



SIMPSON COMMERCIAL

10028 METROMONT INDUSTRIAL BLVD.

Charlotte, NC



FOR LEASE

Warehouse and Maintenance Facility with Excess Outdoor Storage

±79,860 SF on 12.17 Acres



PROPERTY DETAILS & SITE PLAN

10028 Metromont Industrial Blvd
Charlotte, NC 28269
ADDRESS

Mecklenburg
COUNTY

02503113
PARCEL ID

±79,860 SF | 3 Buildings
TOTAL BUILDING SF

± 12.17 AC
ACREAGE

ML-2
**outdoor storage permitted*
ZONING

Sub-Zero Capability
Fully Fenced
Lighting
Security Cameras
Gated
Graveled Yard
FEATURES



LOCATION



I-485 Access
2 Miles

WELLS FARGO
Distribution

10028
METROMONT
INDUSTRIAL BLVD.

Ingersoll Rand.
Warehouse

MICHELIN
Warehouse

amazon
Warehouse

Metromont Pkwy

J.B. HUNT

ADMARK

Carrier
Warehouse

D.H. GRIFFIN
Companies

AAA Cooper
Transportation

ESTES

Ryder
Ever better.
veho

I-77 Access
1.5 Miles

2483

Total Building SF: ±72,000

Warehouse SF: ±57,000

Refrigerated SF: ±7,000

Freezer SF: ±5,000

Office SF: ±3,000

Clear Heights: 19' - 23'

Dock Doors: 11 | 8' x 10'

Column Spacing: 40' - 45'

Features: HVAC throughout Warehouse
Motion Sensor Lights
Security Cameras
Concrete dolly strips in yard
Concrete aprons on docks



TRUCK MAINTENANCE FACILITY

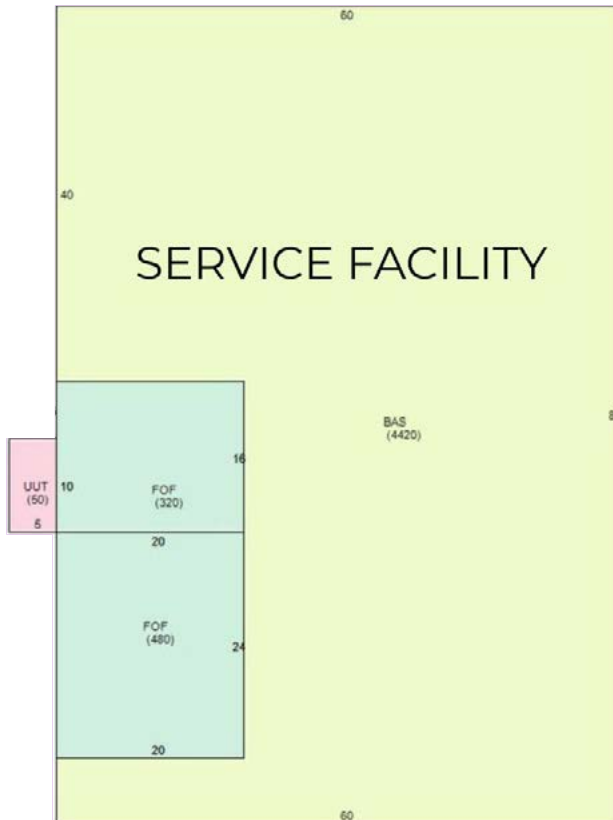
Total Building SF: ±5,270

Clear Height: 18'6" - 23'

Drive Ins: 4 | 14' x 16'

Power Specs: 400-amp, 277/480-volt power

Features: Security Cameras
Small Office



BRICK SERVICE BUILDING

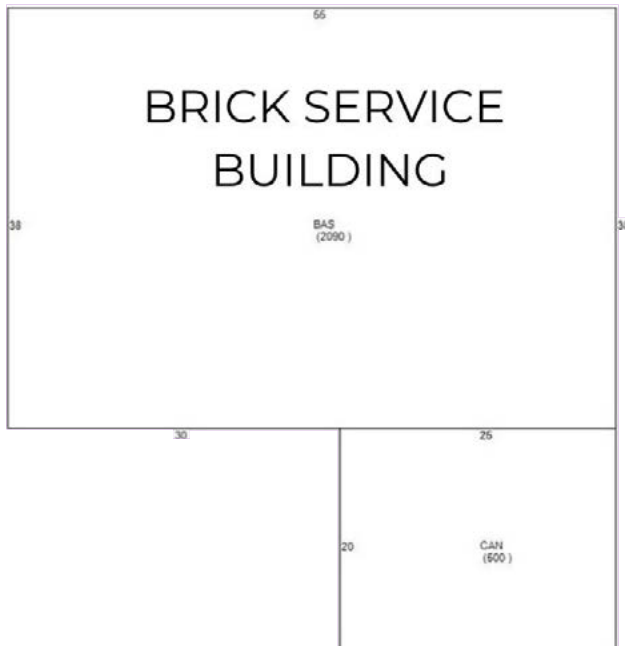
Total Building SF: ±2,590

Clear Height: 18' +

Drive Ins: 3 | 14' x 16'

Underground Diesel Tank: 10K Gal | Serviced / Tested Monthly

Drive Ins: Diesel Pump
DEF Pump







CONTACT FOR MORE INFORMATION

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