519 Armour Drive

Charlotte, North Carolina 28206

Available for Sale

+/- 16,281 SF Infill Industrial Building near Camp North End

Property Overview

519 Armour Drive

Available for Sale

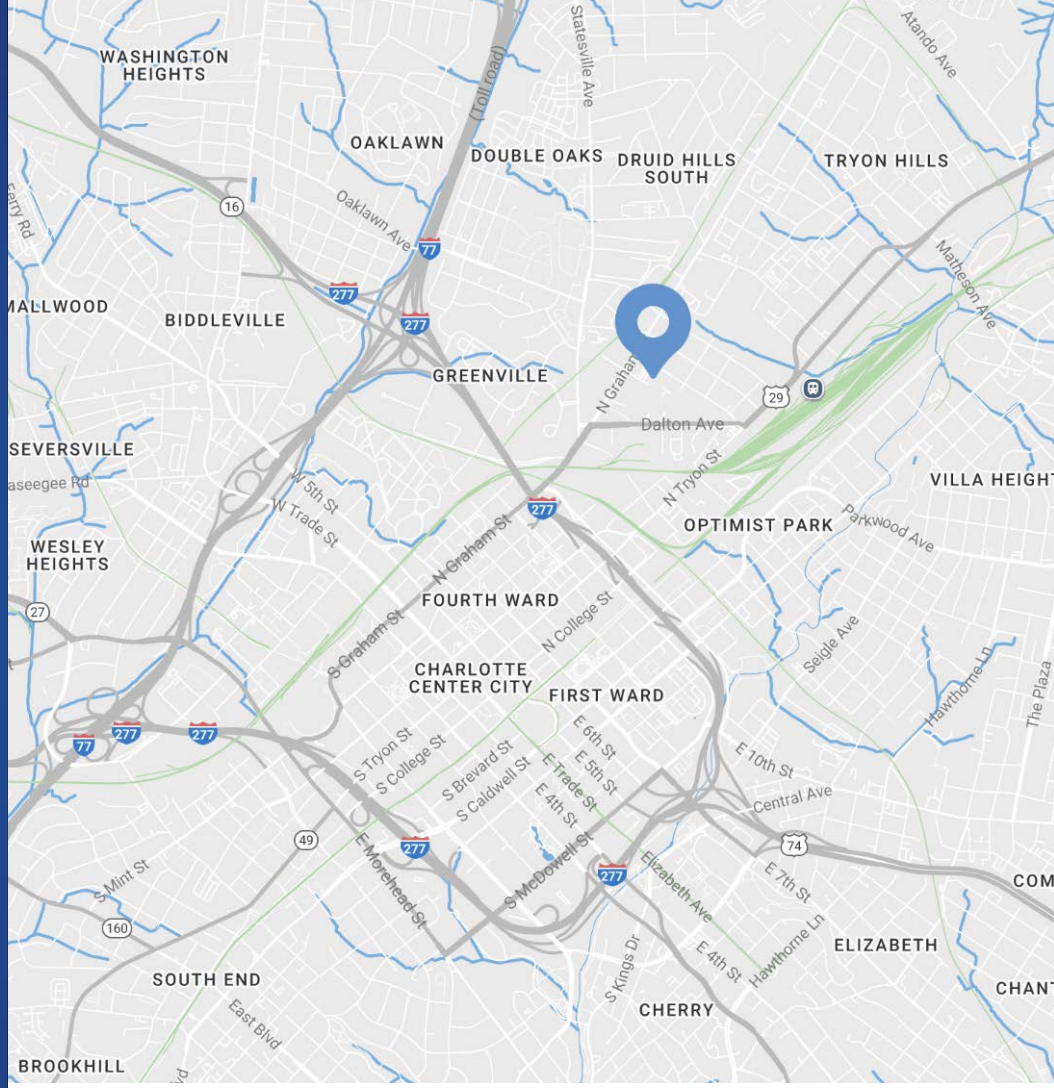
Located in Charlotte's rapidly evolving North End submarket, this +/- 16,281 SF industrial facility offers a rare infill opportunity with functional features and future upside. Positioned just minutes from Camp North End, one of Charlotte's most dynamic mixed-use development hubs, the property benefits from strong long-term value, central access, and proximity to Uptown Charlotte and major transportation corridors.

