



10810 Withers Cove Park Dr
CHARLOTTE, NC 28278



**FOR
LEASE**

LISTING AT

\$18.75 NNN

LISTING AGENTS

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**Cold Storage / Refrigerated
Warehouse Facility — 7.278 Acres**
Five Temperature-Controlled Zones
Extensive Warehouse Racking Included

Building Size: 16,052 SF | Warehouse: 12,920 SF | Office: 3,145 SF

Located in Charlotte's Westinghouse Industrial Corridor

Minutes to I-485, I-77 & Charlotte Douglas International Airport



BETTER

PROPERTIES • REALTY • CONSTRUCTION

AREA OVERVIEW (DETAILS)



Details

Located in Southwest Charlotte's established Westinghouse industrial corridor, this property offers excellent access to I-485, I-77, and Charlotte Douglas International Airport, making it ideal for logistics, distribution, and cold-chain operations. The site sits within one of the region's primary industrial hubs, surrounded by major warehouse and manufacturing users, and provides convenient access to the greater Charlotte metro area and key Southeast transportation routes.

PROPERTY SUMMARY



Overview

Rare opportunity to lease a fully equipped cold storage and distribution facility totaling 16,065 SF in the Charlotte market. The property is designed for food distributors, refrigerated logistics companies, produce suppliers, and other temperature-controlled users seeking a functional and highly specialized warehouse layout.

The refrigeration system supports five (5) independent temperature zones, enabling operators to handle multiple product types simultaneously. Property includes an extensive racking system already installed and included for tenant use, allowing users to move in and begin operations with minimal setup. Additional warehouse features include forklift charging infrastructure, dry storage space, employee locker rooms, showers, and restrooms and a dedicated wet room with galvanized non-corrosive racks and floor drainage.

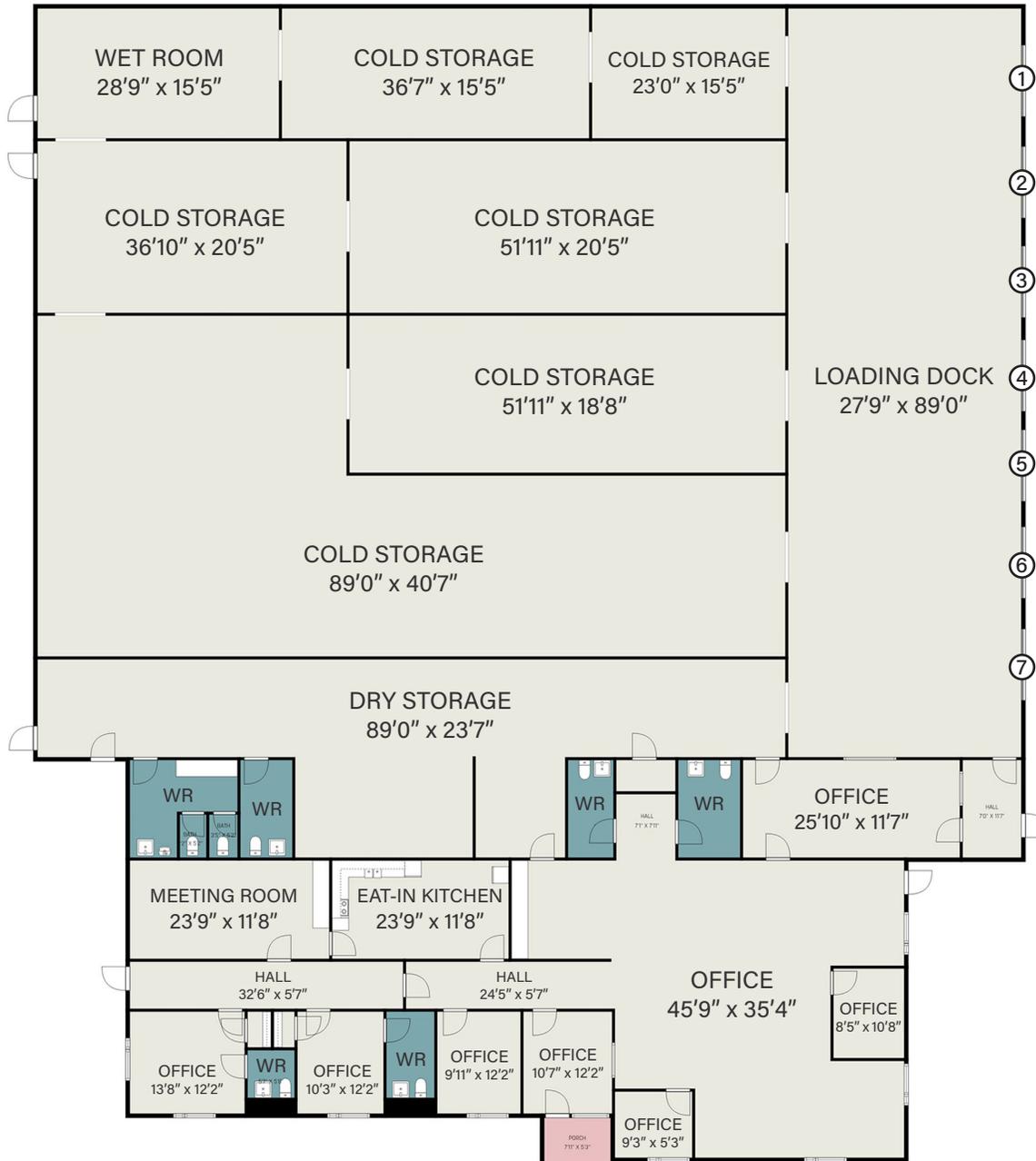
The office space includes five private offices (two with private restrooms), dispatch operations space, a kitchen/break room with vending machines, and additional restrooms, providing a complete operational environment for logistics teams.

Details



Address	10810 Withers Cove Park Dr Charlotte, NC 28278
Acreage	7.278 Acres
Year Built	1998
Property Type	Industrial/Cold Storage
Zoning	Manufacturing & Logistics-2 (ML-2)
Current Status	Available for Occupancy
Gross Leasable Area	16,052 sq. ft.
# Dock Height Doors	7
Ceiling Height	27' Clear Height 29'6" Deck Height

FLOOR PLAN



Gross Leasable Area Details

Office Space	3,091.26 sq. ft.
Warehouse	12,961.19 sq. ft.
Total Living Area	16,052.45 sq. ft.

APPENDIX

Images — Exterior



APPENDIX

Images — Interior (Office)



APPENDIX

Images — Interior (Warehouse)

