

East Charlotte Industrial Land



7619 PENCE RD, CHARLOTTE, NC 28215

Land

FOR | Sale
SIZE | ±31.17 Acres
PRICE | \$149,500/Ac.



Overview

±31.17 acres of rail-served industrial land available for sale

Majority of the site is zoned ML-1 with 1.11 acres zoned B-2(CD) on Pence Road

Railroad crossing agreement signed with Aberdeen Carolina & Western Railway to access the property from Pence Road

Utility access near site; buyer to verify capacity

3.5 miles to I-485 and 1.25 miles to Highway 24/27. Rare industrial site inside the I-485 loop

Mecklenburg County PID #s:
10817111 & 10817112

East Charlotte Industrial Land for Sale



Bailey W. Patrick Jr.
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Market Aerial



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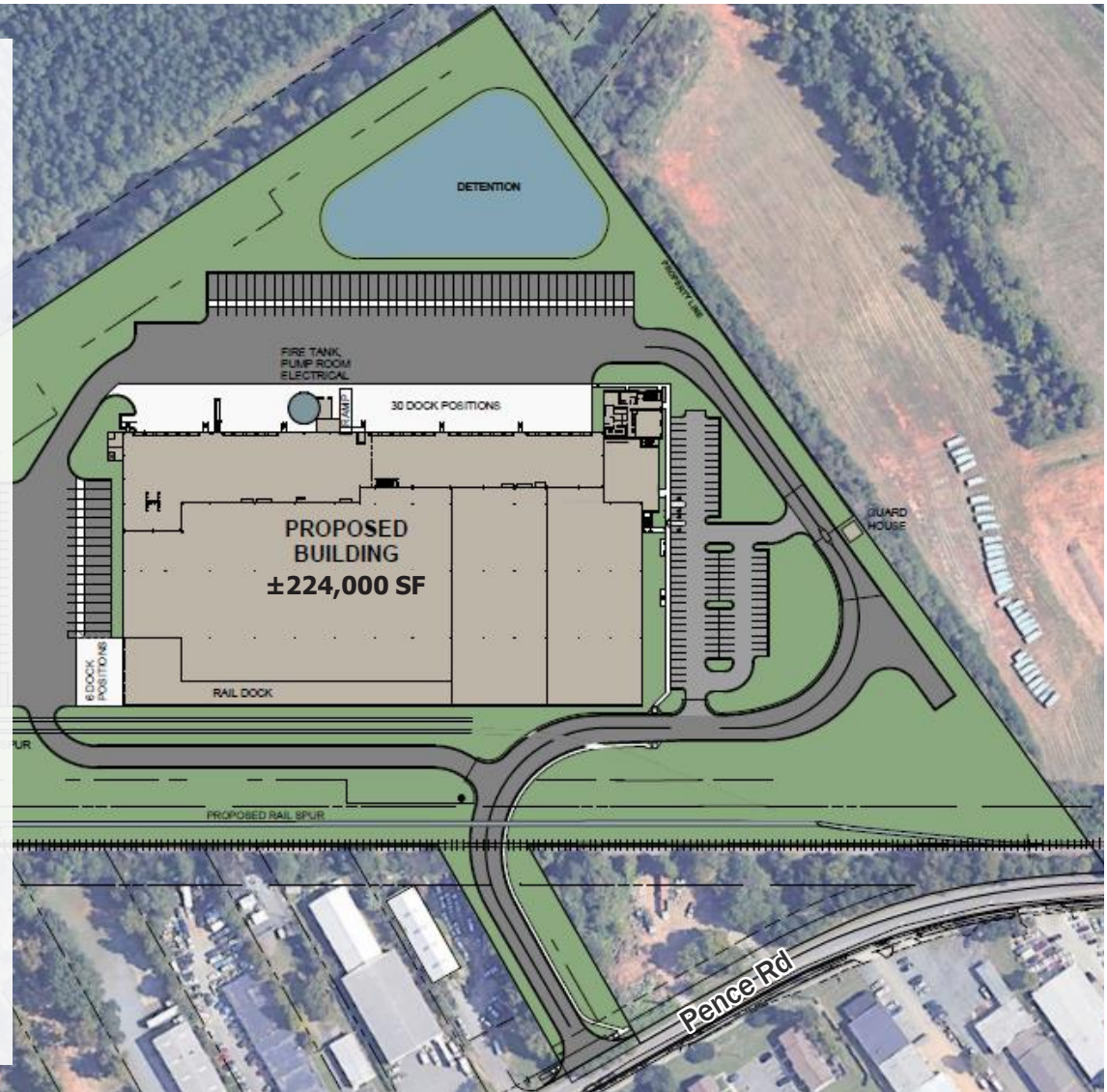
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Proposed Cold Storage Site Plan