The building is currently operated as a custom cabinetry shop and features three loading docks, a beautiful showroom area, a rare interior dock well, distinctive wood plank ceilings with steel joists, and a functional layout well suited for light manufacturing, specialty industrial users, or creative production. The infill location and existing improvements provide immediate usability for owner-users or tenants seeking a strategic urban industrial presence.

The site offers potential to expand overall acreage through the abandonment of bordering streets, subject to buyer verification and municipal approvals. The property is marketed for sale; however, the owner will entertain lease offers, providing flexibility for users seeking access to the location without immediate ownership.

Property Details

Address	519 Armour Dr | Charlotte, NC 28206
Square Footage	+/- 16,281 SF Available for Sale
Acreage	+/- 0.834 AC
Use	Industrial
Zoning	ML-2
Parcel ID	07901728
Traffic Counts	N Graham St | 20,500 VPD I-277 | 127,000 VPD
Sale Price	Call for Details



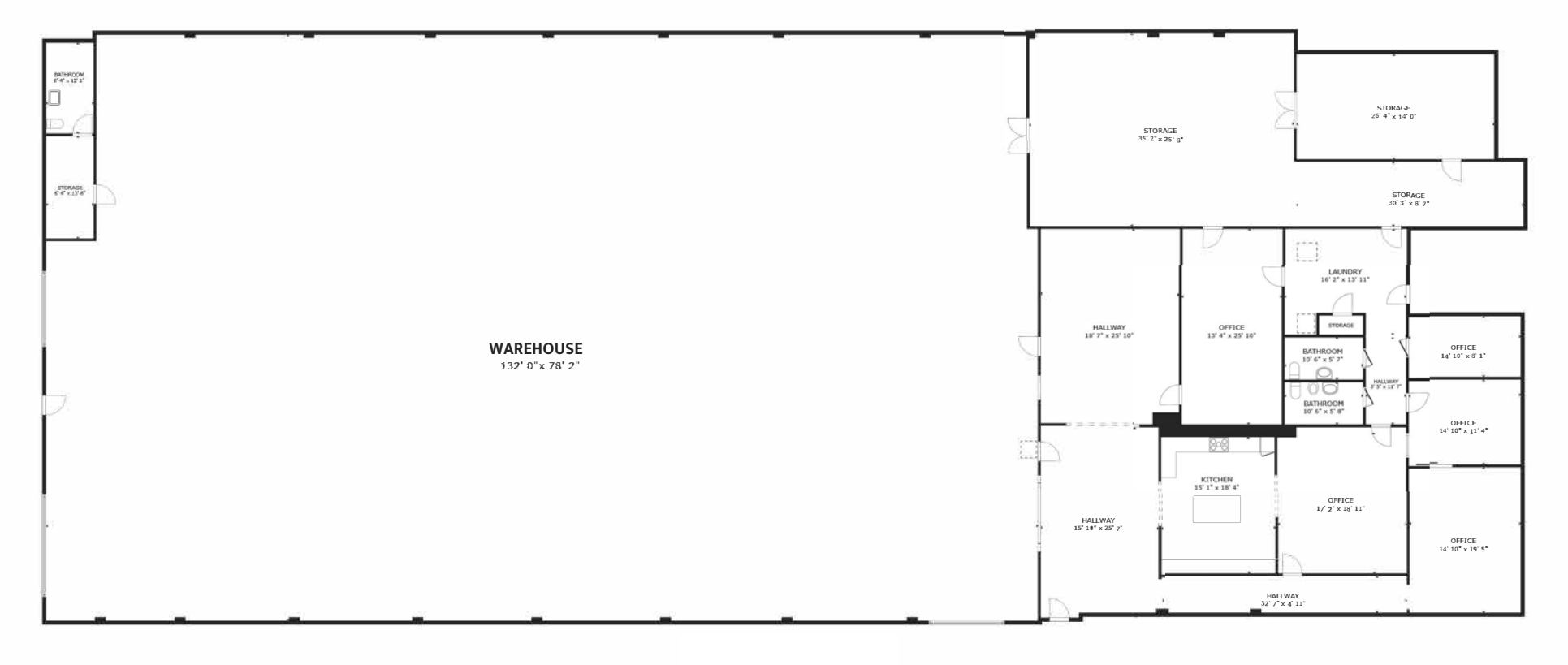
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	16,628	119,549	281,752
Avg. Household Income	$117,672	$133,583	$123,647
Median Household Income	$80,729	$88,315	$75,795
Households	9,237	63,969	130,511
Daytime Employees	11,062	138,571	209,555

