

SALE

5 PROPERTY INDUSTRIAL PORTFOLIO

\$5,375,000



Ryan Pilsy
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5 PROPERTY INDUSTRIAL PORTFOLIO

\$5,375,000



PROPERTY DESCRIPTION

This five-property industrial portfolio offers a rare opportunity to acquire a collection of well-positioned, infill assets across Charlotte's high-demand Northeast and University City industrial corridors. Located along Grier Road, Orr Road, and Harris Technology Boulevard, the properties provide exceptional access to I-85, I-485, US-29, and Uptown Charlotte making them ideal for distribution, service-industrial, fabrication, general warehousing and storage, and other industrial uses.

Zoned light to heavy industrial, the assets supports a broad range of operational needs, including logistics, fleet operations, contractor services, and equipment storage. Several sites offer significant industrial outdoor storage (IOS) capacity with truck and tractor-trailer parking, laydown areas, and secure, fully fenced lots. Buildings are well-maintained with functional layouts that appeal to small-bay and mid-bay industrial tenants -an increasingly constrained segment of the Charlotte market.

The portfolio features a stable and reliable tenant mix, highlighted by three tenants with more than 12 years of continuous occupancy and two tenants with over 5 years of tenure.

PROPERTY DESCRIPTION CONT

This long-term retention underscores the portfolio's strong operational utility, desirable location, and durability of demand for IOS-capable infill industrial space. Staggered lease terms provide both immediate income stability and meaningful mark-to market upside as below-market rents roll.

Situated within established industrial parks and surrounded by a deep labor pool, these connectivity to Charlotte's expanding logistics and service-industrial ecosystem. Collectively, the portfolio offers investors scalable industrial income, strategic land positions, and exposure to one of the Southeast's most resilient industrial markets.

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PROPERTY HIGHLIGHTS

- 26,348.3 Total Square Feet
- 5.07 total acres
- ML-1 and ML-2 Zoning (Charlotte City Zoning)
- Staggered lease terms with stable tenants
- Total NOI - \$262,235.63
- Value Add Opportunity with High IOS Potential
- Two well-established long-term NYSE companies in place. Additional 3 tenants are well established in the community.
- Parcel IDs: 09702821, 09702822, 09701103, 09701139, 03725809

OFFERING SUMMARY

Sale Price:	\$5,375,000
Number of Properties:	5
Lot Size:	5.07 Acres
Building Size:	26,348 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	245	1,656
Total Population	310	799	4,444
Average HH Income	\$66,154	\$67,935	\$72,307

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7608 GRIER ROAD

7608 Grier Road, Charlotte, NC 28213



PROPERTY HIGHLIGHTS

- Brick and Metal Warehouse Construction
- 2 Drive-in doors (10ft Clearance)
- 12 ft ceiling height
- Fully Insulated Warehouse with Gas Heat
- Fully Fenced in Lot with Gravel Parking
- Metal Roof
- 2025 HVAC serving office
- 200AMP Electric Power
- Florescent Light
- 1 above ground oil tote
- Parcel ID: 09702821

BUILDING SUMMARY

Lot Size:	.91 Acres
Building Size:	2,600 SF

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7608 GRIER ROAD FLOORPLAN

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7608 GRIER ROAD ADDITIONAL PHOTOS

