

Freestanding Warehouse

733 BEALER RD, CHARLOTTE, NC 28208



Industrial

FOR

| Lease

SIZE

| ±8,424 SF

PRICE

| \$8,000/Month NNN



Overview

Freestanding warehouse building with fenced outdoor storage

±8,424 SF on ±1.79 AC with ±900 SF office space

1 Dock-High Door 8x10

2 Drive-In Doors 14'x14' and 16'x14'

16' Ceiling Height

Brick on block construction

Easy access to Brookshire Blvd, I-85, & I-485

Zoned ML-2

±8,424 SF Freestanding Warehouse for Lease

Available March 1, 2027



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Freestanding Warehouse

733 BEALER RD, CHARLOTTE, NC 28208

Property Overview

Demographics

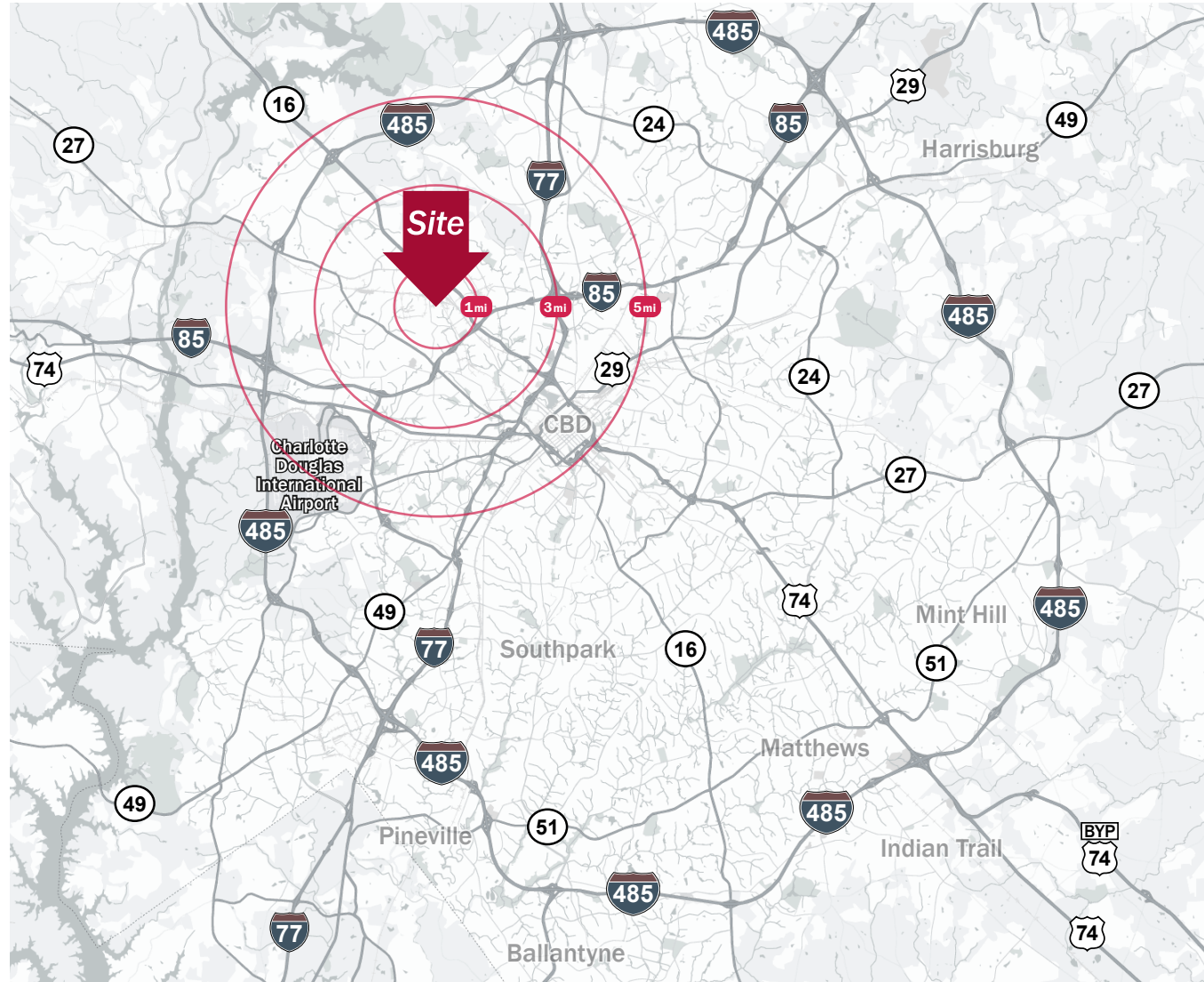
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	7,213	66,363	186,972
Growth Rate	0.05%	1.37%	2.45%
Avg. HH Income	\$71,017	\$84,297	\$114,241

