

**FOR
SALE**

Single User Industrial Facility with Heavy-Service Infrastructure

OFFICE / WAREHOUSE FACILITY | HEAVY TRUCKING | MACHINERY | WASH BAY | PAINT BOOTH | WELDING BAY | NEAR CHARLOTTE AIRPORT



4315 Taggart Creek Road | Charlotte, NC

This is an exceptional opportunity to acquire a strategically located Charlotte property with convenient access to major thoroughfares, employment centers and the region's growing business community.

BRYAN BUTLER

c 704 953 7119

bbutler@mecacommercial.com



MECA
COMMERCIAL REAL ESTATE

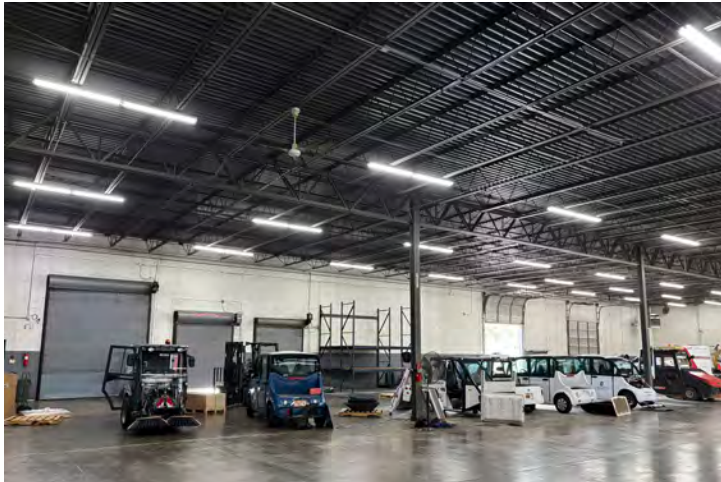
PROPERTY DESCRIPTION

ACREAGE*	3.59 ACRES
BUILDING SF*	+/- 29,524 SF
WAREHOUSE SF*	+/- 20,024 SF
OFFICE SF*	+/- 9,500 SF
ZONING	ML-2 ANDO
OUTDOOR STORAGE (2 AREAS)*	18,360 SF
CLEAR HEIGHT	18'
DRIVE-IN DOORS	3 - 12' x 14'
DOCK DOORS w/LEVELERS	2 - 8' x 10'
TRANSFORMER ONSITE	
150 KVA TRANSFORMER	
3-PHASE	
PRIMARY - 12,470 V	
SECONDARY - 208Y/120 V	
60 HZ	
FIRE	WET SPRINKLER

\$5,990,000

ASKING PRICE





WAREHOUSE DETAILS

WAREHOUSE - 20,024 SF

CLEAR HEIGHT - 18'

3 DRIVE-IN DOORS - 12' x 14'

2 DOCK DOORS WITH LEVELERS - 8' x 10'

1 WAREHOUSE RESTROOM

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MECA Commercial Real Estate

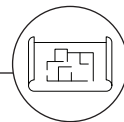
2216 Monument Street

Charlotte, NC 28208

704 971 2000

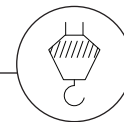


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SPECIAL AREAS

- Wash bay
- Paint booth
- Welding area



CRANES

- Budgit overhead
- 2-ton cranes
- Five work bays

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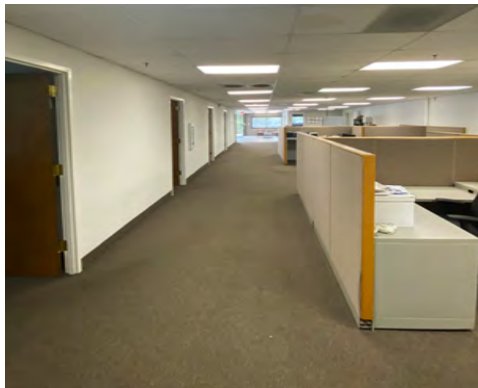


