

SALE

7226 HARRISBURG ROAD
7226 Harrisburg Rd Charlotte, NC 28215



PROPERTY DESCRIPTION

7226 Harrisburg Road presents investors with a stabilized, income-producing industrial asset anchored by one of commercial real estate's most sought-after property types: Industrial Outdoor Storage (IOS). Situated on approximately 4.015 acres, the property pairs roughly 10,766 square feet of warehouse improvements—currently 100% occupied—with an expansive, revenue-generating IOS yard, delivering diversified income across two complementary demand drivers.

The majority of the site is improved as a gravel truck parking lot that is fully fenced, secured, and lighted, configured with 57 designated truck parking spaces. IOS has emerged as an institutionally favored asset class defined by low capital expenditure, strong tenant retention, and rental growth outpacing many traditional industrial segments—all underpinned by severe supply constraints as municipalities increasingly restrict new outdoor storage entitlements. This site's existing ML-1

PROPERTY DESCRIPTION CONT

industrial zoning, which supports both warehouse and IOS use, protects and enhances that scarcity value.

Location reinforces the investment thesis. The property fronts direct access to major thoroughfares, including Albemarle Road, and sits less than two miles from Interstate 485, connecting occupants to Charlotte's full highway network, regional distribution channels, and Charlotte Douglas International Airport—the logistics fundamentals that sustain long-term tenant demand and durable occupancy.

For investors seeking in-place cash flow, mark-to-market rental upside, and exposure to a supply-constrained IOS market within one of the Southeast's fastest-growing MSAs, 7226 Harrisburg Road offers a rare, defensible position with meaningful long-term appreciation potential.

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7226 HARRISBURG ROAD
7226 Harrisburg Rd Charlotte, NC 28215



PROPERTY HIGHLIGHTS

- Zoning: ML-1 (City of Charlotte)
- Warehouse Occupancy: 100% Leased with Staggered Terms & Stable Tenants
- IOS Yard: 57 Designated Spaces
- Site Security: Fully Fenced with Lighting & Gated Access
- Parcel ID: 11115106

OFFERING SUMMARY

Sale Price:	\$4,400,000
Total NOI:	\$313,126.00
Cap Rate:	7.12%
Units	1
Price per sq ft	\$408.69
Lot Size:	4.015 Acres
Building Size:	10,766 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	172	672	2,628
Total Population	532	2,120	8,346
Average HH Income	\$71,320	\$70,386	\$71,363

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AUTO REPAIR OPERATOR

7226 Harrisburg Rd Charlotte, NC 28215



BUILDING HIGHLIGHTS

- Occupied Area: 4,451.9 SF
- Drive In Doors: 2 Drive-In Bay Doors
- Clearance: 10' Drive-In Clearance | 12' Height to Beam | 14' Height to Ceiling
- Warehouse: Fully Insulated
- HVAC: Office HVAC Replaced in 2023
- Power: 3-Phase, 250 AMPS
- Construction: Metal Construction with Metal Roof

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CUSTOM SIGN COMPANY OPERATOR

7226 Harrisburg Rd Charlotte, NC 28215



BUILDING HIGHLIGHTS

- Occupied Area: 4,282.5 SF
- Drive-In Doors: 3 Exterior + 1 Interior Drive-In Doors
- Clearance: (2) Exterior Doors at 14' | (1) Exterior Door at 10' | (1) Interior Door at 10'
- Height to Beam: 16'
- Ceiling Height: 14'-18'
- Heat: Gas Heat
- Power: 3-Phase, 400 AMPS
- Construction: Metal Construction with Metal Roof & Awning

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WELDING OPERATOR

7226 Harrisburg Rd Charlotte, NC 28215



BUILDING HIGHLIGHTS

- Occupied Area: 2,023 SF
- Drive-In Doors: 2 Drive-In Doors
- Clearance: 14' Drive-In Clearance
- Ceiling Height: 16'
- Power: 3-Phase
- Construction: Medal Construction with Metal Roof & Awning

