

**AVISON  
YOUNG**



**±19,875 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE**

**10725**

**JOHN PRICE RD**

**CHARLOTTE, NORTH CAROLINA 28269**



±19,875-SF industrial building available for sale

BUILDING SPECIFICATIONS

LOCATION

Address:	10725 John Price Rd
City / State:	Charlotte, NC
County:	Mecklenburg
Parcel ID:	20118127

PROPERTY DETAILS

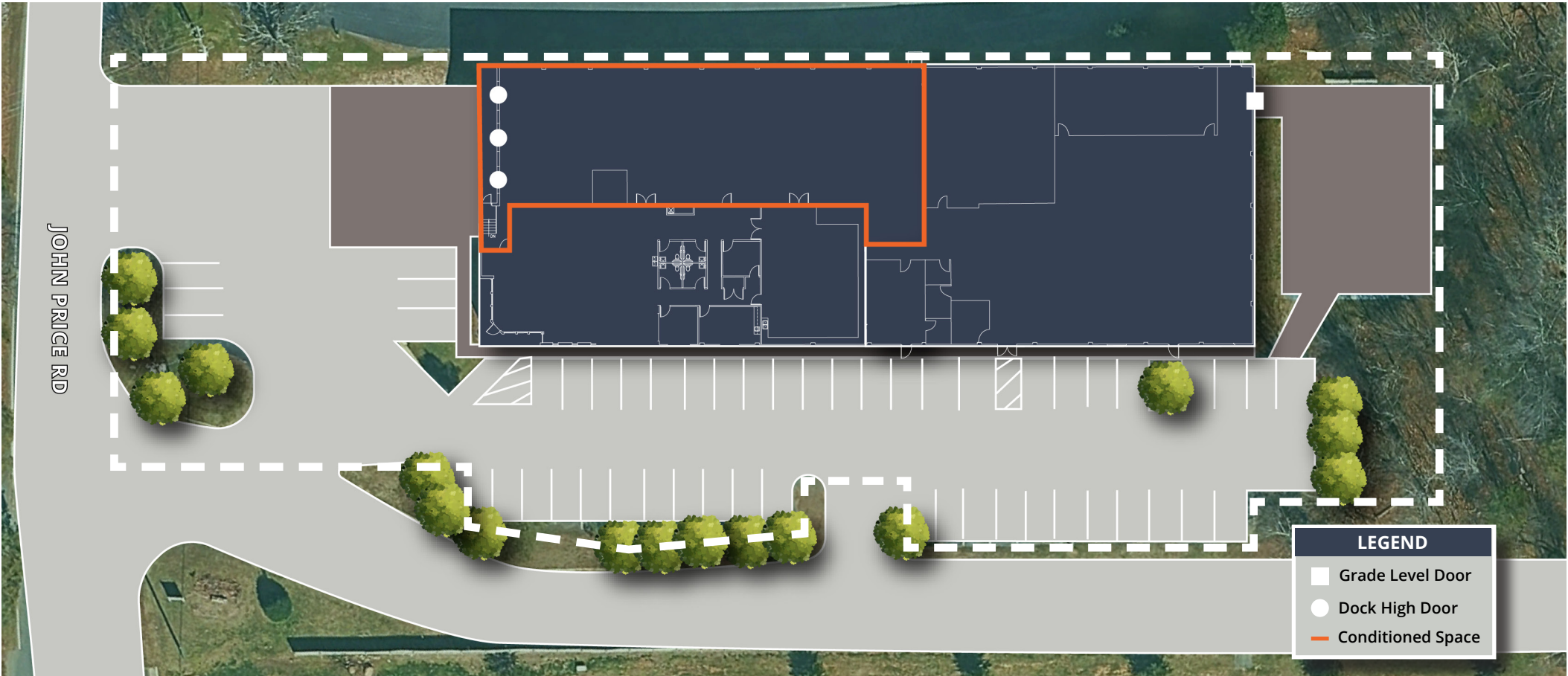
Total SF:	±19,875 SF
Total Office SF:	±4,575 SF
Acres:	±1.5173 ac
Year Built:	1988 / Renovated 2022
Construction Type:	Masonry
Zoning:	I-1 (Light Industrial)
Clear Height:	20'
Warehouse HVAC:	One (1) York, 2022
Fire Protection:	Wet
Loading:	Three (3) 8'x10' doors with two (2) pit-levelers and one (1) modular ramp One (1) 8'x10' grade level door
Roof:	60 mil TPO with 20 year warranty installed November 2021
Auto Parking:	±50 spaces
Asking Price:	\$3,600,000

10725 JOHN PRICE RD  
CHARLOTTE, NC 28269

Located at 10725 John Price Rd in Charlotte’s Steele Creek area, this ±19,875 SF industrial building sits on a 1.40-acre lot and is zoned I-1 for light industrial use. The property offers excellent access to major transportation routes, located just minutes from I-485, I-77, and I-85, providing seamless regional connectivity. Built in 1988 and renovated in 2022, the building features a 20-foot clear height, three dock-high doors, and one grade level door—ideal for warehousing, distribution, or light manufacturing.

