



3990 Sam Wilson Road

Charlotte, North Carolina 28214



Available for Sale or Lease

+/- 23,153 SF Industrial Building on 7.924 AC

Property Overview

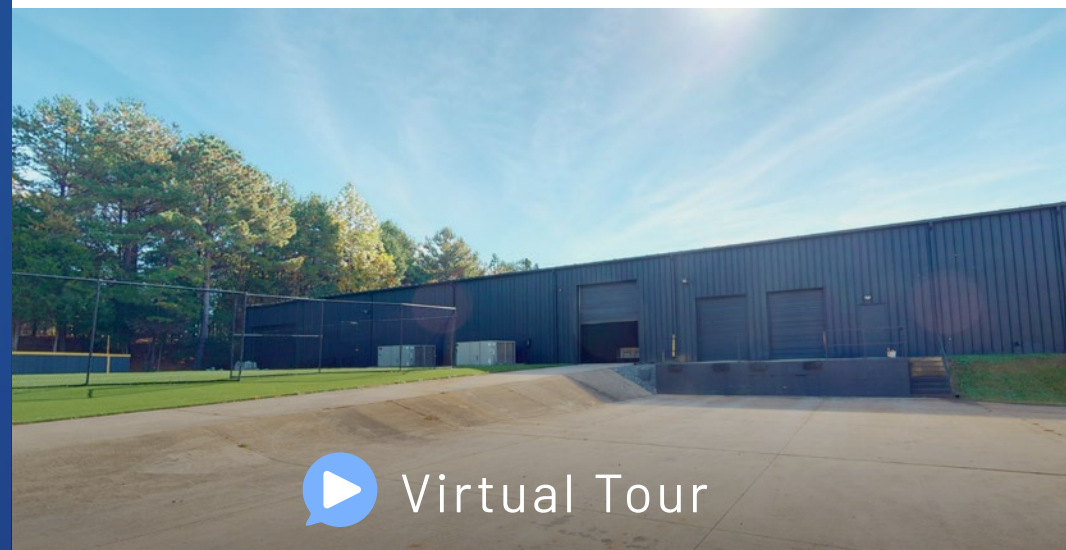
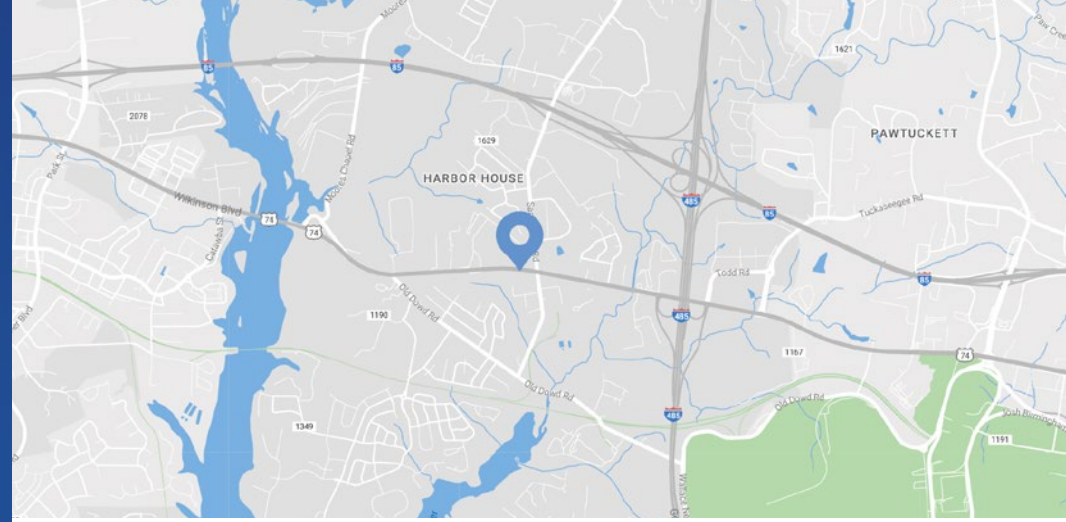
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An excellent opportunity to purchase or lease an industrial building situated on +/- 7.94 AC. The property features four private offices, a breakroom, a conference room, an open bullpen, and warehouse space. Located along the proposed LYNX Silver Line and just steps from the future Sam Wilson station, this site offers unique amenities and a prime location. It's conveniently positioned only 1.3 miles from I-485, 2.3 miles from I-85, and 3 miles from Charlotte Douglas International Airport, making it a highly accessible acquisition opportunity along Wilkinson Blvd.