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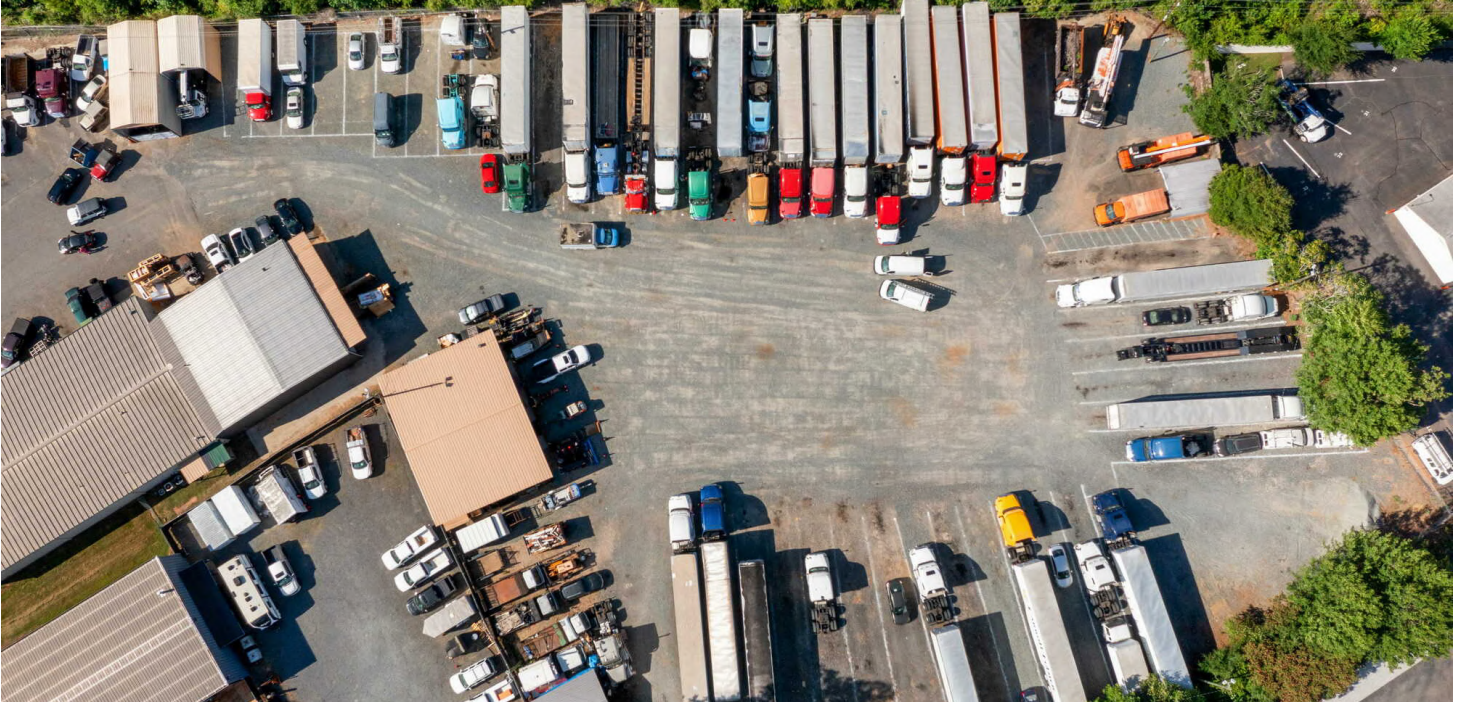


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IOS AND TRUCK PARKING OVERLAY

7226 Harrisburg Rd Charlotte, NC 28215



SITE HIGHLIGHTS

- Site Area: Majority of ± 4.015 Acre Site
- Truck/Trailer Spaces: 57 Designated Spaces
- Lease Structure: Month-to-Month Truck Parking Offering Mark-to-Market Rate Flexibility
- Surface: Gravel Lot
- Security: Fully Fenced & Gated
- Lighting: Yard Lighting Throughout

