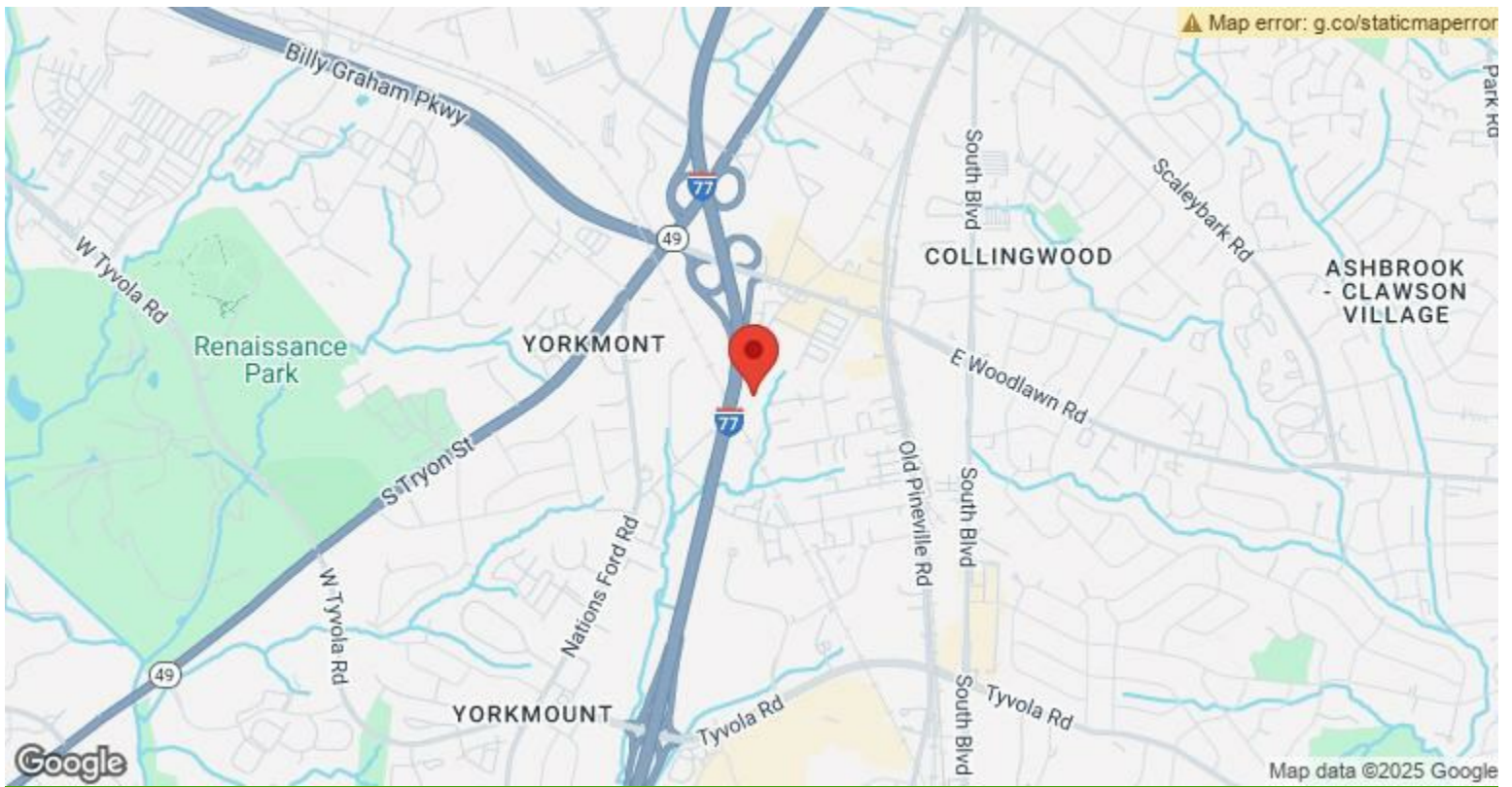
Tenancy: Single

Parking Ratio: 1.23/1,000 SF

Clear Ceiling Height: 17 FT

No. Dock-High Doors/Loading: 2

No. Drive In / Grade-Level Doors: 1



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Property Photos



Property Photos

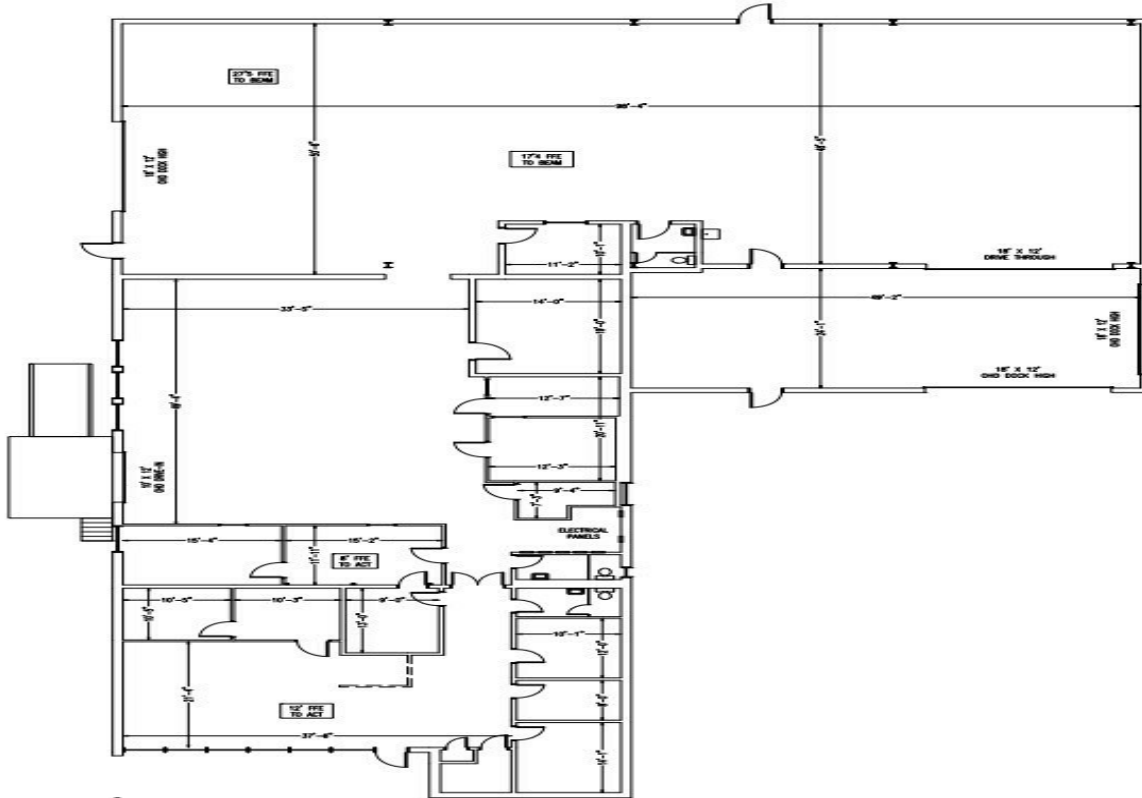


5301 Nations Crossing Rd_drone-21



5301 Nations Crossing Rd_drone-06 outlined (1)

Property Photos



5301 NATIONS CROSSING RD,
CHARLOTTE, NC 28217
1,852 SF OFFICE
44,243 TOTAL SF



Property Photos



5301 Nations Crossing Rd_Ext-13



5301-Nations-Crossing-Rd_Ext-12

Property Photos



Building Photo