



# 2719 Westport Road

Charlotte, NC 28208



## Available for Lease

+/- 24,992 SF Industrial Building

## Property Overview

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## Available for Lease

2719 Westport Rd is a +/- 24,992 SF industrial property zoned ML-1, suitable for manufacturing and logistics. The building features one drive-in door, three dock-high doors, an 18-foot clear height, and a layout comprising 20% office space and 80% warehouse space. Located on Westport Rd, it offers convenient access and excellent functionality for industrial operations.

## Property Details

**Address** 2719 Westport Rd | Charlotte, NC, 28208

**Availability** +/- 24,992 SF Available for Lease

**Acreage** +/- 2.119 AC

**Use** Industrial

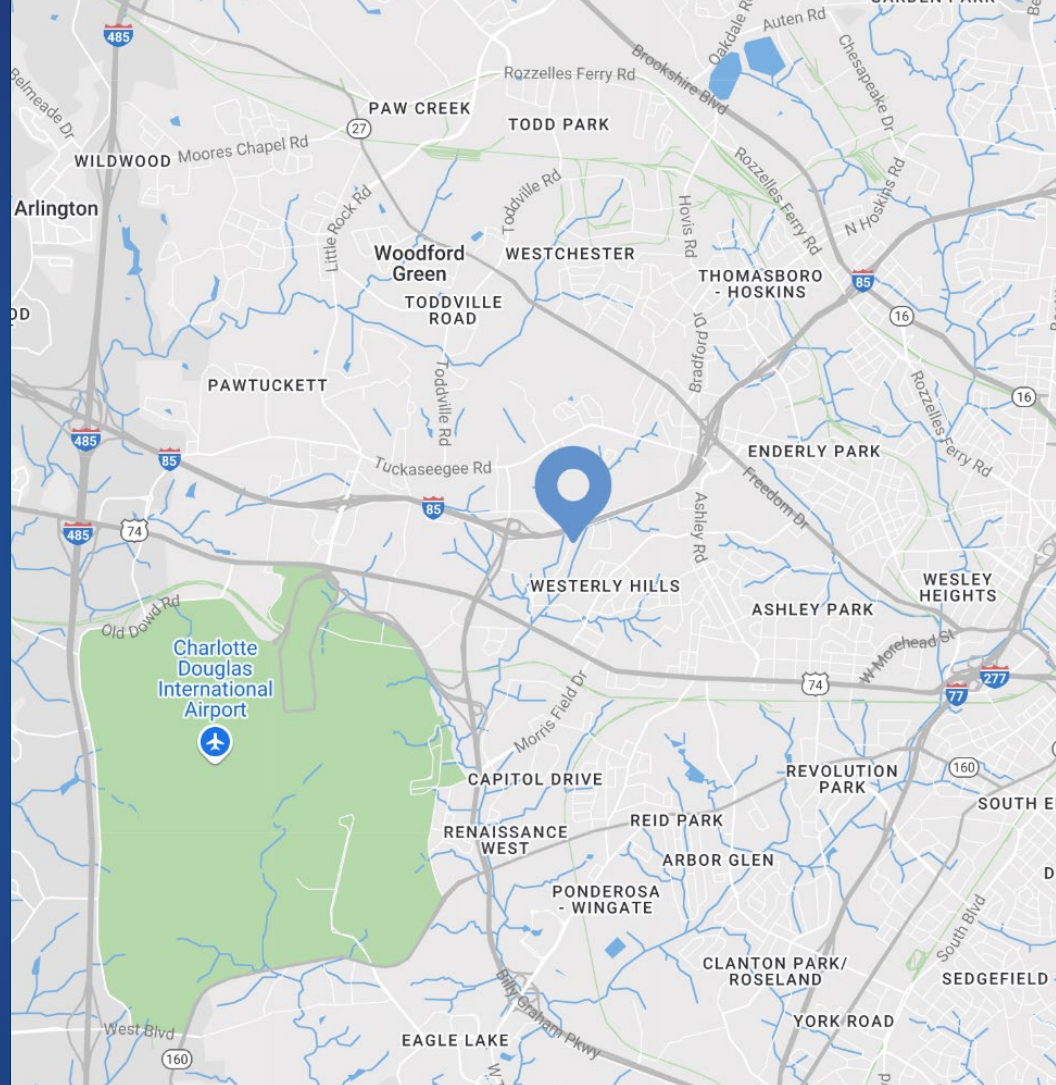