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PHOTOS

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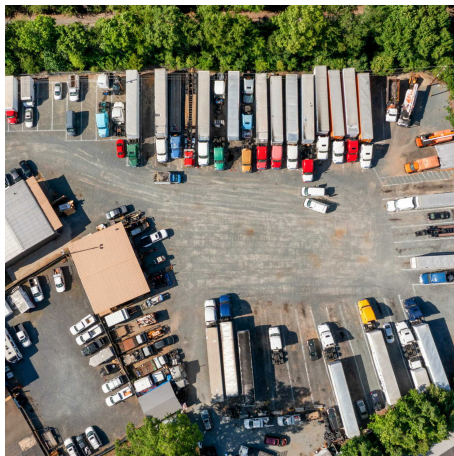


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PHOTOS

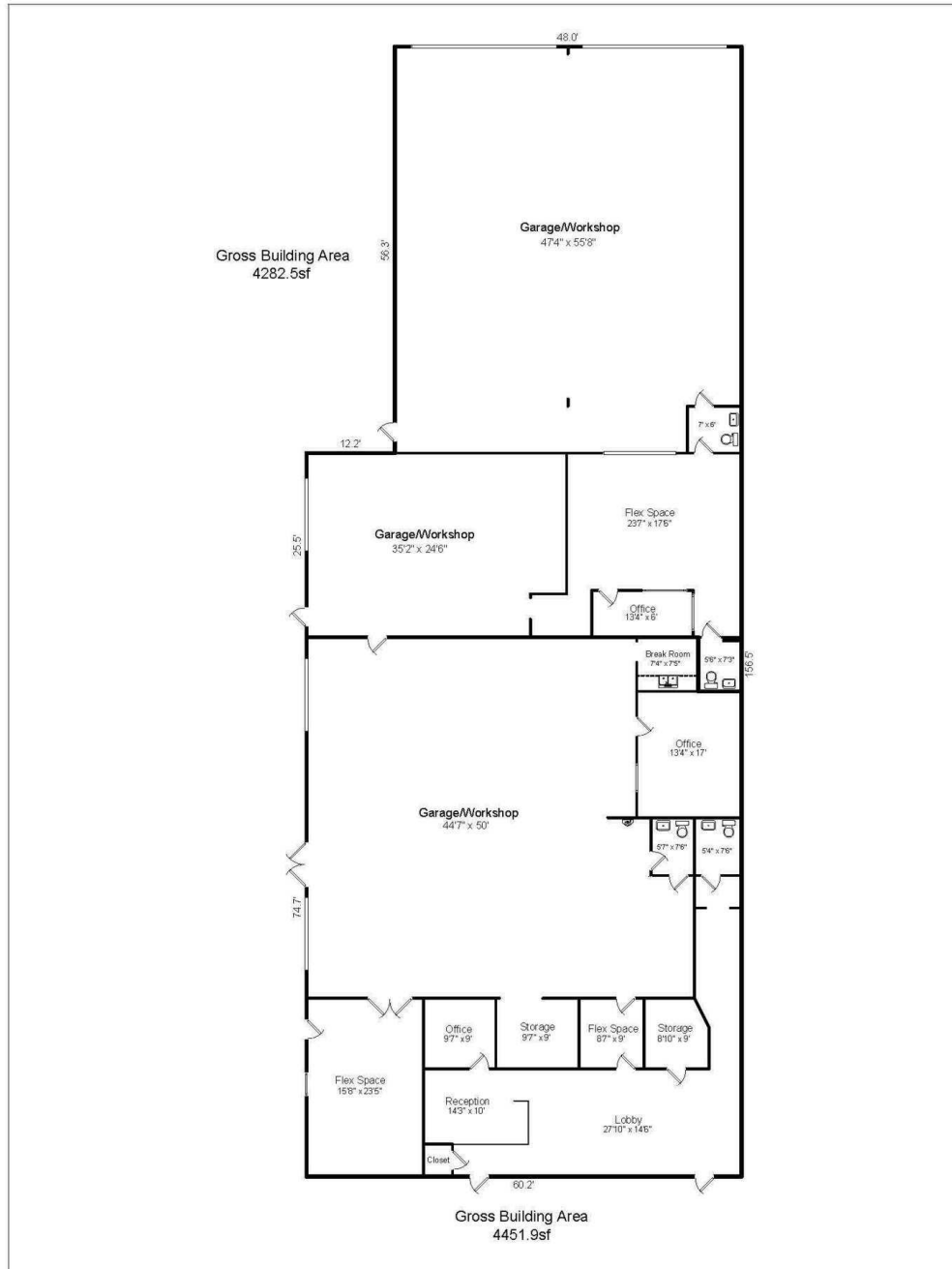
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7226 Harrisburg Road (10,766.4 sf)



