



5.36 AC Available for Lease Industrial Outdoor Storage

9305 PIONEER AVE | CHARLOTTE, NC

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YOUNG

PROPERTY OVERVIEW

9305 Pioneer Ave, Charlotte, NC

PROPERTY SPECIFICATIONS

Address	9305 Pioneer Ave Charlotte, NC
Total Acreage	±5.36 AC
Parcel ID	20308133
Zoning	ML-2 (Heavy Industrial)
Site Features	Fully fenced with gate access
Ideal Uses	Bulk material storage, trailer / container yard, contractors yard or equipment storage
Timing	January 1st, 2026



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Tom Tropeano, SIOR
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INTERSTATE ACCESS

9305 Pioneer Ave, Charlotte, NC



INTERSTATE 485
±1.0 miles



INTERSTATE 77
±1.5 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
±9.5 miles



UPTOWN
CHARLOTTE
±11.0 miles

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MARKET OVERVIEW

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**If you would like
more information
on this offering
please get in touch.**

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