

2311 Executive Street | Charlotte, NC 28208

Infill Industrial/Flex Facility | 18,500 SF | Charlotte



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2311 Executive Street

Charlotte, NC

Executive Summary

Colliers, as exclusive advisor, is pleased to offer an exceptional investment sale opportunity with the offering of 2311 Executive Street in Charlotte, NC. 2311 Executive Street is a strategically located industrial asset in the heart of Charlotte's thriving airport submarket. This well-maintained facility offers approximately 18,500 square feet of warehouse and office space, ideal for distribution, light manufacturing, or logistics operations. Positioned just minutes from Charlotte Douglas International Airport and with easy access to major thoroughfares including I-85, I-77, and I-485, the property ensures efficient regional and national connectivity. With its functional layout, ample parking, and proximity to a strong labor force, 2311 Executive Street presents a compelling opportunity for investors seeking a prime industrial location in one of the Southeast's most dynamic industrial markets.

Investment Highlights

18,500

Square Feet

2 Acres

Land Area

2

Dock High
Doors

2

Drive-In
Doors

1996

Year Built

2018

Expansion

ML-1

Zoning

31

Parking



Investment Highlights

Highly Functional, Asset Profile

- Modern pre-engineered construction
- 3 sided brick façade
- Fully fenced secured site
- Epoxy floors throughout warehouse
- Partially conditioned warehouse
- Mature established landscaping

Coveted, Infill Charlotte Location

- Ideally situated in the airport submarket
- Located between the Charlotte's CBD and International airport
- The I-85/Airport submarket is home to the institutional owners, foreign and local businesses and has a high barrier to entry
- Convenient to major transportation corridors I-85, I-485 & I-77
- Airport submarket triple net asking rents range from \$10.63 for bulk distribution to \$16.90 for flex, shallow bay and single tenant offerings.

Tenant-Lease Term Overview

- Executed renewal option beginning November 1, 2025
- Triple net Market Rent
- Ownership responsibility only include roof, structure and building systems
- No remaining renewal options

