

8805 SOUTH BLVD

Charlotte, NC 28273

South End
7.7 Miles

Uptown
10 Miles

South Park
4.8 Miles

LYNX Blue Line
SHARON RD WEST
STATION



28,000 VPD

SHARON RD W

SAURER.

SOUTH BLVD

Infill Industrial with Outdoor Storage

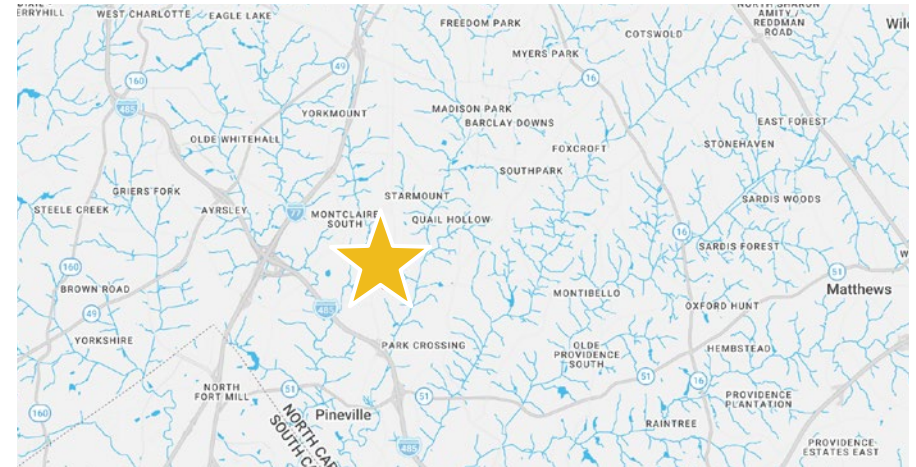
+/- 22,204 SF Rear Building on +/- 7 AC

WHITESIDE
PROPERTIES

Property Overview

Whiteside Properties is exclusively representing Saurer Inc. to sell the rear portion of their South Blvd industrial campus. The offering is comprised of approximately +/- 7 AC (subject to change) of ML-1 and ML-2 land, and a 22,204 SF heavy industrial building. The building is leased to Eco-Grip through October 31, 2028. The property is ideally located along South Blvd in close proximity to I-485, Westinghouse Blvd, and I-77. The site is also in close proximity to the Charlotte Light Rail Line offering potential TOD zoning and Transit Supported Development in the future.

Infill Industrial with Outdoor Storage



ADDRESS	8805 South Boulevard, Charlotte, NC 28273
AVAILABILITY	Available for Sale
OCCUPANCY	Tenant is in place through 10/31/2028 No renewal options
SQUARE FOOTAGE	+/- 22,204 SF
ACREAGE	+/- 7 AC *Subject to subdivision
PARCEL ID	Portion of 20701104
ZONING	ML-1 and ML-2
POWER	Heavy; 3,000 Amps, 480v
CLEAR HEIGHT	16'6" and 23'
DOORS	(11) Dock Positions, (3) Drive-in Doors
YEAR BUILT	1974
BUILDING SPECS	Covered Loading Platform
ROOF	Roof replaced in 2025 and 2023
CONDITION	Fully Conditioned Facility
HVAC	HVAC units replaced recently
PARKING	28 Spaces
SALE PRICE	\$5,000,000

Property Photos



Site View



Site View



Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.