Capacity	36,000+ Pallet Positions (FLEXSPACE High-Density Mobile Racking System)	
Facility Area ±224,000 SF	Freezer:	±145,000 SF
	Refrigerated Rail Dock:	±19,000 SF
	Refrigerated Truck Dock:	±40,300 SF
	MHE Room:	±6,100 SF
	Office:	±13,600 SF
Freezer Clear Height	48'	
Dock Depths	Refrigerated Truck Dock:	65'
	Refrigerated Rail Dock:	38'
	Rail/Truck Cross Dock:	75'
Truck/Rail Docks	36 Truck Bays 5 Rail Dock Doors 6 Rail Cross Dock Truck Bays	
Truck/Trailer Parking	85 Spaces	



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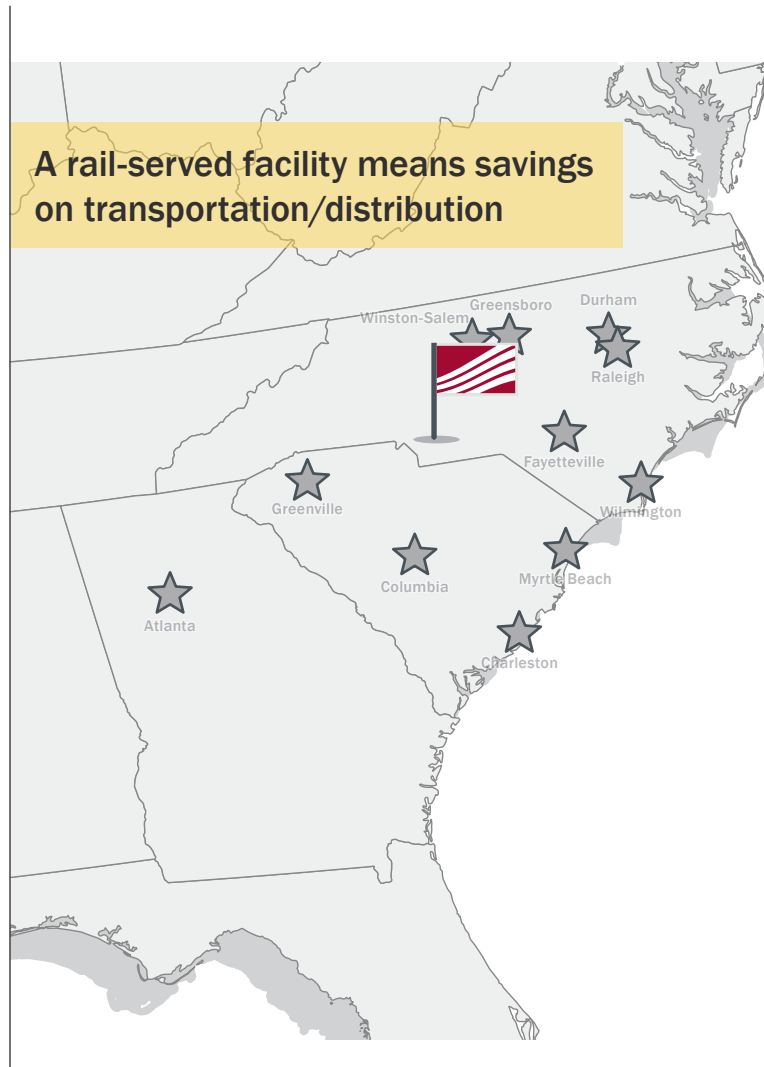
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Market Reach