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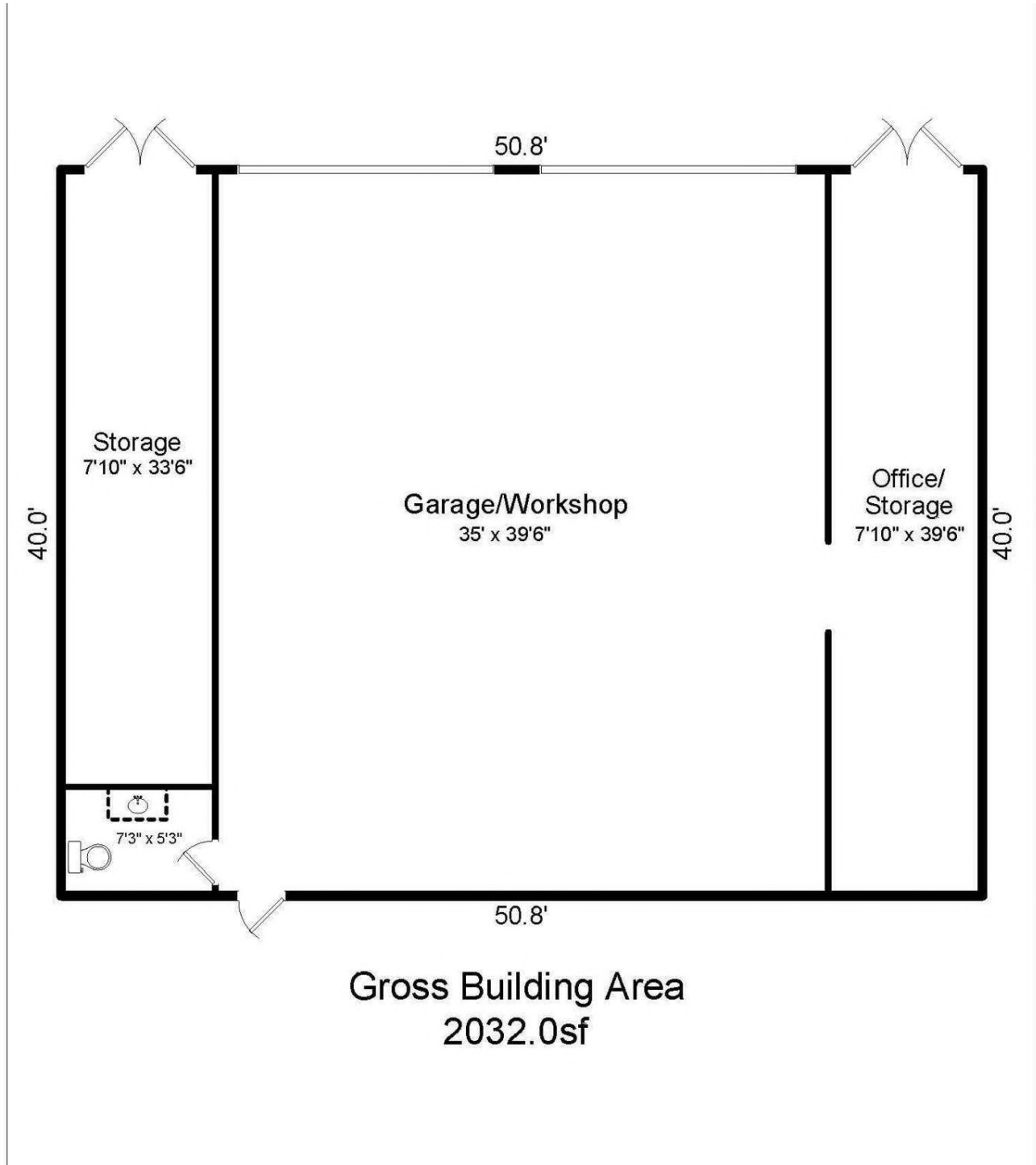