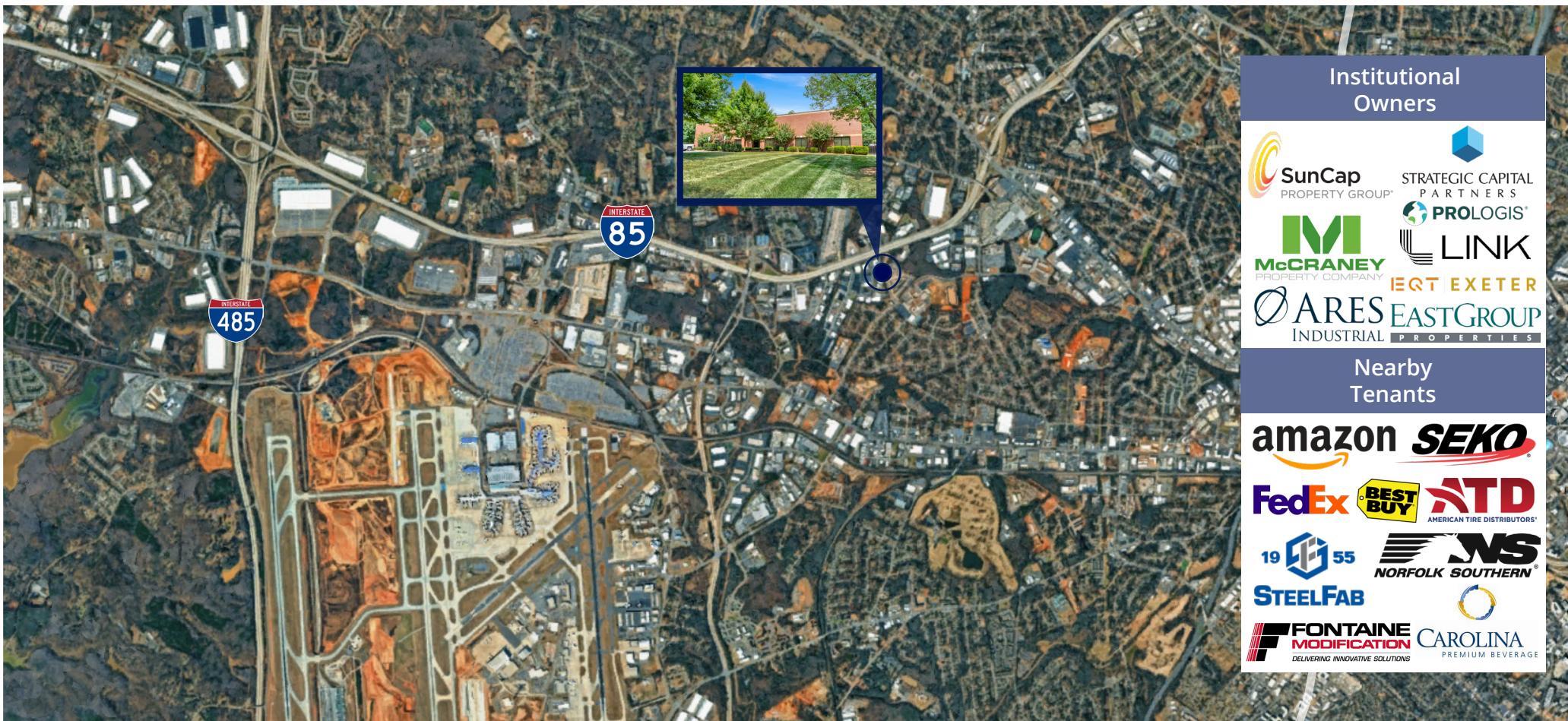
Strategic Near Term Opportunity

- Mark-to-market
- Outdoor storage value creation
- 20% rent growth since 2022



Airport Submarket Highlights

- The Airport/West submarket includes over 22.7 million square feet of industrial space with a current vacancy rate of 14.78% for warehouses and 4.86% for flex.
- The under construction pipeline in the submarket is currently minimal. Year-to-date, just 334,857 square feet has delivered here.
- Limited new supply and steady demand has allowed owners to aggressively push rates.



Property Specifications

Location

ADDRESS	2311 Executive Street
CITY, STATE	Charlotte, NC 28208
COUNTY, PARCEL ID	Mecklenburg County, 06114115
ZONING	ML-1

Size & Basic Features

TOTAL SF	18,500
CLEAR HEIGHT	15' 4" - 18'
YEAR BUILT	1996; 2018 Expansion
OFFICE SF	4,080 SF
AUTO PARKING	31
BASIC CONSTRUCTION	Brick; metal with masonry facade
HVAC	Partially conditioned

Loading

DOCK HIGH	2 (8'x10'); 1 automated
DRIVE-IN DOOR	2 (12'x12'); 1 automated
TRUCK COURT DEPTH	125'
CONCRETE APRON	50'

Electrical, Lighting

WAREHOUSE LIGHTING	LED
POWER	400 Amps 277/480V; 400 Amps 120/208V

Roof

ROOF TYPE	TPO; Metal
ROOF INSTALLED	1996; 2018



Tenant Profile - Liquid Handling Equipment Inc.



Liquid Handling Equipment, Inc.

Liquid Handling Equipment, Inc. (LHE), headquartered in Charlotte, NC, is a premier Southeast specialist in above-ground fluid systems—offering expert solutions in pumps, tanks, mixers, metering, filtration, skid packages, and repair services. For over 30 years, LHE has served industrial sectors such as food & beverage, pulp & paper, and chemicals across Virginia, North Carolina, Tennessee, South Carolina, and Georgia. With a combined 135+ years of hands-on experience, a state-of-the-art service facility, in-house technicians, and factory-authorized repair capabilities (including 2-day pump evaluations and OEM parts), LHE is committed to extending equipment lifecycles and ensuring operational efficiency.



Headquartered in
Charlotte, NC



Operating across 5
Southeast States: NC,
SC, VA, TN, GA



Founded in
1988



Founders built
building in 1996;
expanded in 2018



Sold Business to Flow
Control Group in 2021



Leadership Team
still in place

Site Plan



Strategic Infill Location



<1 Mile from I-85



<4 Miles from I-485



<6 Miles from I-77



3.9 Miles from Charlotte
Douglas Int'l Airport



5.1 miles from Charlotte
Center City

Charlotte Region Overview

High Growth Market

Over the past decade, Charlotte, North Carolina, has undergone remarkable growth, fueled by a surge in population and robust economic expansion. According to the U.S. Census Bureau, the city's population increased by over 20% from 2010 to 2020, indicative of its rising appeal as a destination for residents and businesses alike. This population boom has been paralleled by steady economic growth, with the city's GDP expanding at an average annual rate of around 3% during the same period. A significant contributor to Charlotte's economic success is its diverse and thriving business ecosystem, anchored by major corporations such as Bank of America, Wells Fargo, Duke Energy, and Lowe's Companies.

Moreover, Charlotte's job market has thrived, witnessing the addition of over 200,000 new jobs since 2010, as reported by the Bureau of Labor Statistics. This employment growth has been particularly pronounced in key sectors such as finance, where institutions like Ally Financial and Truist Financial Corporation have expanded their presence, as well as technology, with companies like Honeywell International and Red Ventures establishing significant operations in the city. Additionally, the healthcare sector, represented by organizations like Atrium Health and Novant Health, has experienced substantial growth, further bolstering Charlotte's economic vitality. Alongside these developments, Charlotte's real estate market has experienced a significant boom, with property values soaring by over 40% on average since 2010, according to data from Zillow. This surge in property values reflects the city's growing attractiveness as a place to live and work, driving demand for real estate across the region. Overall, Charlotte's sustained growth over the past decade underscores its emergence as a major economic and cultural powerhouse in the Southeastern United States.