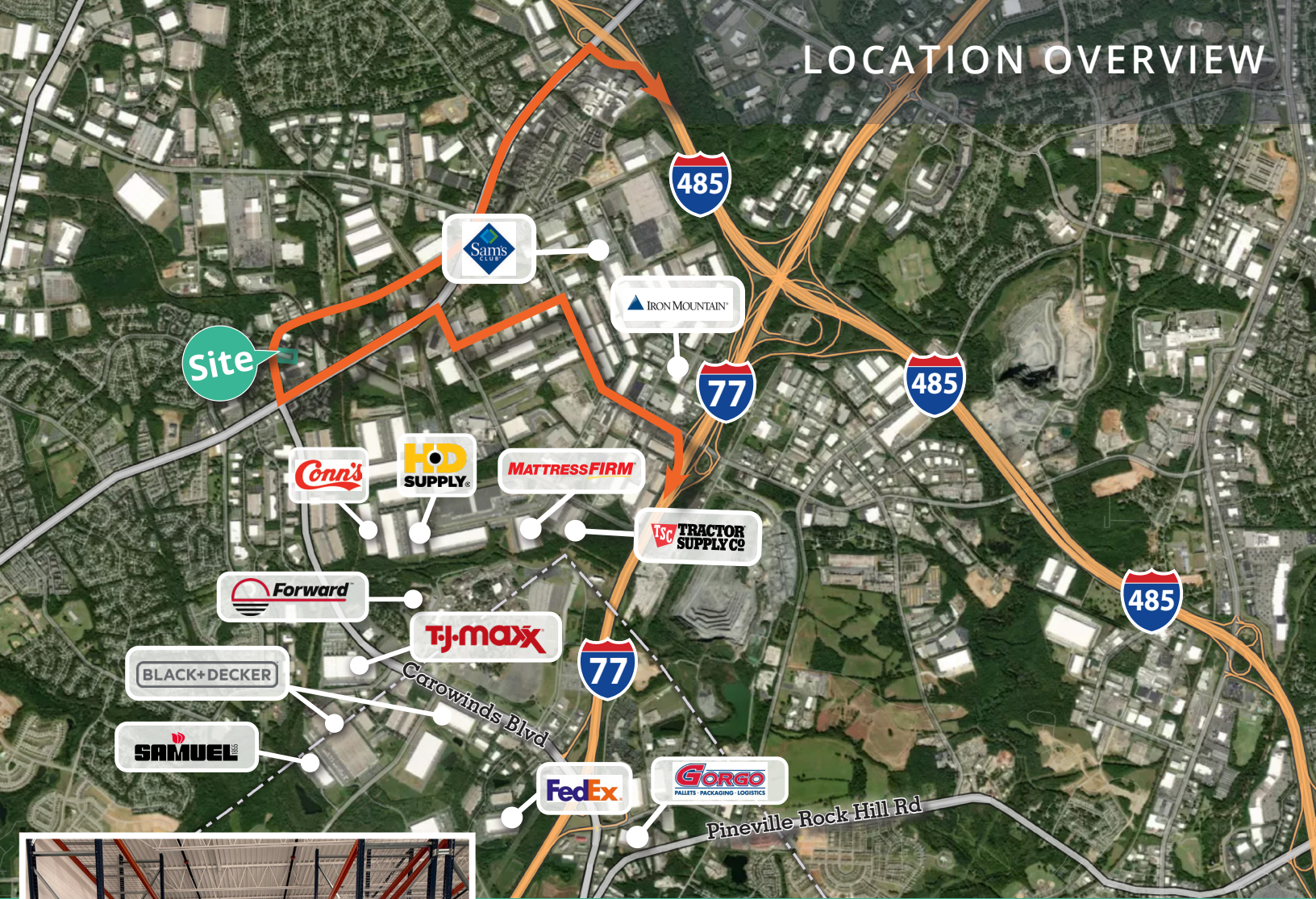


RECENT BUILDING UPGRADES





# LOCATION OVERVIEW



2.4 miles to  
Interstate 485



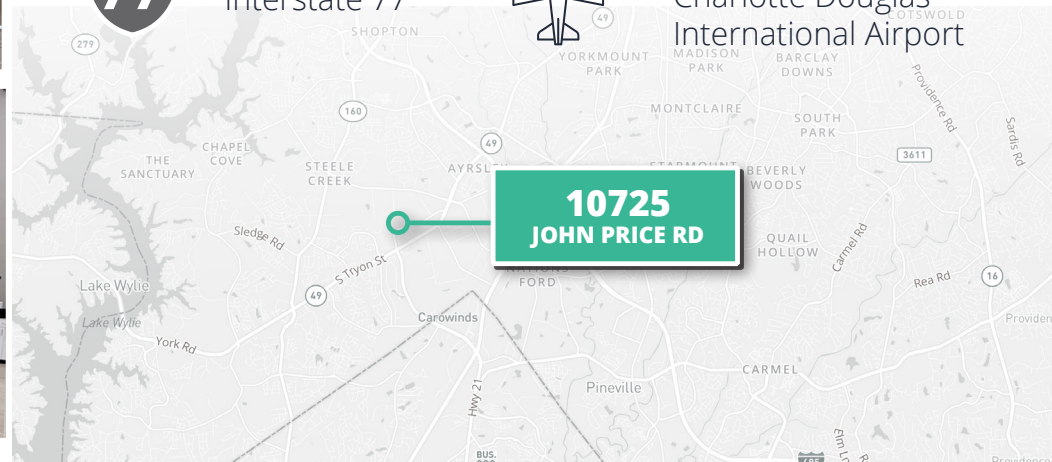
11.8 miles to  
Uptown Charlotte



3.2 miles to  
Interstate 77



10.9 miles to  
Charlotte Douglas  
International Airport



**10725**

**JOHN PRICE RD**

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