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FLOORPLAN

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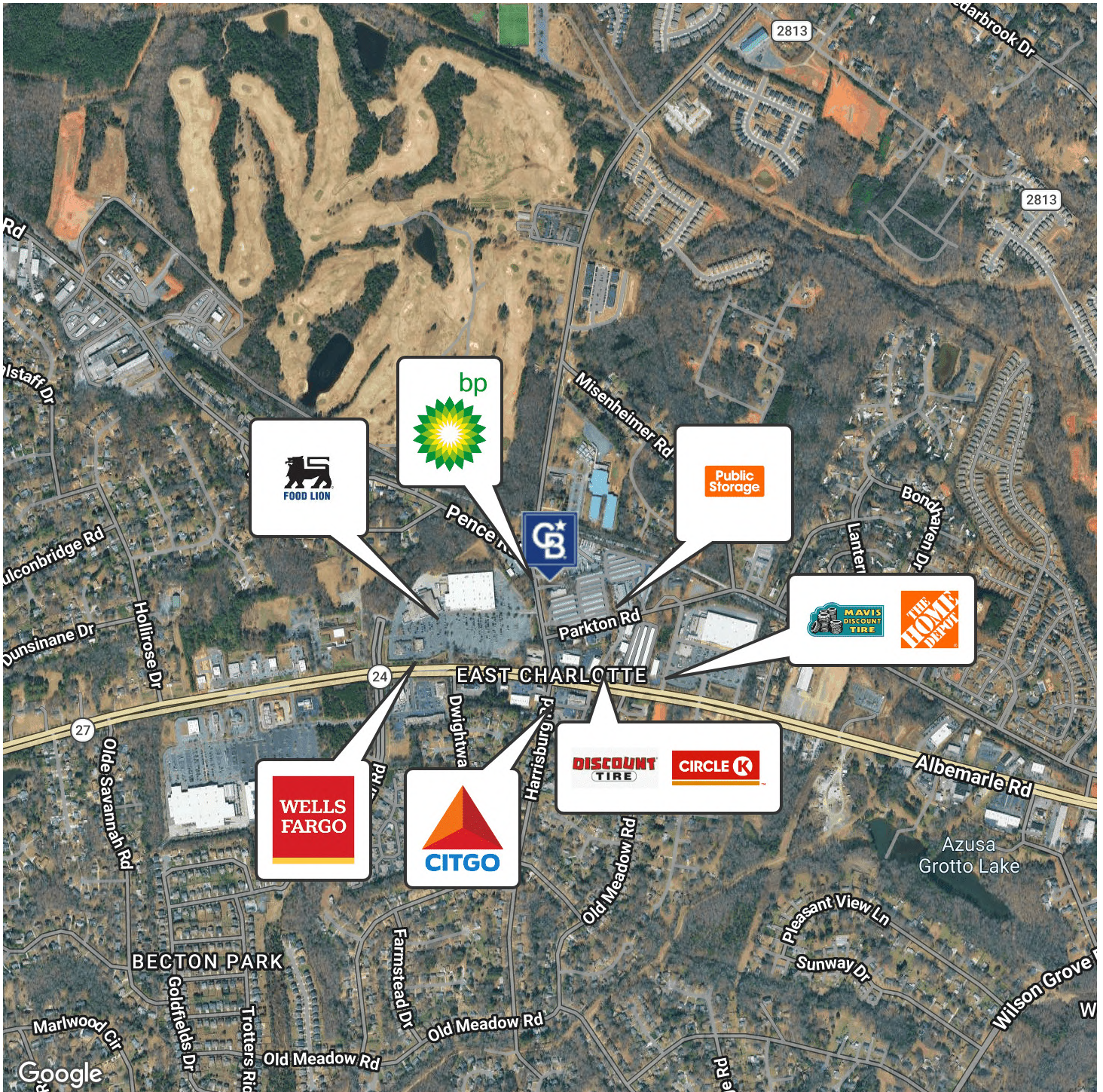