Charlotte is the 6th fastest growing major metropolitan area in the U.S.



#1 State for Business
2025



27.11% MSA
Population Growth
2010 - 2024

2.9 Million
MSA Population



14th Most Populous
City in the US



117+ People Move to
Charlotte per Day



4th largest population
increase in the country
between 2020 - 2024





Doing Business in the Charlotte Market

The Charlotte region continues to attract established businesses, driven by a skilled labor force, low cost of living, and business friendly municipalities. Charlotte has been the beneficiary of over 60,000 new jobs and nearly \$12 Billion of capital investment since the onset of COVID, with new jobs being diversified across the Finance, Healthcare, Manufacturing, and Logistics industries. Charlotte is expected to continue to thrive economically as it continues to flourish as one of the fastest growing MSAs in the country.



2025 Fortune 500 Headquarters in the Region



BANK OF AMERICA

NUCOR



Honeywell

BrightHouse
FINANCIAL



TRUIST



ALBEMARLE



Charlotte Douglas International Airport (CLT)

- CLT is the 7th Busiest Airport by passenger volume in the United States
- The airport offers 188 nonstop destinations, which include 42 international flights
- Over 118,000 passengers pass through Charlotte Douglas International Airport each day
- A \$3.1B renovation project is underway, which adds additional concourses, terminals and runway



Dynamic Interstate System & Port Proximity

- Interconnected interstate highways provide critical access to the super region
- Charlotte is less than a day's drive from ports along the Eastern Seaboard, most notably The Port of Charleston, The Port of Savannah, and The Port of Wilmington
- Charlotte's truck access gives companies reach to surrounding population centers



Critical Rail System

- CSX and Norfolk Southern connect the region to an expansive network of more than 40,000 miles of routing
- The Charlotte Intermodal Facility has 250,000 of annual cargo lift capacity; it has an estimated \$7.6B economic impact projected by 2034
- 3 major ports are within 250 miles – connected by the rail system

Overall Charlotte Industrial Market

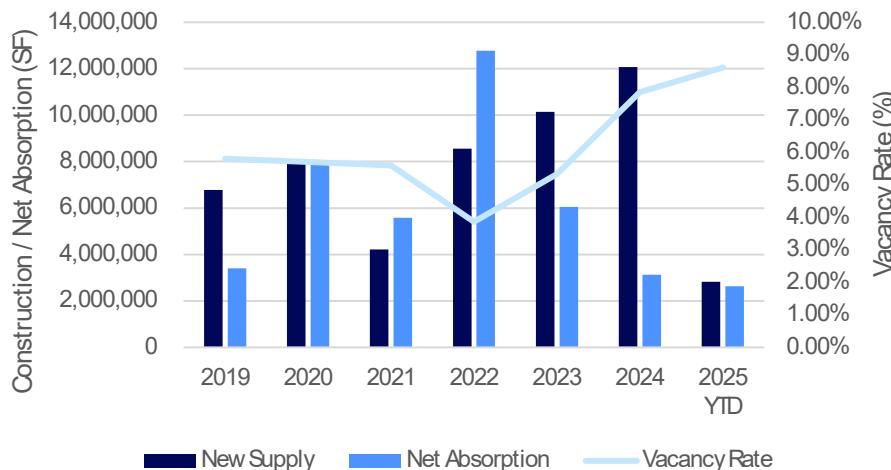
Strong Absorption Amid Supply Surge

Net absorption in Charlotte neared 1 million square feet in the second quarter of 2025, bringing the midyear total to 2.6 million square feet. Deliveries in Charlotte have hovered around 1.3 million square feet per quarter for the last three quarters. As completions slow, vacancy in the market will begin to flatten. Entering the second half of the year, the construction pipeline was at its lowest mark since early 2021. However, anticipated ground breakings of several infill projects in the second half of 2025 should keep the pipeline relatively consistent at its current level.

