

3304 Goldmine Road Monroe, NC 28110

Goldmine Rd. Site
+/- 11.8 AC

Verify Existing Culvert For
Storm Water Release.
Improvements Required?

- ✓ +/- 4 Acres
- ✓ Open Storage
- ✓ Trailer Parking
- ✓ BTS Out Parcel

Possible Buffer

Note: Verify all Setbacks,
Easements and Buffers

Existing Pond

Pond

Pond

Building 2
137,700 SF

Building 1
132,000 SF

Mixed Use Truck Court

Entrances &
Parking

GOLDMINE RD

WILGROVE-MINT HILL RD

VORONIN REALTY
COMMERCIAL
IN GOD WE TRUST

Renderings

Goldmine Road

Available for Sale

Exceptional opportunity to purchase a premier industrial property suitable for data center, located on Goldmine Road in Monroe, NC. This ±25 AC parcel sits in a high-growth corridor surrounded by established manufacturers, distribution facilities, and logistics users. Strategically positioned within minutes of Hwy 74, Hwy 601, and the Monroe Bypass, the site offers direct access to major regional transportation routes and a strong labor market. Zoned HI & LI, the property supports a wide range of industrial uses—including warehouse development, light manufacturing, fleet storage, and outdoor operations. With its size, shape, and industrial utilities, the site is well-positioned for a ground-up warehouse facility, distribution center, or multi-building development plan serving regional logistics needs. Large acreage and flexible zoning enable expansion or build-to-suit opportunities for operators seeking new space or relocation in one of Union County's fastest-growing industrial hubs. Close proximity to Monroe Executive Airport and the broader Charlotte MSA strengthens connectivity and makes Goldmine Road a strategic choice for companies benefiting from the region's accelerating industrial growth.

Property Details

Address	3304 Goldmine Road, Monroe NC 28110
Availability	+ - 25 AC
Use	Data Centers/Warehouse/Development/Industrial
Parcel	09372055 & 09372056
Zoning	HI - Data Centers Approved
Nearby Traffic Counts	Goldmine Road-N Rocky River Rd E 4,017 VPD
For Sale	Email for Details



Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2029 Population Projection	12,066	85,921	267,824
Household Income Median Avg	\$73,989	\$81,151	\$92,787
Household Income	\$84,325	\$101,238	\$118,499
Daytime	5,534	27,283	78,193

SHOVEL-READY SITE

INVESTMENT SUMMARY: This premier industrial parcel is strategically located within the high-growth corridor of the Charlotte MSA, adjacent to the Monroe Executive Airport. Zoned for both Heavy Industrial (HI), the site is 100% outside of the floodplain and offers a community-supported, shovel-ready package for intensive development.

APPROVED & IDEAL INDUSTRIAL USES	
Truck Parking & Fleet Storage:	Flexible zoning and large acreage enable intensive outdoor operations and fleet storage
Warehousing:	Well-positioned for ground-up warehouse facilities or large-scale regional distribution centers
Cross-Dock Terminals:	Strategically located for high-throughput logistics and regional transportation hubs
Specialized Uses:	Ideal for cold storage, e-commerce fulfillment, aviation-related industrial, and industrial outdoor storage (IOS)

UTILITIES MAP

12.4KW
POWER LINE

MONORE
WATER

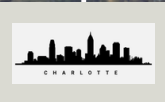
NATURAL
GAS

44KV
POWER LINE

SITE



AERIAL VIEW



CHARLOTTE
PIPE AND FOUNDRY COMPANY



MONROE
EXPRESSWAY



HIGHWAY 74

N ROCKY RIVER RD

GOLDMINE ROAD

SITE



US-601 (PAGELAND HWY) ~1.2 MILES 3 MINS
US-74 (RETAIL CORRIDOR) ~1.8 MILES 5 MINS
MONROE EXPRESSWAY ~3.5 MILES 7 MINS
ATRIUM HEALTH UNION ~2.5 MILES 6 MINS
UPTOWN CHARLOTTE ~26 MILES 35 MINS

Contact for Details

Roman Voronin

(704) 651-7622

roman@voroninrealty.com



Goldmine Rd. Site
+/-24.18 AC

Verify Existing Culvert For
Storm Water Release.
Improvements Required?

100'

500'

Building 2
137,700 SF

Pond

Mixed Use Truck Court

GOLDMINE RD

Pond

190'

800'

Building 1
132,000 SF

Entrances &
Parking

Existing Pond

VORONIN REALTY
COMMERCIAL
IN GOD WE TRUST

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