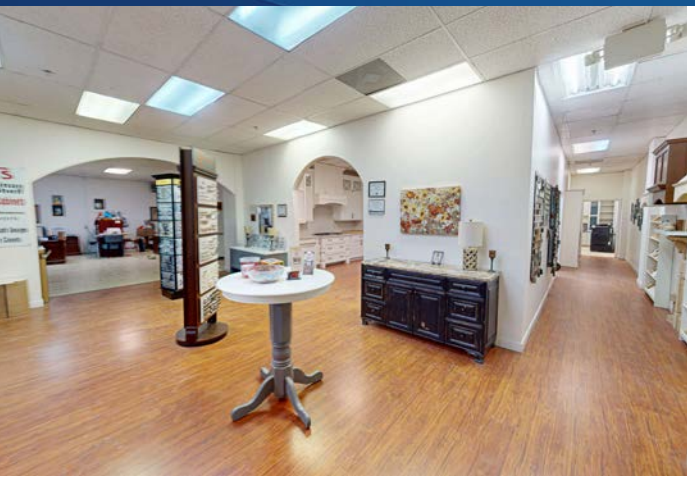
Available

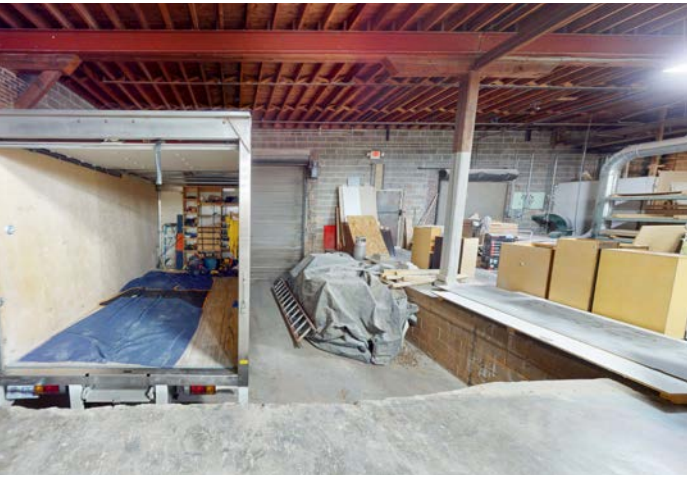
+/- 16,281 SF

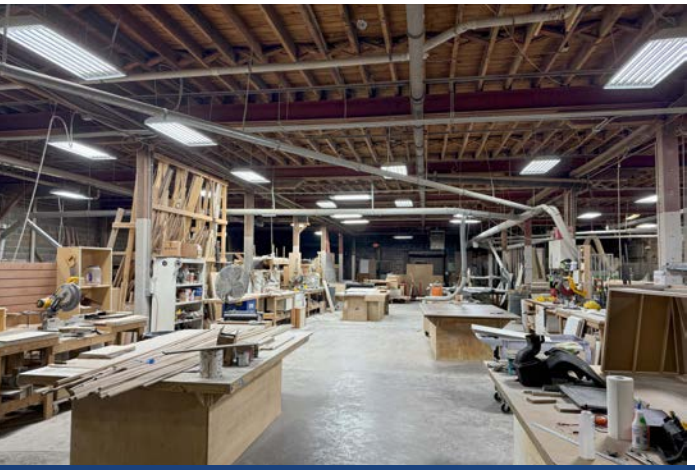
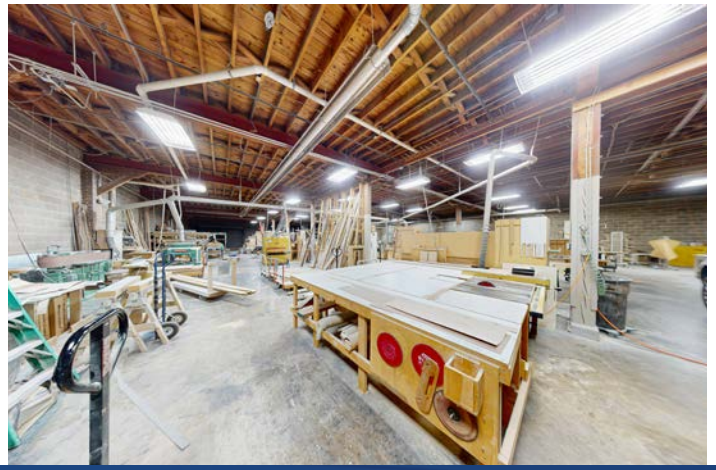
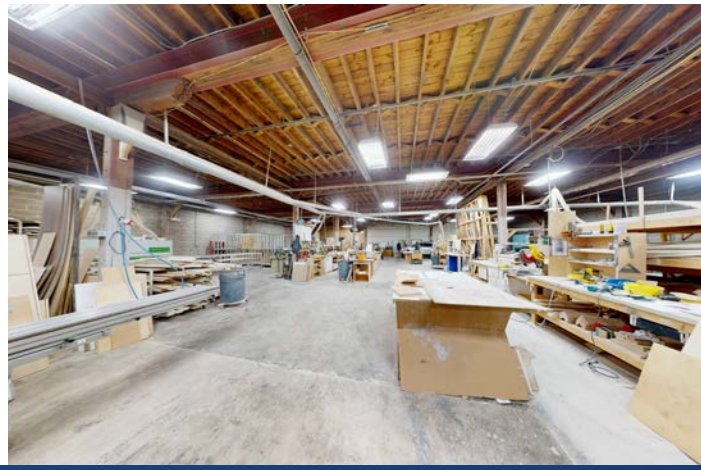
Virtual Tour