OUTDOOR STORAGE (2 AREAS) - 18,360 SF

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OFFICE DETAILS

4 PRIVATE OFFICES

1 LARGE CONF ROOM

1 SMALL CONF ROOM

7 CUBES

1 RECEPTION AND FOYER ENTRANCE

2 SHARED RESTROOMS MALE/FEMALE

1 PARTS ROOM

3 MEZZANINE OFFICES

1 BREAK ROOM WITH KITCHENETTE

1 TRAINING AREA- 20-25 PEOPLE

1 DATA ROOM

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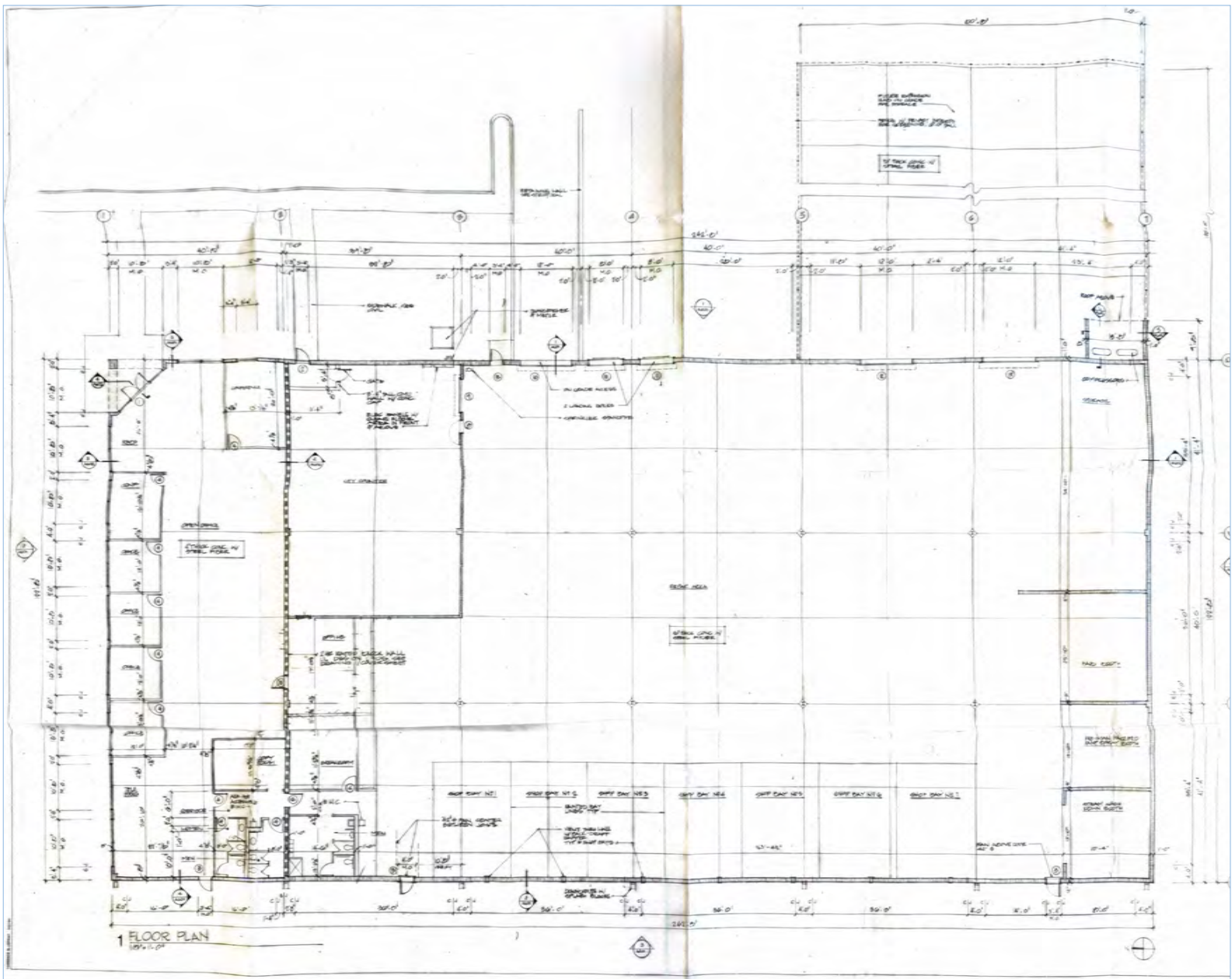
12216 Monument Street

Charlotte, NC 28208

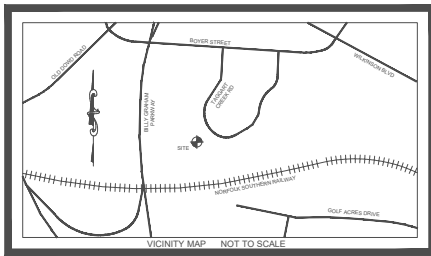
704 971 2000



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FLOOR PLAN



LEGAL DESCRIPTION PER DEED BOOK 21495, PAGE 915

LYING AND BEING SITUATE IN MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 6 IN GREENBRIER BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 25 AT PAGE 443, IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

SCHEDULE B-II - EXCEPTION NOTES

PER THAT CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 22-17261CH WITH COMMITMENT DATE OF SEPTEMBER 23, 2022, NUMBERS BELOW CORRESPOND TO SCHEDULE B, SECTION 2, ITEM NUMBERS.

- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 25, PAGE 443. ALL MATTERS ARE SHOWN HEREON.
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND LENS PROVIDED FOR IN DECLARATION OF PROTECTIVE COVENANTS FOR GREENBRIER BUSINESS PARK FILED FOR RECORD IN BOOK 5109, PAGE 476, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS RECORDED IN BOOK 808, PAGE 739, AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR GREENBRIER BUSINESS PARK RECORDED IN BOOK 1488, PAGE 865, AS AMENDED BY THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR GREENBRIER BUSINESS PARK RECORDED IN BOOK 33126, PAGE 475. ALL MATTERS ARE SHOWN HEREON.
- RIGHT OF WAY AGREEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 2277, PAGE 347. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT(S) TO DUKE POWER COMPANY RECORDED IN BOOK 5263, PAGE 265. GENERAL IN NATURE AND NOT SUBJECT TO PLOTTING.
- TITLE TO THAT PORTION OF THE LAND, IF ANY, LYING WITHIN THE RAILROAD RIGHT OF WAY EXTENDING UP TO ONE HUNDRED FEET (100') ON EACH SIDE OF THE TRACKS OR TWO HUNDRED FEET (200') IN TOTAL WIDTH, WHICHEVER IS GREATER, AND RIGHTS OF WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES, EASEMENTS, AND OTHER RELATED INTERESTS, IF ANY, ON AND ACROSS THE LAND. RIGHT OF WAY IS SHOWN HEREON.

PARKING DATA	
TOTAL PROVIDED	60
REGULAR SPACES	58
HANDICAPPED SPACES	2

LENGERS HANS L V LLC
DEED BOOK 5845, PAGE 888
LOT 7 - MAP BOOK 27, PAGE 824
PARCEL 11511105
4315 TAGGART CREEK ROAD
3.589 ACRES
(156,307 SQ. FT.)

LAKEVIEW HOLDINGS, LLC
DEED BOOK 21495, PAGE 915
LOT 6 - MAP BOOK 25, PAGE 443
PARCEL 11511105
4315 TAGGART CREEK ROAD
3.589 ACRES
(156,307 SQ. FT.)

ROSS PROPERTIES LLC
DEED BOOK 37713, PAGE 838
LOT 58 - MAP BOOK 32, PAGE 617
PARCEL 11511123
4301 TAGGART CREEK ROAD

SOUTHERN RAILROAD CORPORATION
200' R/W
100' FROM



LEGEND	
LINE TYPES USED	
	CURB
	STORM DRAIN
	GRAVEL
	PROPERTY LINE SURVEYED
	PROPERTY LINE NOT SURVEYED
	RIGHT-OF-WAY LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELECOM
	UNDERGROUND TELECOM
	WATER LINE
	FENCE LINE
SYMBOLS USED	
	FOUND PROPERTY CORNER
	SET 5/8" REBAR OR PK NAIL
	ELECTRIC METER
	LIGHT POLE
	ELECTRIC TRANSFORMER
	GAS VALVE
	GAS METER
	WATER METER
	BACKFLOW PREVENTER
	IRRIGATION CONTROL VALVE
	HANDICAPPED PARKING
HATCHES USED	
	CONCRETE
	GRAVEL
	BUILDING

GENERAL NOTES

- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA FIRM COMMUNITY PANEL NO. 17040C0000B, REVISION 9 SEPTEMBER 7, 2015.

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA, CERTIFIES TO BORTK PROPERTIES, LLC, CHICAGO TITLE INSURANCE COMPANY: MID PEN BANK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2.3.4.6.(A)(6), 7(A)(B)(1)(C), 8.9.11.13.16.14.17 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2022.

DATE OF PLAT OR MAP: DECEMBER 22, 2022.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 21495, PAGE 915); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 27, PAGE 824 OR MAP BOOK 32, PAGE 617; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000 AND THE POSITIONAL ACCURACY IS 0.024"; AND THAT THIS MAP MEETS THE REQUIREMENTS FOR THE ALTA/ASPS STANDARD FOR SURVEYS.



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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.

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