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RETAILER MAP

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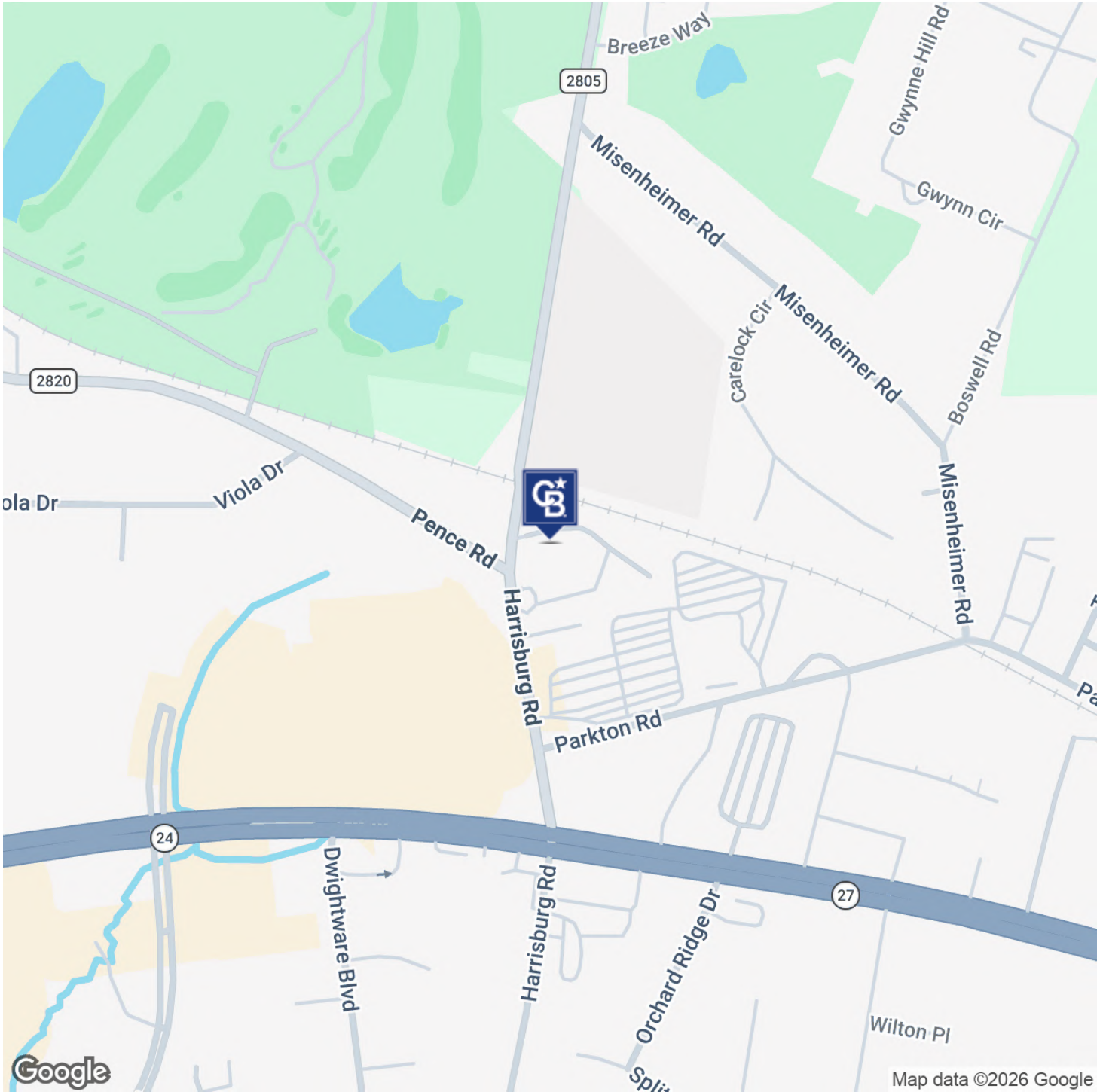