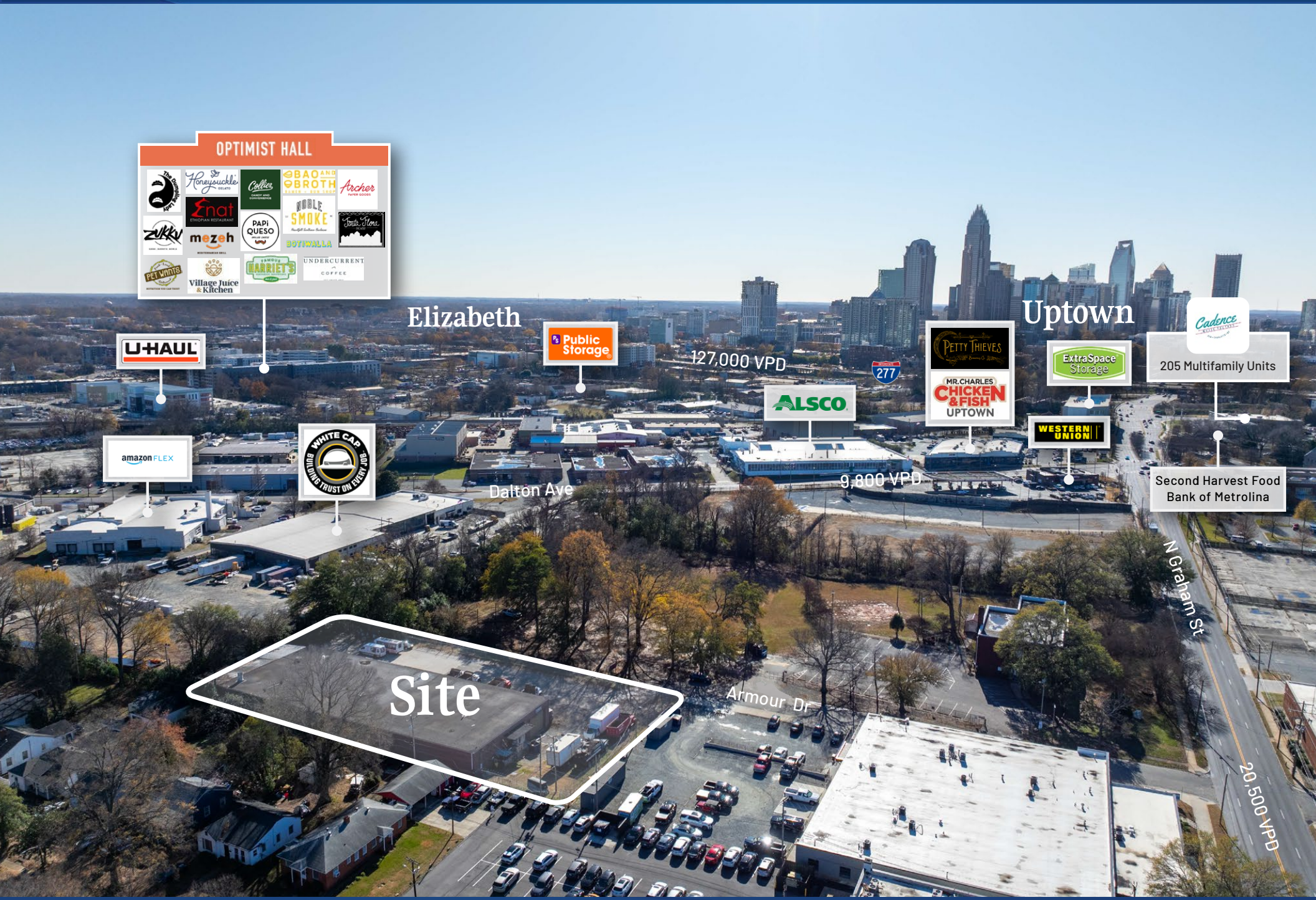
Property Photos



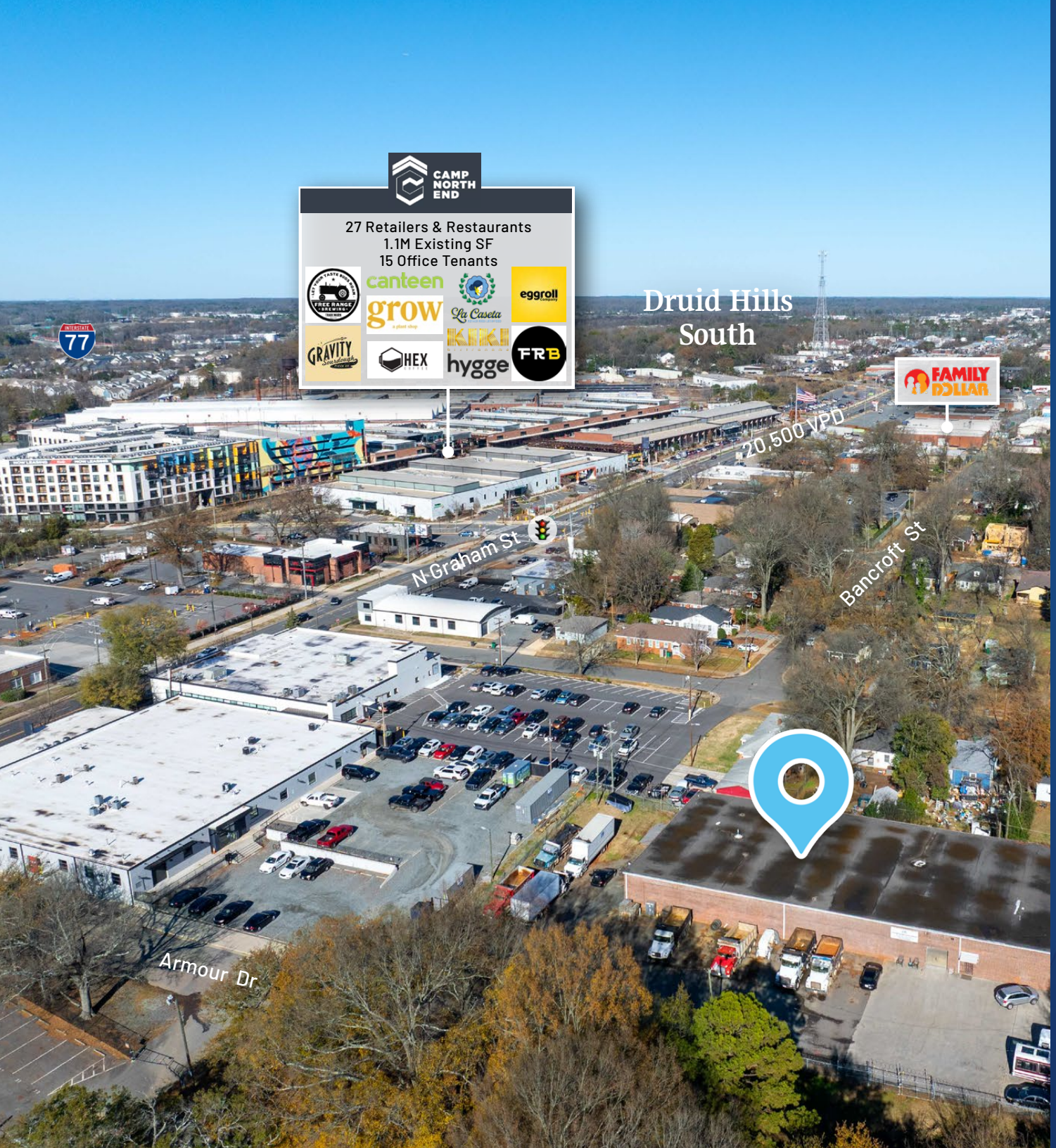


Site View


OPTIMIST HALL
U-HAUL
amazon FLEX
WHITE CAP
Elizabeth
Public Storage
127,000 VPD
277
ALSCO
Dalton Ave
9,800 VPD
Uptown
PETTY THIEVES
MR. CHARLES CHICKEN & FISH UPTOWN
ExtraSpace Storage
WESTERN UNION
Cadence
205 Multifamily Units
Second Harvest Food Bank of Metrolina
N Graham St
20,500 VPD
Armour Dr
Site

Double Oaks
Greenville
Lockwood
Site
Oaklawn Ave
Statesville Ave
N Graham St
Dalton Ave
N. Tryon Street
N. Church St
W 28th St
N Brevard St
Parkwood Ave
NC Music Factory Blvd
158,000 VPD
