



REDEVELOPMENT OPPORTUNITY

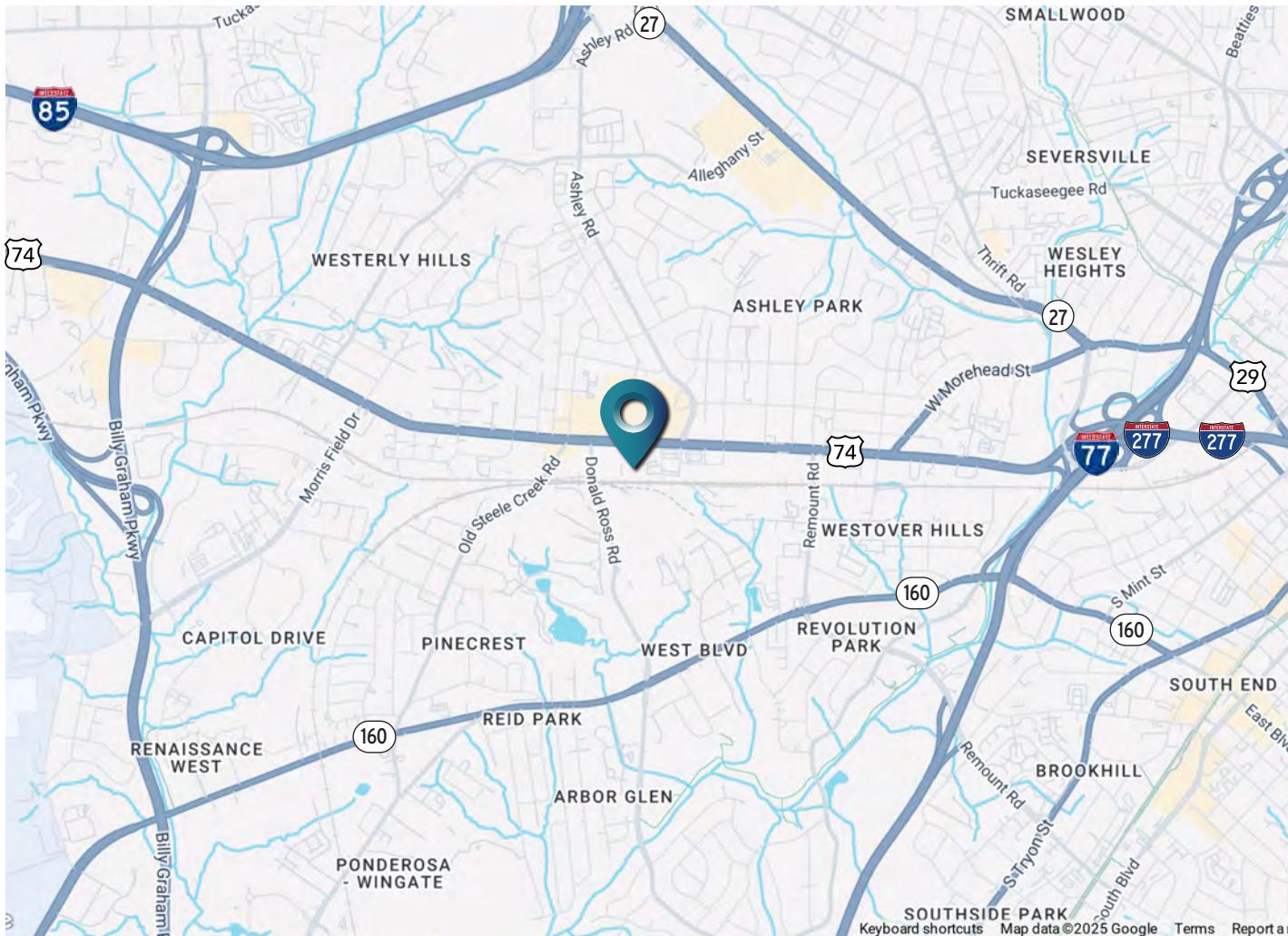
FOR SALE

3227 Wilkinson Boulevard | Charlotte, NC

Industrial Outside Storage (IOS) Land and automotive building available for redevelopment along one of Charlotte's busiest corridors.

BRYAN BUTLER  
c 704 953 7119  
[bbutler@mecacommercial.com](mailto:bbutler@mecacommercial.com)





## PROPERTY DESCRIPTION

### ACREAGE\*

±4.06 AC Total  
±2.9 AC clear of Railroad ROW

### SF\*

17,440 SF Metal building upfit for automotive body shop and mechanic shop

### ZONED

ML-2

### PARCEL ID

11705205, 11705210

### FEATURES

- Seller has agreement with Norfolk Southern for use of the Railroad ROW
- Situated on Wilkinson Blvd. the between Ashley Rd. and Donald Ross Rd.
- Adjacent to the Charlotte Mecklenburg Schools bus depot
- Across from Walmart Center outparcels which include the American Deli, US Post Office, GNC and Wingstop
- 2.5 Miles from Center City Charlotte and 4.3 miles from the Charlotte Douglas International Airport

### SALE PRICE

Call Broker for more information

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.