7608 Grier Road, Charlotte, NC 28213



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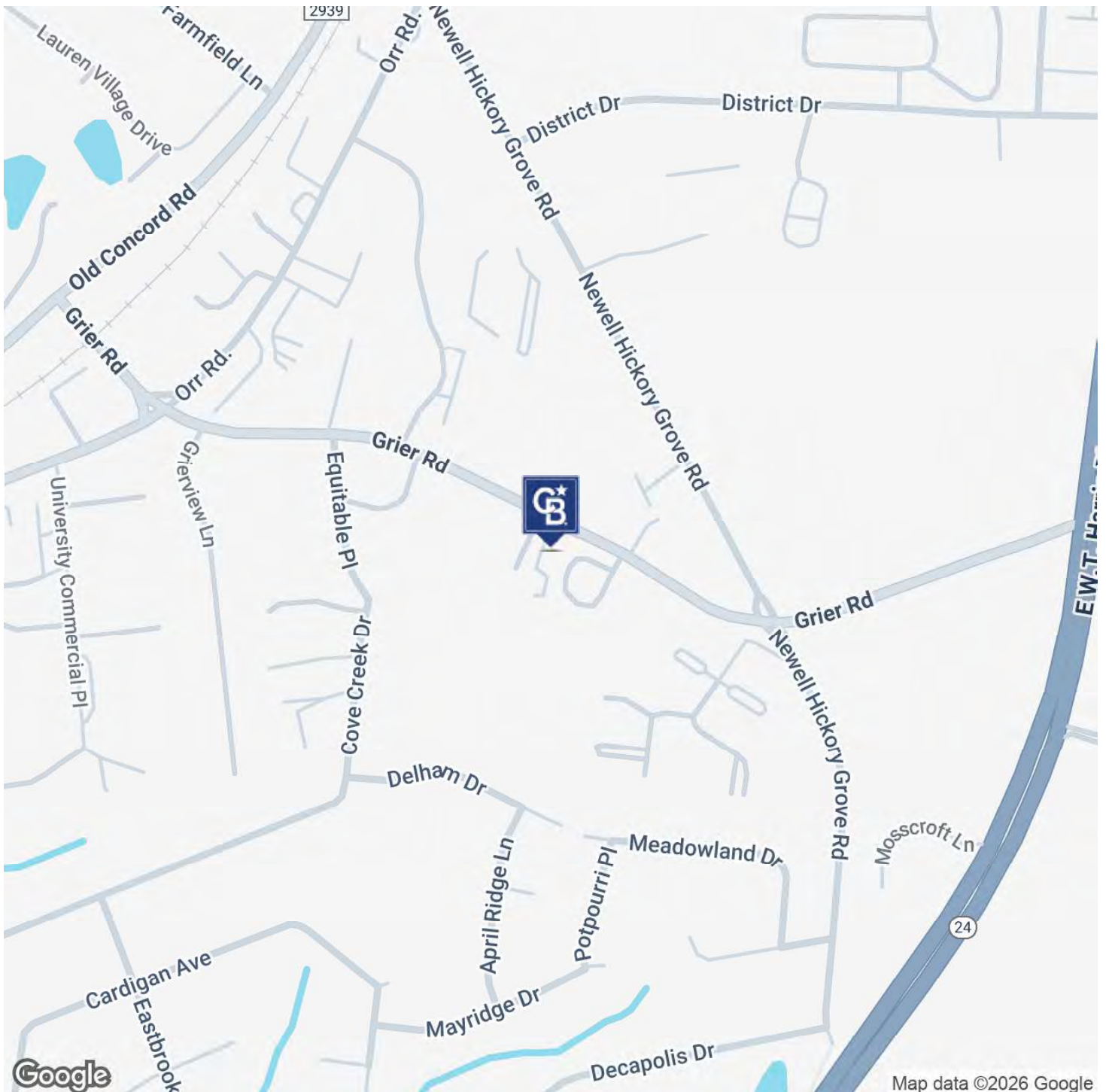


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7608 GRIER ROAD LOCATION MAP

7608 Grier Road Charlotte, NC 28213



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7618 GRIER ROAD

7618 Grier Road, Charlotte, NC 28213



HIGHLIGHTS

- Metal Warehouse
- 8 Drive-in doors (14ft Clearance)
- 20ft Ceiling height
- Fully insulated warehouse with Gas Heat
- Fully Fenced in Lot with Gravel Parking
- Metal Roof
- HVAC 5 years+
- 3phase 240AMP power
- LED Lighting
- Parcel ID: 09702822

BUILDING SUMMARY

Lot Size:	1.51 Acres
Building Size:	7,980 SF

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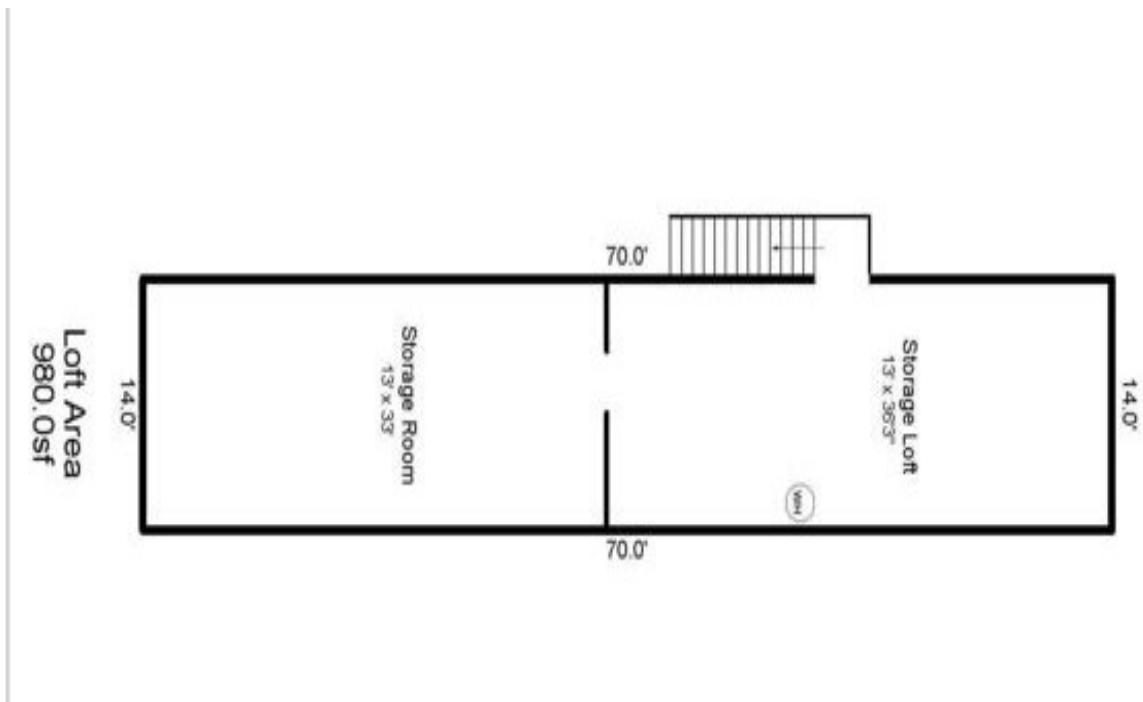