Atlanta	4.5 hours 250 miles
Charleston	3.5 hours 219 miles
Columbia	2 hours 103 miles
Durham	2 hours 143 miles
Fayetteville	2.5 hours 124 miles
Greensboro	1.5 hours 92 miles
Greenville, SC	2 hours 111 miles
Myrtle Beach	3.5 hours 174 miles
Raleigh	2.5 hours 166 miles
Wilmington	3.5 hours 202 miles
Winston-Salem	1.5 hours 90 miles



Grocery & Retail



Food Service



Wholesale Grocery



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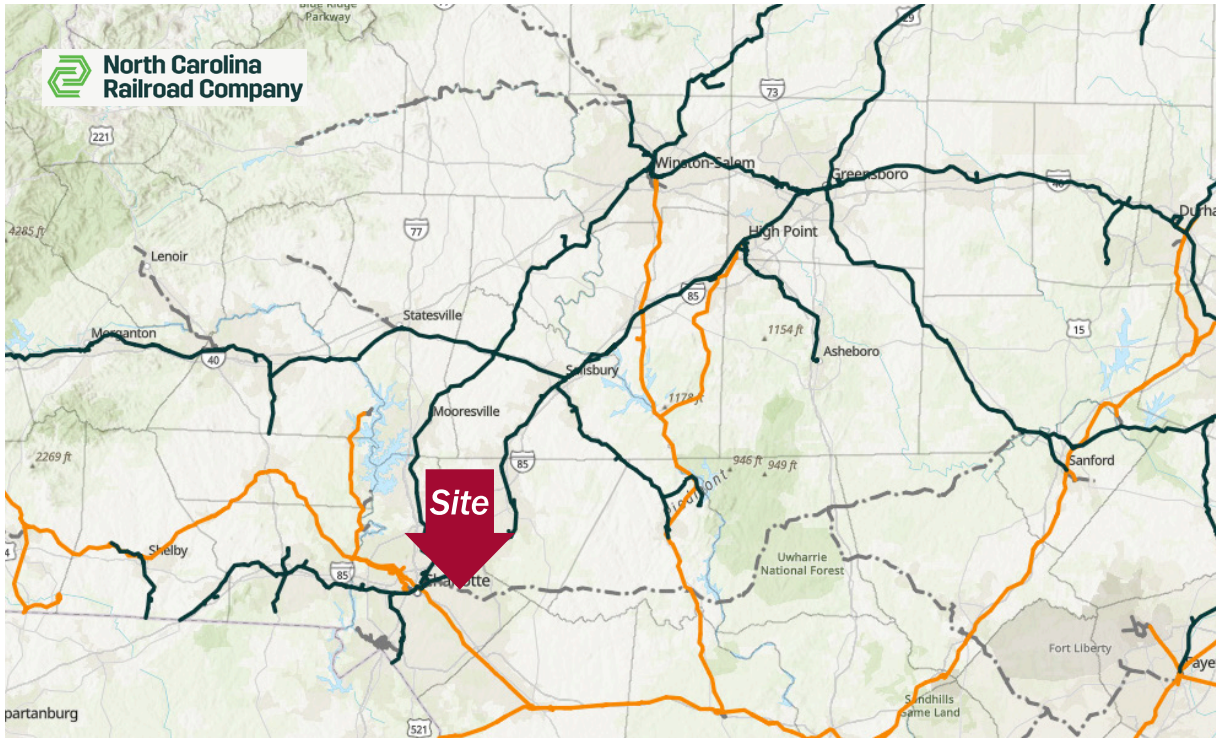
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Railway Service



SITE ADVANTAGES

Strategically Located Rail Served Facility
Drives Net Transportation Savings







Competitive Rail Rates Leveraging Dual Class
I Rail Carriers (CSX & Norfolk Southern)

Access to 17+ Million Consumers within 175
Mile Radius

Dual rail service: Norfolk Southern & CSX

Short line services (ACWR): Aberdeen
Carolina & Western



Class 1 Rail Carrier	Interchange with Class 1	Days of Service	289,000 lb. Railcars	Interchange Capacity
 Norfolk Southern	Charlotte, NC	7 if needed, 3 normally		150 railcars
 CSX	Aberdeen, NC	7 if needed, 6 normally		300 railcars
 Norfolk Southern & CSX*	Norwood, NC	7 if needed, 3 normally		100 railcars

