

# 5301 Nations Crossing Rd



Presented by  
G Brokerage Commercial Real Estate, Inc.

5301 Nations Crossing Rd, Charlotte, NC 28217

**Price: \$3,750,000**



# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217



## PRICE IMPROVEMENT!!

5301 Nations Crossing Road, Charlotte, NC

1.66 Acres

I-2 now ML-2 Zoning

Parcel ID: 16902124

11,347 SF Industrial Building was built in 1966.

2 Dock Highs and 1 Drive In

Parcel Adjacent to 5301 Nations Crossing Rd, Charlotte

1.25 Acres

I2 now ML-2 Zoning

Parcel ID: 16902134

- Located in QCT (Qualified Census Tract)
- Phase 1 from 2022 (can provide: no further recommendation)
- Preliminary Survey
- 3 minutes to Woodlawn-Lynx Station (1.1 miles)



**Kristen Ingram**

[Kristen.ingram@gbrokerage.com](mailto:Kristen.ingram@gbrokerage.com)

(910) 297-4577

**G Brokerage Commercial Real Estate, Inc.**

19900 W Catawba Ave, Suite 103B

Cornelius, NC 28031



- Location, Location! Exit 6A off Interstate 77 and Woodlawn
- 5301 Nations Crossing Rd, Charlotte and adjacent 1.25-acre parcel.
- Total of 2.971 Acres for both parcels: I-2 now ML-2 Zoning: Parcel ID: 16902124/16902134
- 11,347 SF +/- Industrial Building built in 1966.
- 2 Dock Highs and 1 Drive In.
- 3 Phase Power.
- 1,852 SF Office Space. HVAC in Office Space only.
- Clear Height ranges from 17'- 27'
- 2021 NCDOT AADT: Interstate 77: 125,000-174,999 Woodlawn: 35,000-54,9990
- Level Topo
- Recent appraisal completed by Valbridge Appraisal Group
- Minutes from Downtown Charlotte and near Up-and-coming LOSO District
- Billboard Ground Lease on Site (ROFR on lease)
- Near LOSO district: Charlotte's fastest-growing neighborhoods

High Visibility from Exit 6A (Woodlawn) Interstate 77

I-2 now ML-2 Zoning on 2.917 Acres +/-

Level Topo

High Residential Density Nearby

Near LOSO District and Downtown Charlotte

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Property Photos



5301 Nations Crossing Rd\_drone-20 outlined (003)

5301 Nations Crossing Rd, Charlotte Go
Select a State v
Select a County v
Go

Map Options : [Clear](#) | [Reset](#) | [Full Screen](#)

QCT Legend: — Tract Outline ■ LIHTC Project ■ 2023 Qualified Census Tracts

SADDA Legend: — FMR Boundary ■ 2023 Small DDA ■ Non Metro DDA

Hide the overview

The 2023 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2023. The 2023 designations use population and tract boundaries from the 2020 Decennial census. The designation methodology is explained in the Federal Register notice published October 24, 2022.

**Map Options**

15 Current Zoom Level

Show Difficult Development Areas (Zoom 7+)

Color QCT Qualified Tracts (Zoom 7+)

Show Tracts Outline (Zoom 11+)

Show FMR Outlines (Zoom 4+)

Show LIHTC Projects (Zoom 11+)

Click here for full screen map

**Select Year**

2023

2022

Map
Satellite

5301 Nations Crossing.QCT

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Property Photos



5301 Nations Crossing Rd\_drone-13



Primary Photo

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Property Photos



5301 Nations Crossing Rd\_drone-21

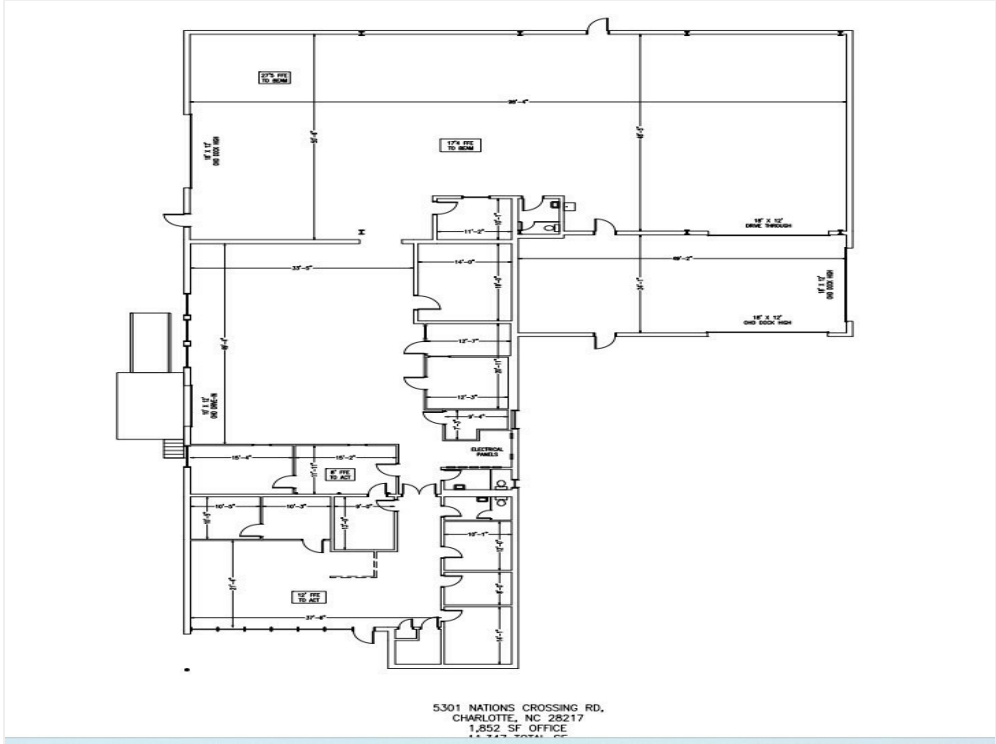


5301 Nations Crossing Rd\_drone-06 outlined (1)

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Property Photos



5301 Nations Crossing. Floor Plan



Building Photo



# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Property Photos



5301 Nations Crossing Rd\_Ext-13



5301-Nations-Crossing-Rd\_Ext-12

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Property Photos



Building Photo

# 5301 Nations Crossing Rd

5301 Nations Crossing Rd, Charlotte, NC 28217

## Location