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7618 GRIER ROAD FLOORPLAN

7618 Grier Road, Charlotte, NC 28213



7618 Grier Road (7980 sf GBA)

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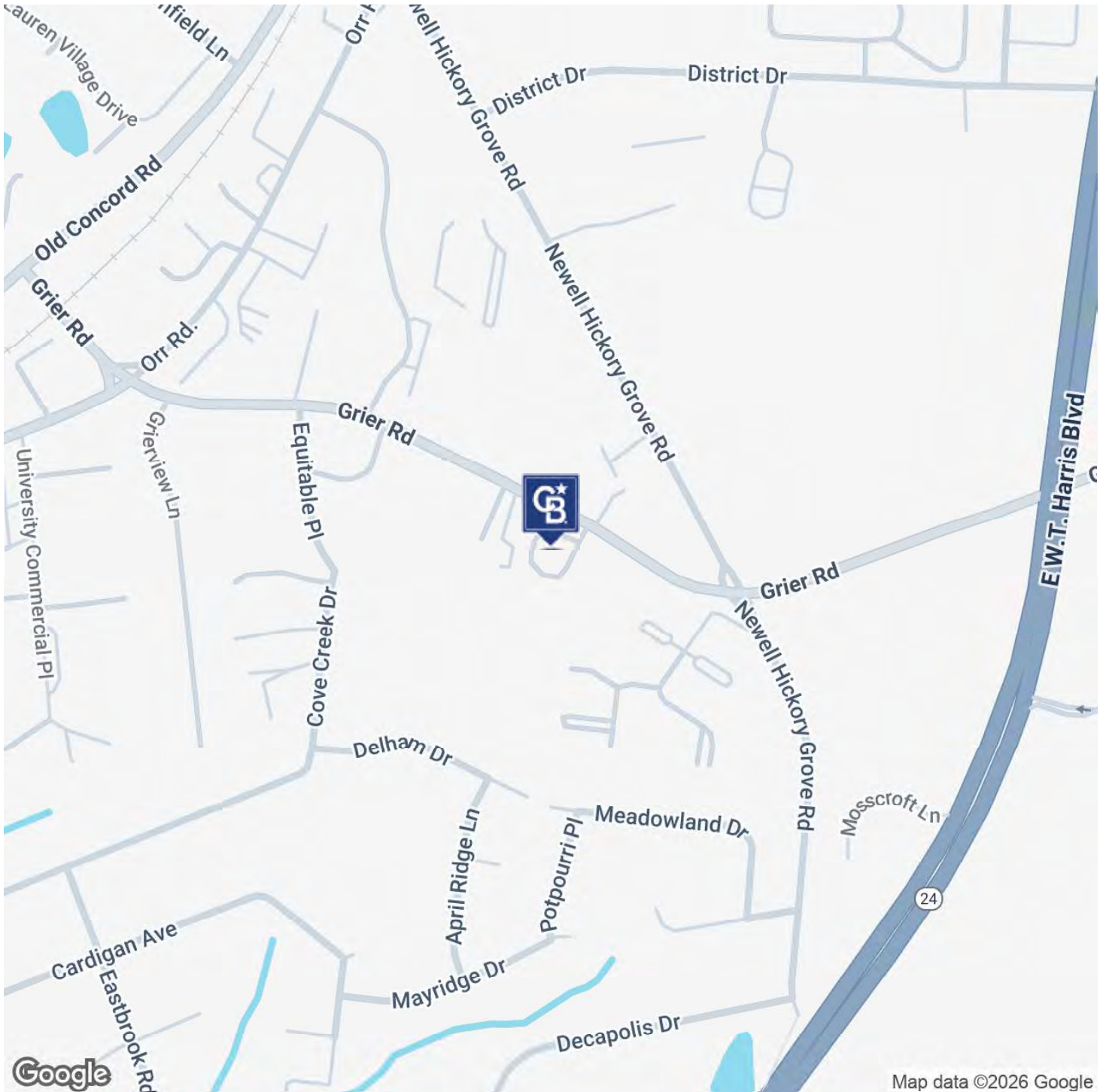


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7618 GRIER ROAD LOCATION MAP