*Redundant interchange if needed



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Property Overview

Demographics

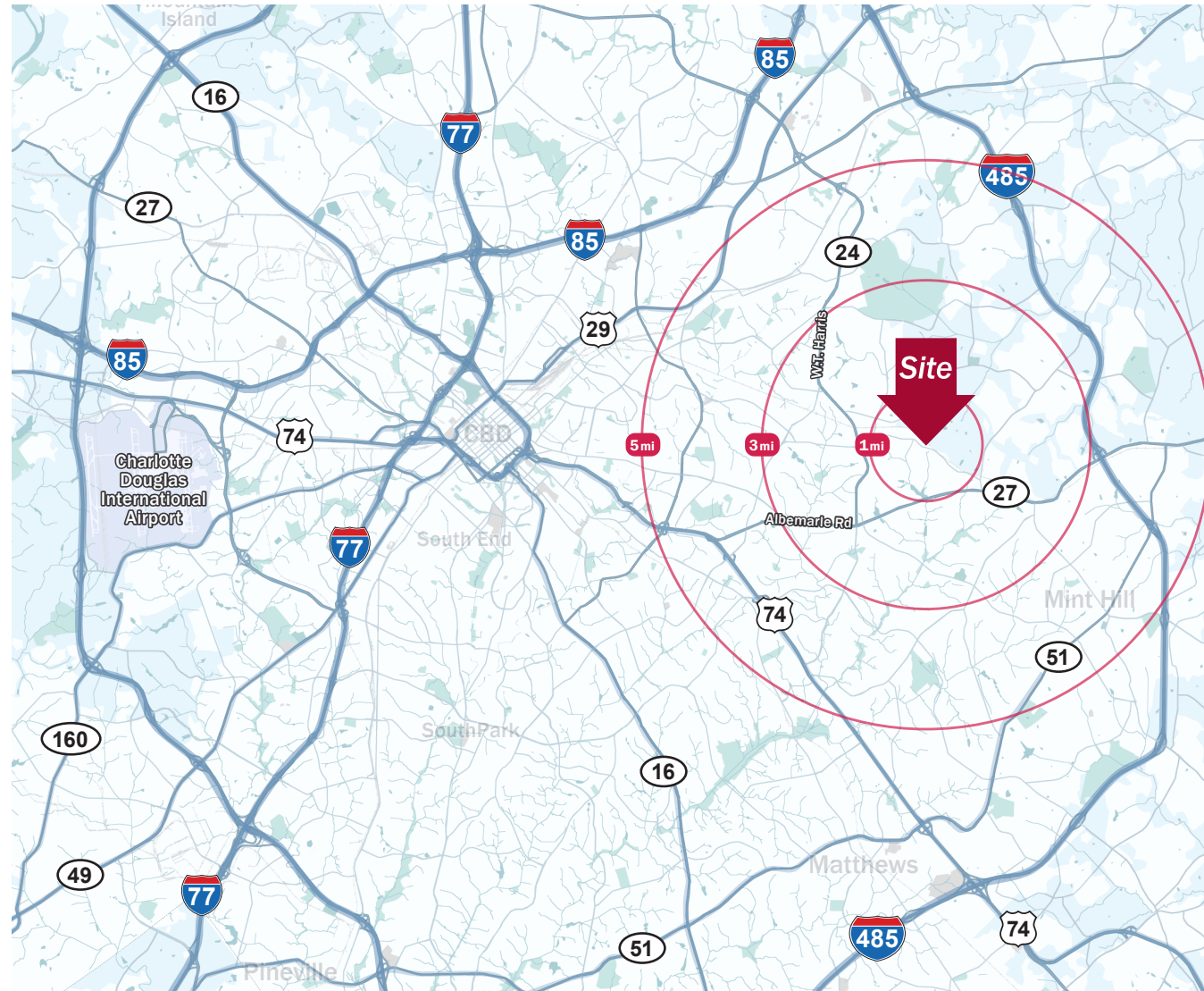
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	7,184	82,382	204,296
Growth Rate	0.51%	1.17%	1.15%
Avg. HH Income	\$103,029	\$97,746	\$107,558

Traffic Count

Source: NCDOT

	AADT
Pence Road	10,500 (2022)
Albemarle Road	31,500 (2022)



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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