127,000 VPD
10,500 VPD
20,500 VPD
11,500 VPD
9,800 VPD
HEIST BREWERY
CAMP NORTH END
27 Retailers & Restaurants
1.1M Existing SF
15 Office Tenants
canteen
grow
eggroll
GRAVITY
HEX
hygge
FRB
FAMILY DOLLAR
The HENRY
403 Multifamily Units
PINE25 NORTH END
301 Apartment & Townhome Units
Bojangles
TRAINING CAMP FITNESS
FOUNDATION SUPPLY
100,000+ SF
Office/Retail Development
Lockwood Neighborhood
$227k+ Median Home Value
STARBUCKS COFFEE
INNER PEAKS
AMTRAK
25th Street Station
BROADSTONE
323 Multifamily Units
THE FILLMORE
The COMEDY ZONE
UNDERGROUND
skyla amphitheatre
WESTERN UNION
amazon FLEX
WHITE CAP
The Durban Group
Under Contract
Second Harvest Food
Bank of Metrolina
ALSCO
ExtraSpace Storage
U-HAUL
Public Storage
Cadence
205 Multifamily Units
OPTIMIST HALL
Honeysuchle
Enat
Collier
BAO AND BROTH
Archer
ZUKKU
mezeh
PADI QUESO
NOBLE SMOKE
Table Three
RETWANTO
Village Juice & Kitchen
BARRIETT'S
UNDERCURRENT COFFEE
NIGHT SWIM COFFEE
MAA
352 Multifamily Units
CORTLAND NoDa



Contact for Details

G. Scott Jackson

(928) 756-9888

scott@thenicholscompany.com

Website
www.TheNicholsCompany.com

Phone
Office (704) 373-9797
Fax (704) 373-9798

Address
1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.