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7121 ORR ROAD

7121 Orr Road, Charlotte, NC 28213



HIGHLIGHTS

- Brick/Masonry Construction
- Built out as a church
- 3 offices, 2 restrooms, lobby, flex space and sanctuary
- 1 drive-in doors (10ft clearance)
- HVAC 10+ years old
- Asphalt/Gravel Parking
- NC Railroad Right of Way located in back of Parcel
- Parcel ID: 0970113

OFFERING SUMMARY

Lot Size:	.61 Acres
Building Size:	3,580 SF

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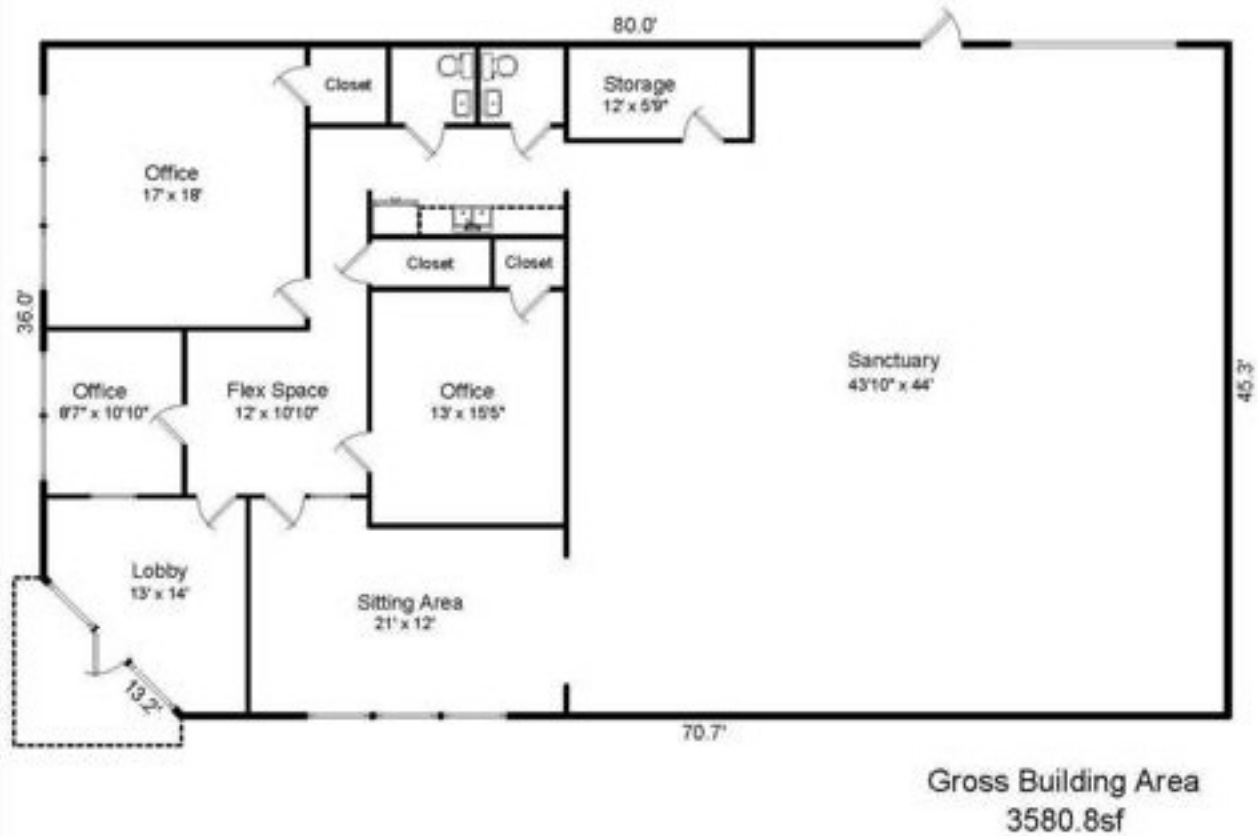


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7121 ORR ROAD FLOORPLAN

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7121 ORR ROAD ADDITIONAL PHOTOS

