

# 5.36 AC Available for Lease Industrial Outdoor Storage

AVISON 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**Principal
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#### INTERSTATE ACCESS

9305 Pioneer Ave, Charlotte, NC











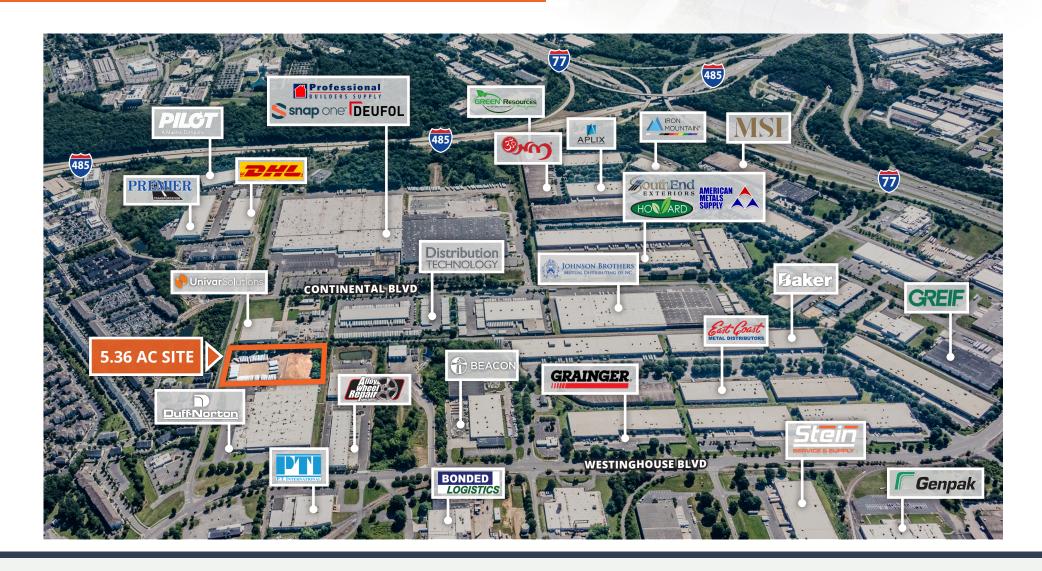
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### **MARKET OVERVIEW**

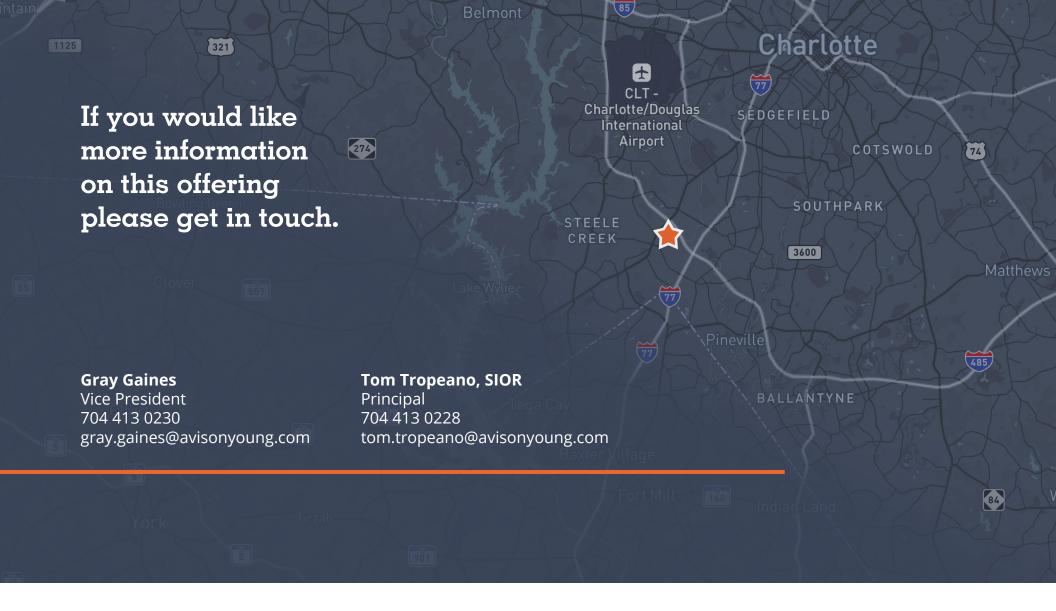
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