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LOCATION MAP

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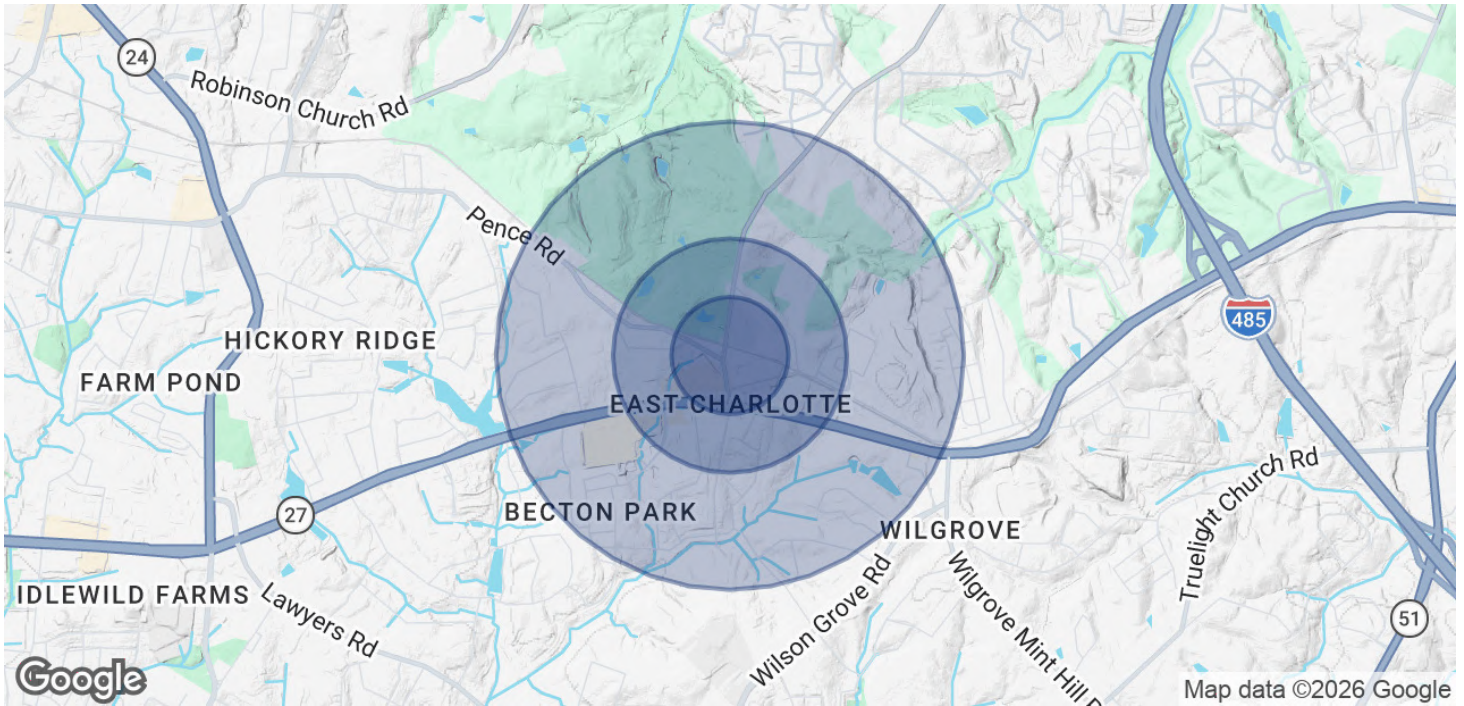


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DEMOGRAPHICS MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	532	2,120	8,346
Average Age	32.3	31.7	31.6
Average Age (Male)	26.6	27.6	28.4
Average Age (Female)	36.8	35.5	35

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	172	672	2,628
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$71,320	\$70,386	\$71,363
Average House Value	\$208,488	\$208,045	\$208,652

2023 American Community Survey (ACS)

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