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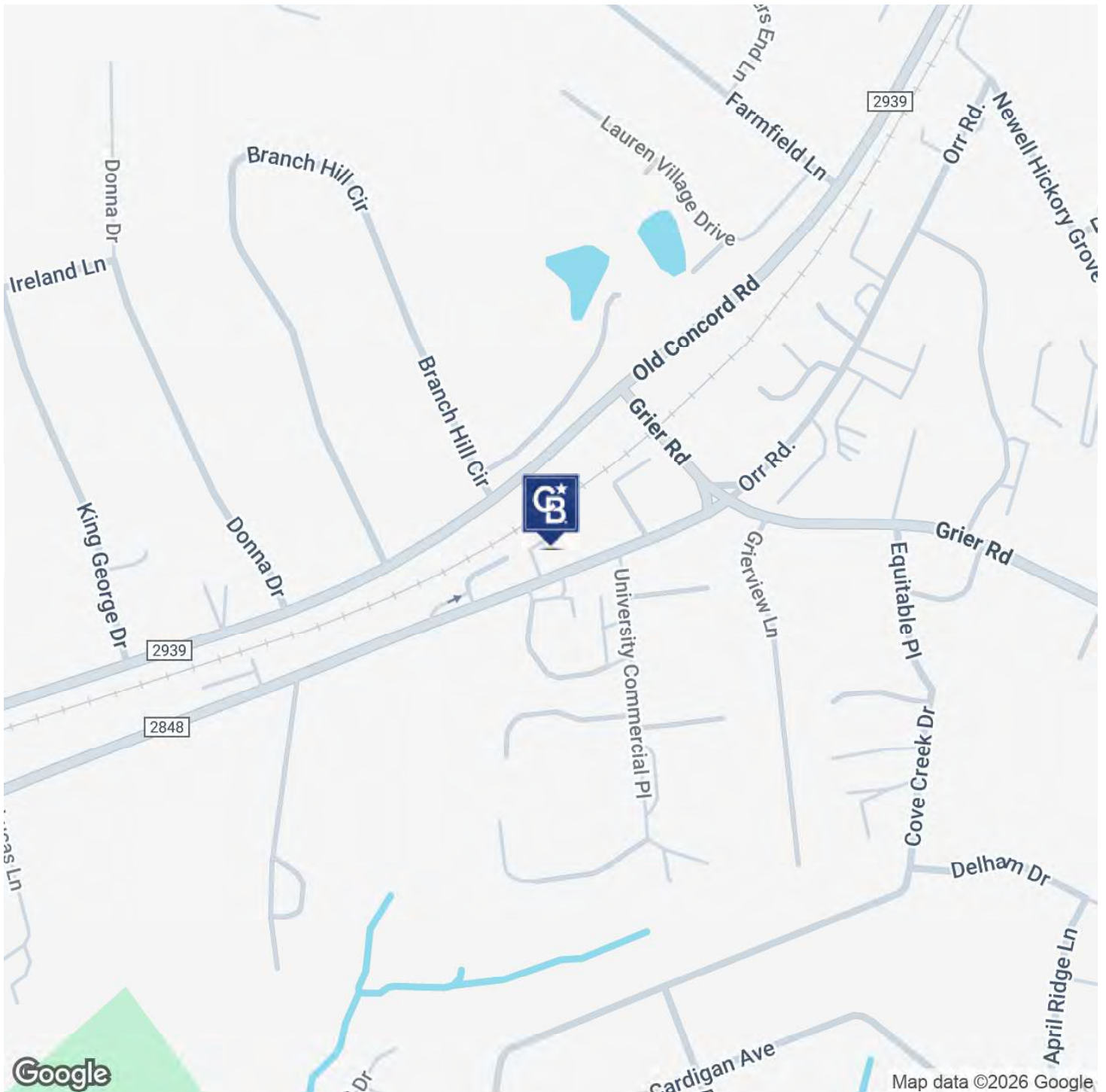


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7121 ORR ROAD LOCATION MAP

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7505 ORR ROAD

7505 Orr Road, Charlotte, NC 28213



HIGHLIGHTS

- Metal Construction
- 4 Drive-in doors (10ft Clearance)
- 2 Drive-in doors (14ft Clearance)
- 18ft Ceiling Height
- Fully insulated warehouse with Gas Heat
- Metal Roof
- 3 Phase 24 AMP Power
- Gravel Parking
- Completely fenced in lot
- HVAC 10+ years old
- LED Lighting
- Parcel ID: 09701139