Traffic Count

Source: NCDOT

	AADT
Hovis Rd	4,700 (2024)
Rozzelles Ferry Rd	9,900 (2024)
Brookshire Blvd	40,500 (2024)



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Freestanding Warehouse

733 BEALER RD, CHARLOTTE, NC 28208

Site Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Billy Thomas
Director of Industrial

(704) 248 2104
bthomas@mpvre.com

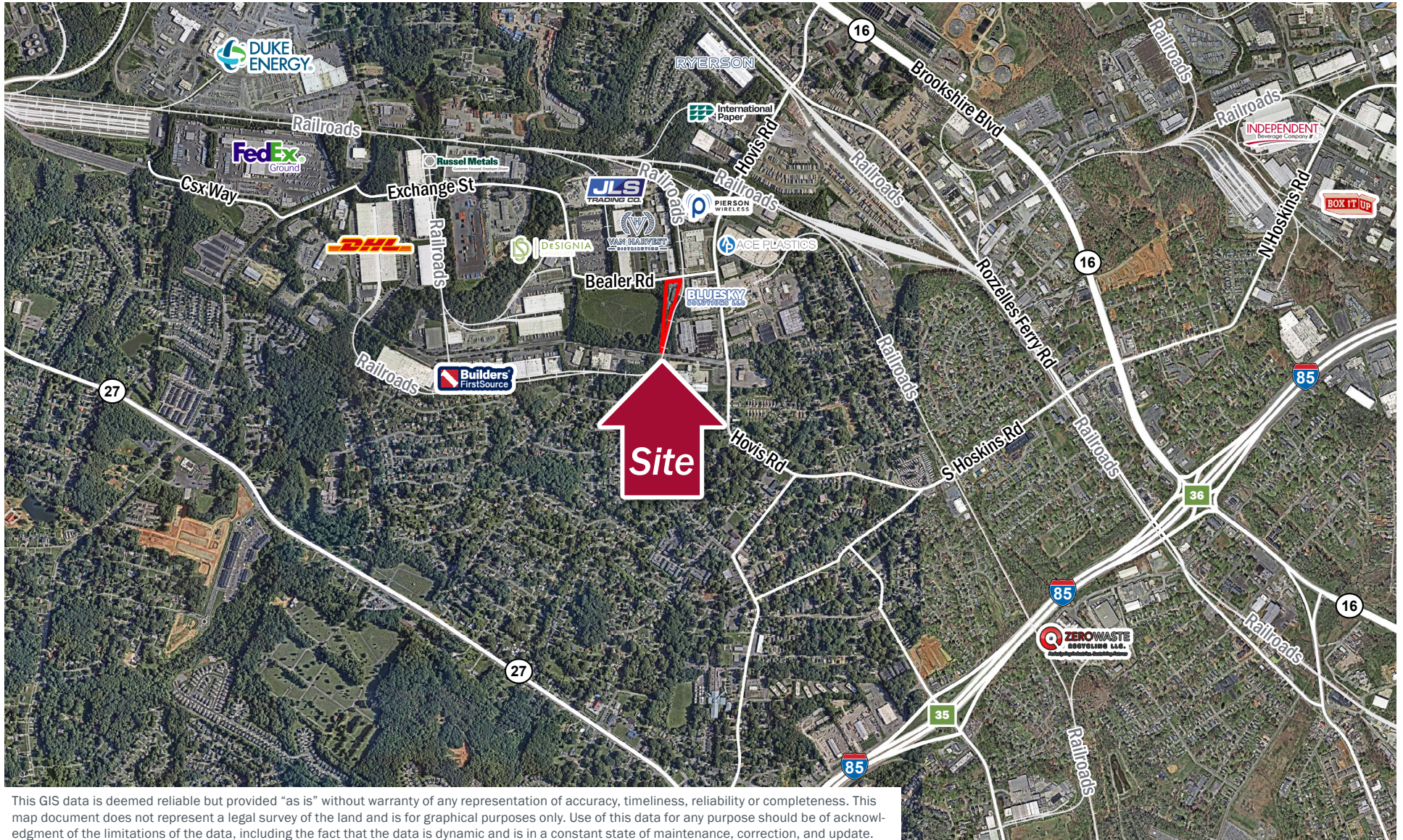
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Freestanding Warehouse

733 BEALER RD, CHARLOTTE, NC 28208

Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness.

| contact

Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com