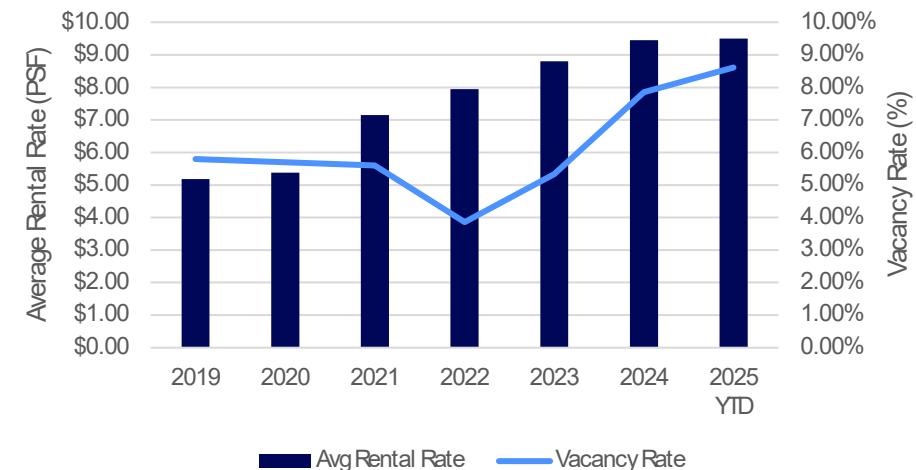
Charlotte Industrial Overview - Q2 2025

Total Inventory	396.1M SF
Vacancy Rate Q2	8.61%
Net Absorption YTD	2.6 M SF
New Supply YTD	2.8 M SF
Under Construction Q2	5.0 M SF
Average Rental Rate Q2	\$9.50 PSF

Charlotte Industrial Market Supply & Demand



Charlotte Industrial Market Vacancy & Rent Trends

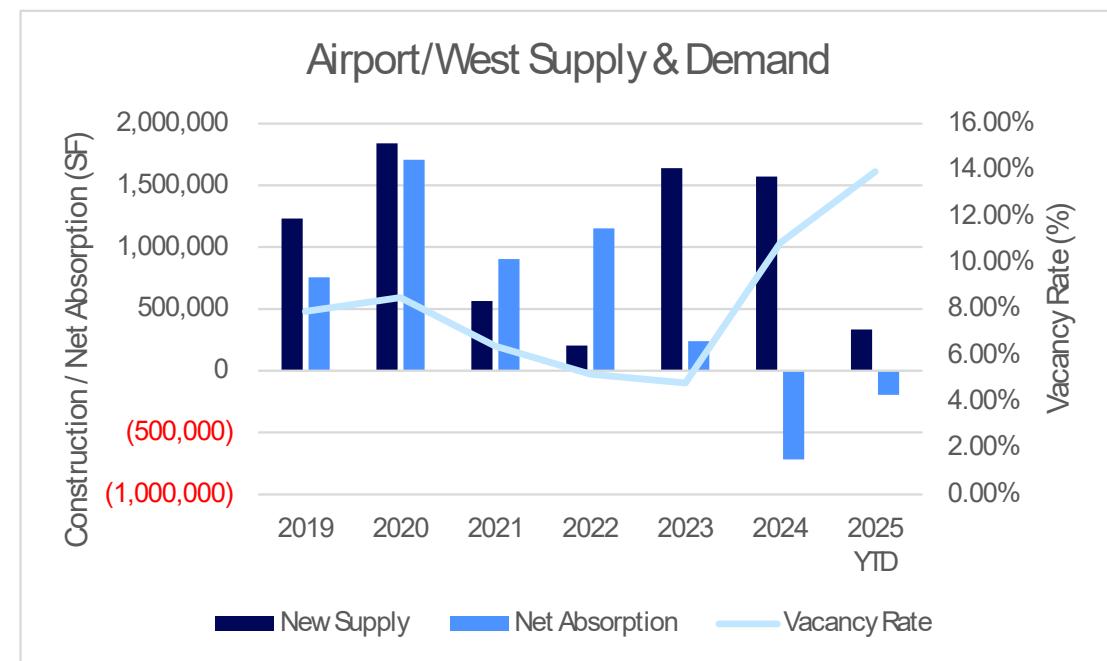


Airport Market

Industrial Market Growth

Two consecutive years of deliveries surpassing 1.5 million square feet have elevated vacancy in the Airport/West submarket. A pause in ground breakings at the beginning of 2025, however, will give supply and demand time to realign in the coming year. Leasing activity picked up in the second quarter of 2025. Notably, Uber Freight/Eaton Corp and Roommaven took a cumulative 205,864 square feet off the market in recently delivered projects. The average asking rent increasing, reaching \$11.17 per square foot in June. The rate is elevated by high quality space coming online and the submarket's well-connect location, including access to the airport and Interstate 85 and 485.

Airport Overview - Q2 2025		
	Warehouse	Flex
Total Inventory	20.1 M SF	1.9M SF
Vacancy Rate Q2	14.78%	4.86%
Net Absorption YTD	(185,715)	(10,228)
New Supply YTD	334,857 SF	0 SF
Under Construction Q2	0 SF	0 SF
Average Rental Rate Q2	\$10.63 PSF	\$16.90 PSF







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