OFFERING SUMMARY

Lot Size:	1.00 Acres
Building Size:	8,904 SF

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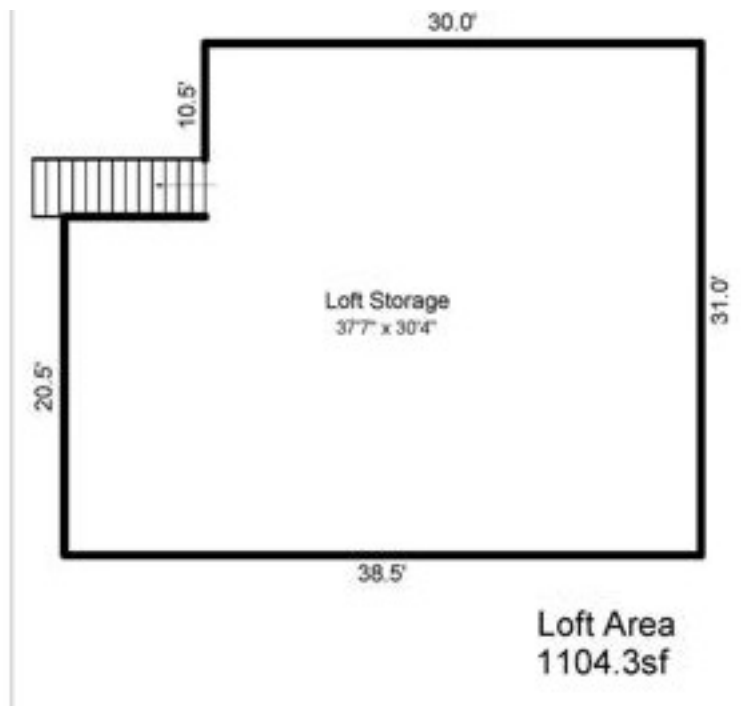
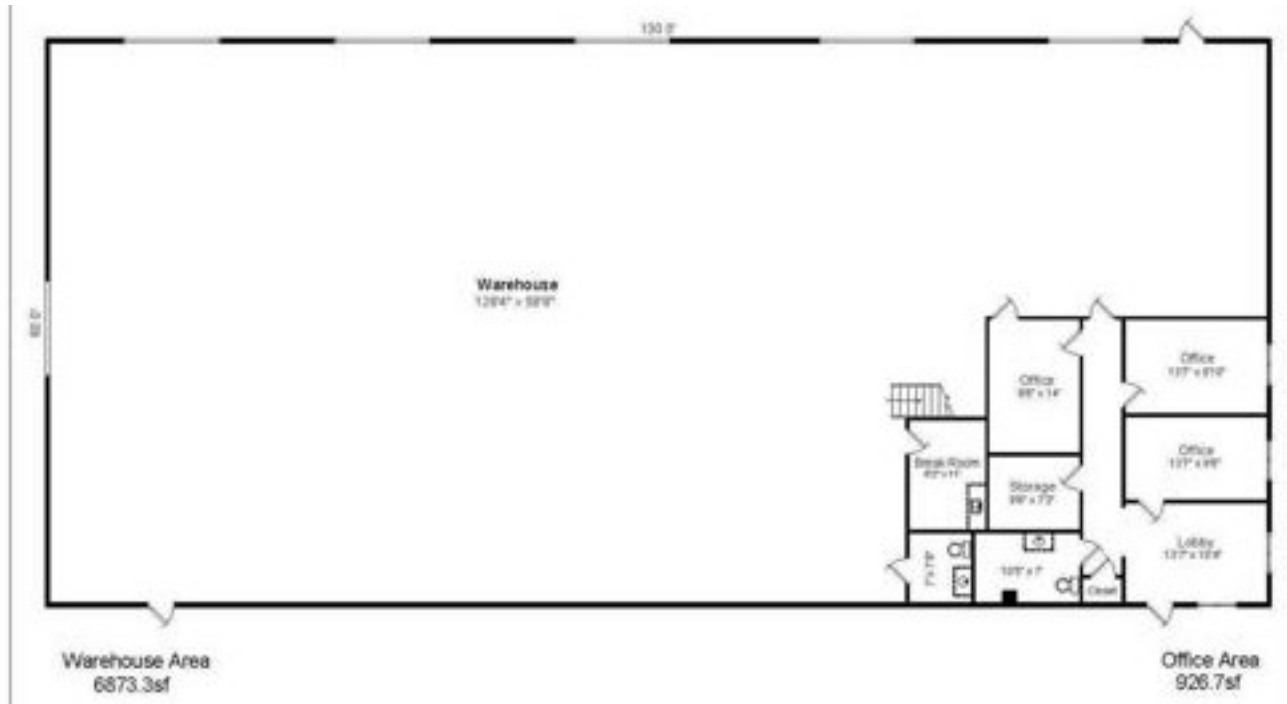


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6101 HARRIS TECHNOLOGY BLVD

6101 Harris Technology Blvd, Charlotte, NC 28269



HIGHLIGHTS

- Brick construction
- HVAC 5 years +
- 5 Offices
- 1 Reception
- 2 Restrooms and 1 Breakroom
- 1 Outside and 1 separated storage areas
- Paved Parking with Partial fencing
- Parcel ID: 03725809