**Parcel** 06112305

**Zoning** ML-1

**Traffic Counts** Billy Graham Pkwy | 45,500 VPD  
I-85 | 114,000 VPD

**TICAM** \$1.41

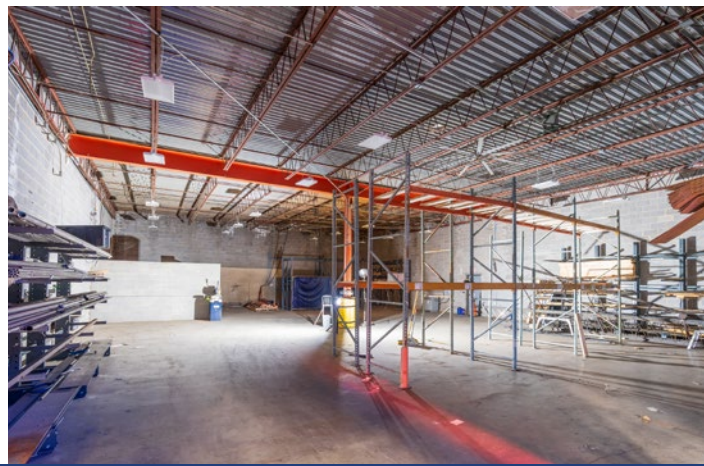
**Lease Rate** \$15/SF



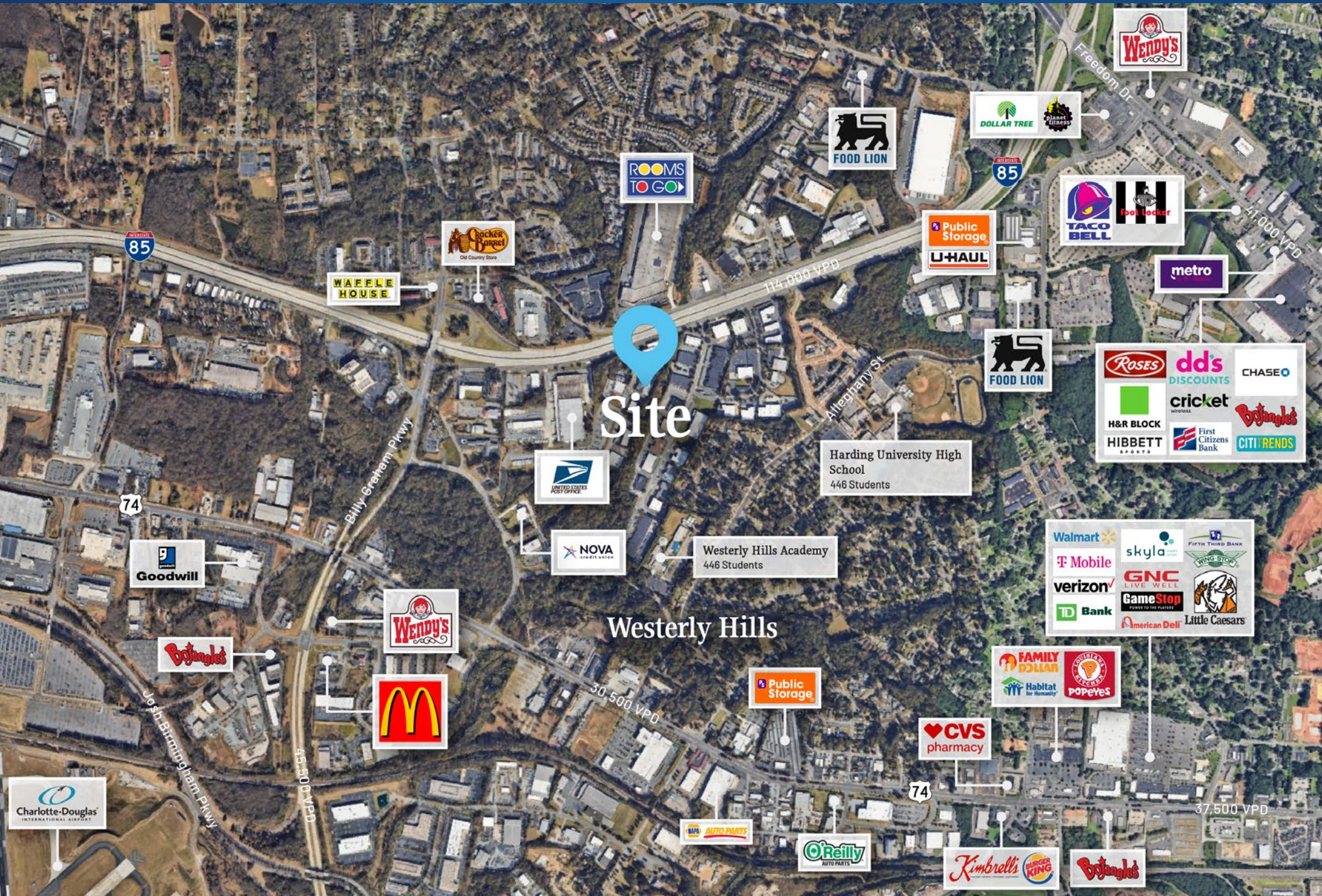
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	7,156	53,269	173,725
<b>Avg. Household Income</b>	\$72,153	\$78,501	\$110,106
<b>Median Household Income</b>	\$58,890	\$52,988	\$72,511
<b>Households</b>	2,803	21,378	79,711
<b>Daytime Employees</b>	9,236	39,390	181,856

Property Photos



# Market Overview





Contact for Details

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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.