OFFERING SUMMARY

Lot Size:	.95 Acres
Building Size:	3,283 SF

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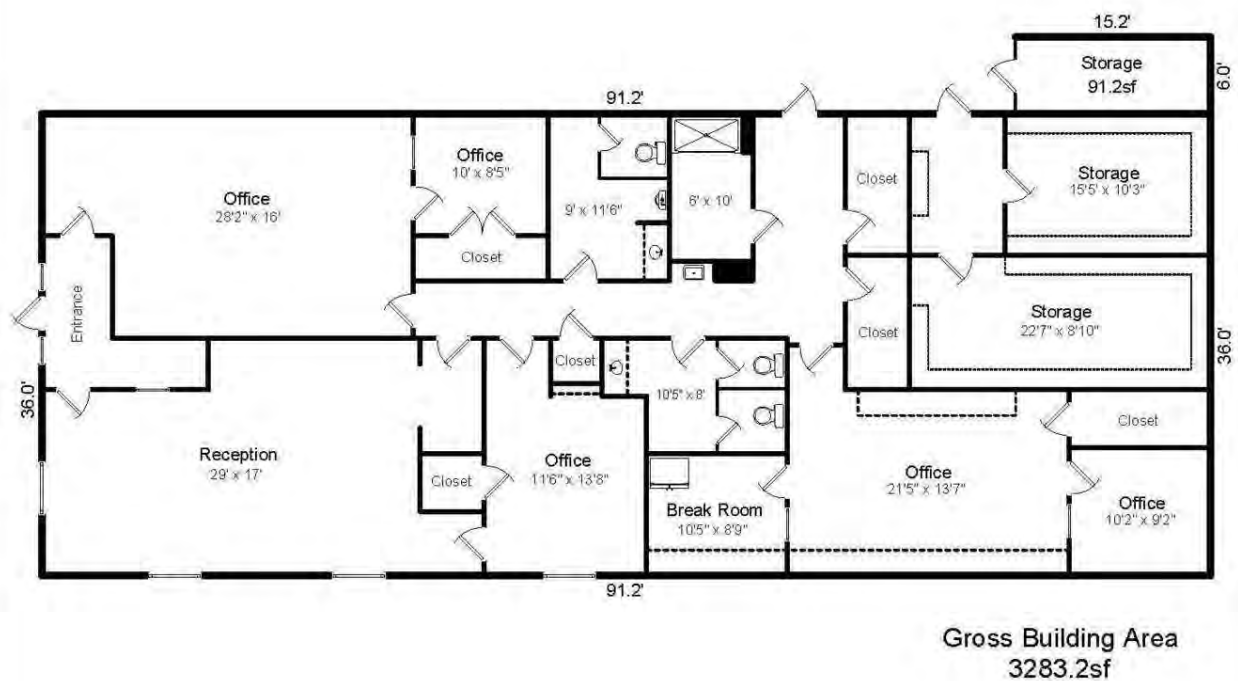


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6101 HARRIS TECHNOLOGY FLOORPLAN

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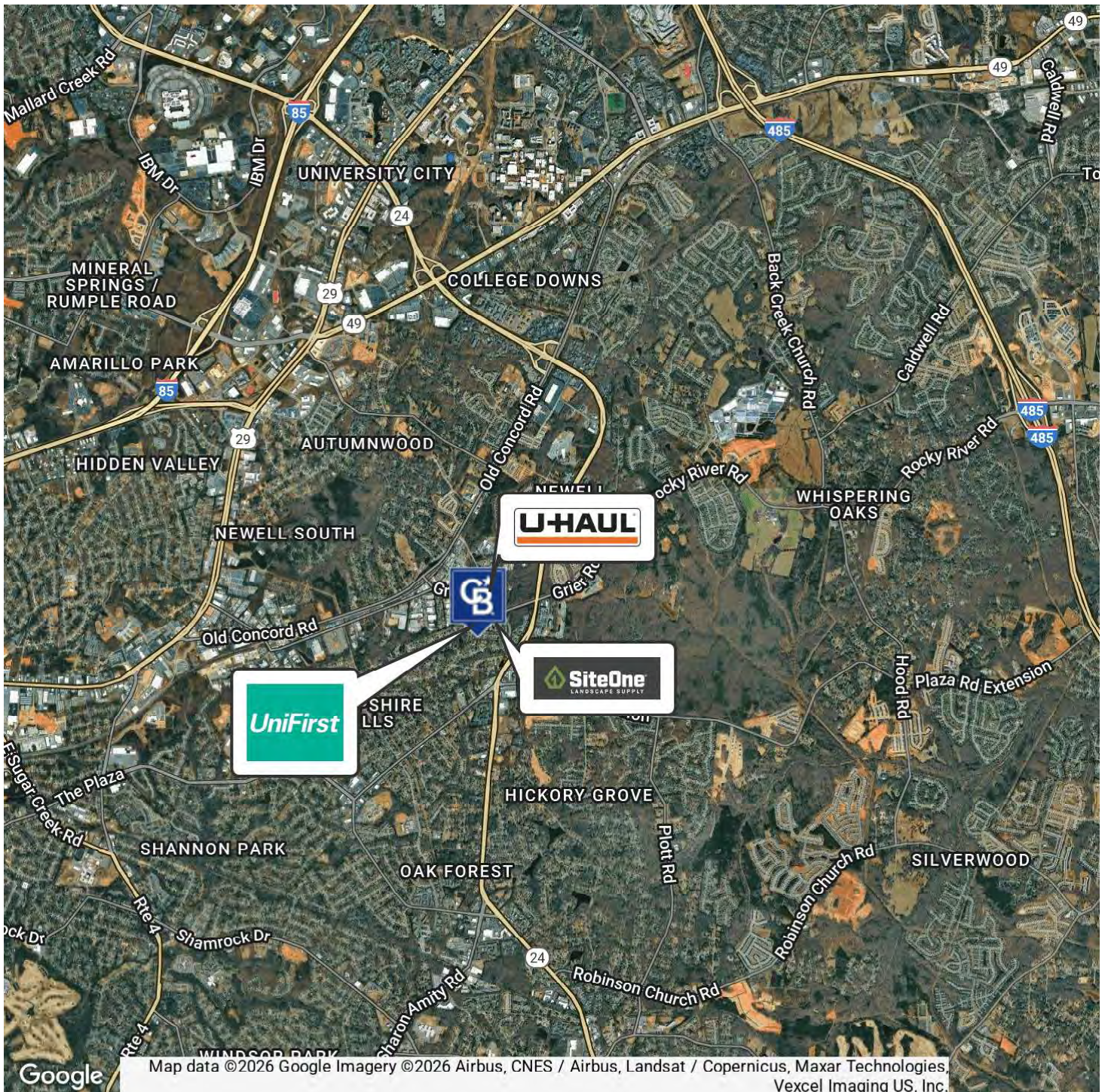


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GRIER ROAD RETAILER MAP

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ORR ROAD RETAILER MAP

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HARRIS TECHNOLOGY RETAILER MAP

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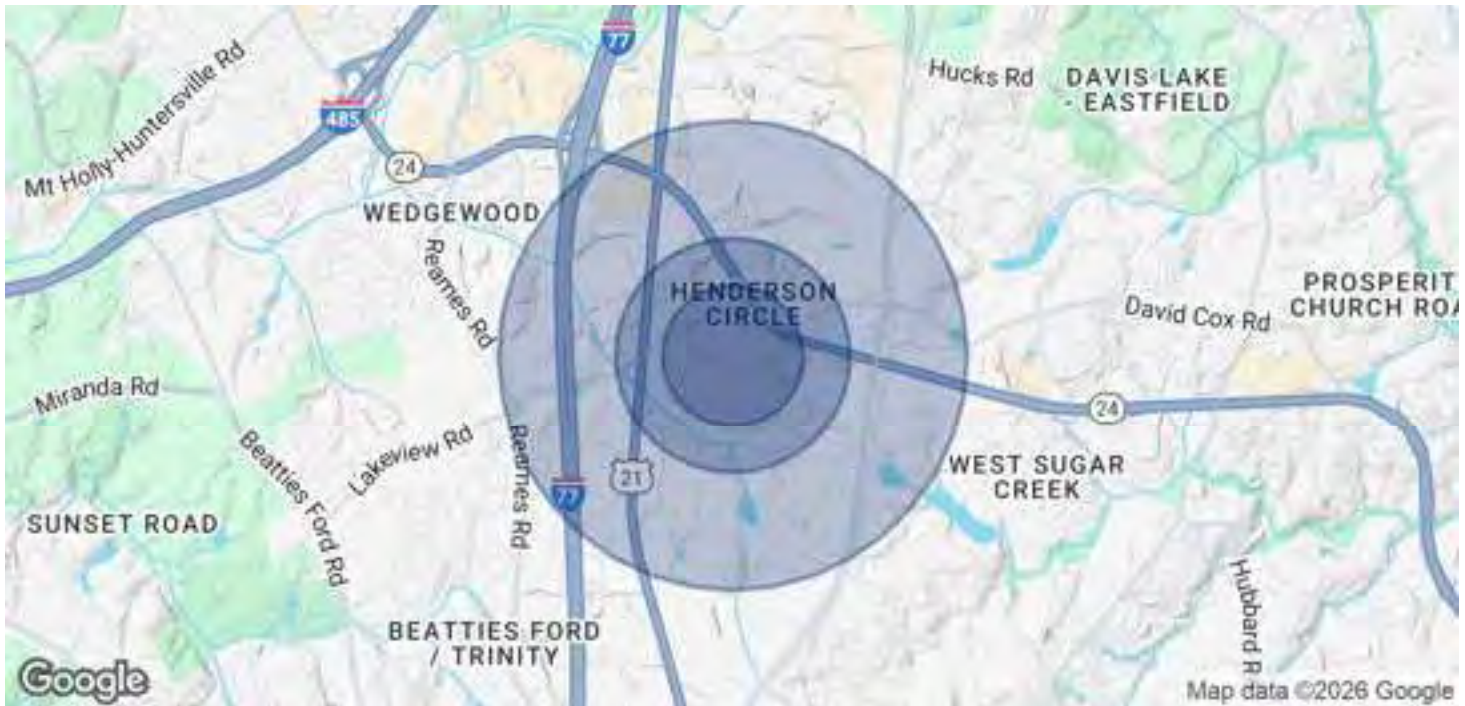


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5 PROPERTY PORTFOLIO

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	799	4,444
Average Age	32	33	34
Average Age (Male)	32	32	33
Average Age (Female)	33	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	95	245	1,656
# of Persons per HH	3.3	3.3	2.7
Average HH Income	\$66,154	\$67,935	\$72,307
Average House Value	\$160,763	\$174,443	\$236,118

Demographics data derived from AlphaMap

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