Property Details

Address	8601 Wilkinson Blvd. Charlotte, NC 28214
Availability	+/- 23,153 SF on 7.924 AC Available for Sale +/- 2,000 SF Office +/- 21,153 SF Warehouse
Parcel ID	11304608
Use	Industrial
Parking	10 parking spaces
Zoning	I-1(CD)
Clear Height	16 FT - 18 FT
Dock Doors	(2) Drive-In Doors (2) Dock High Doors
Access	Excellent access to I-85 and I-485 Located on the proposed LYNX Silver Line
Year Built	1989
Additional Details	4 private offices, breakroom, conference room, open bullpen, warehouse Entire building is heated and cooled
Sale Price	\$5,999,999
Lease Rate	\$20/SF NNN fees at \$1.17/SF

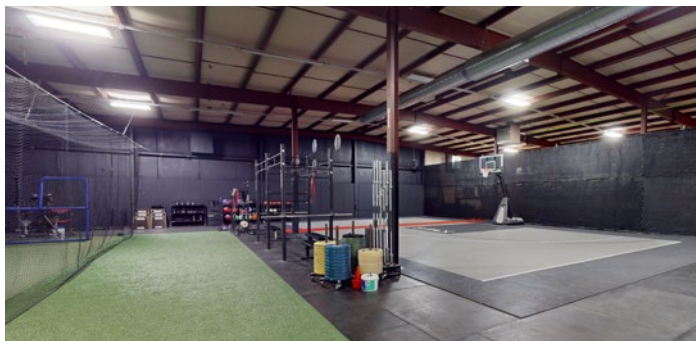
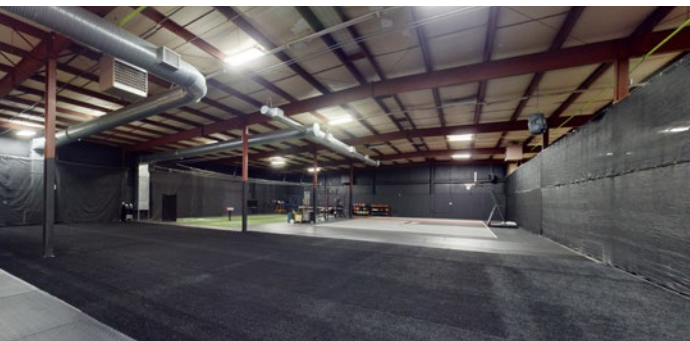
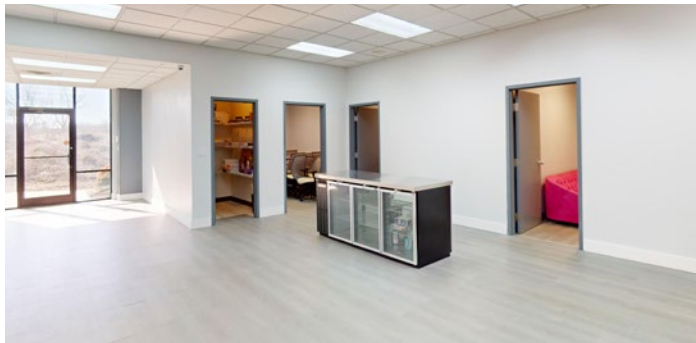
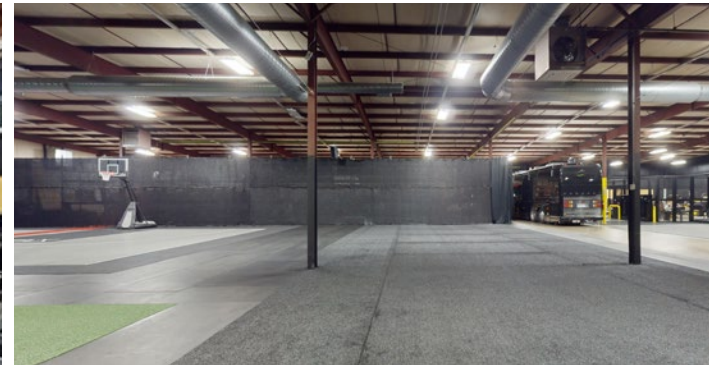


[Virtual Tour](#)

Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	2,698	26,235	92,410
Avg. Household Income	\$115,064	\$107,470	\$102,043
Median Household Income	\$102,677	\$81,741	\$77,842
Households	1,209	10,344	36,476
Daytime Employees	1,092	12,180	49,303

Interior Photos

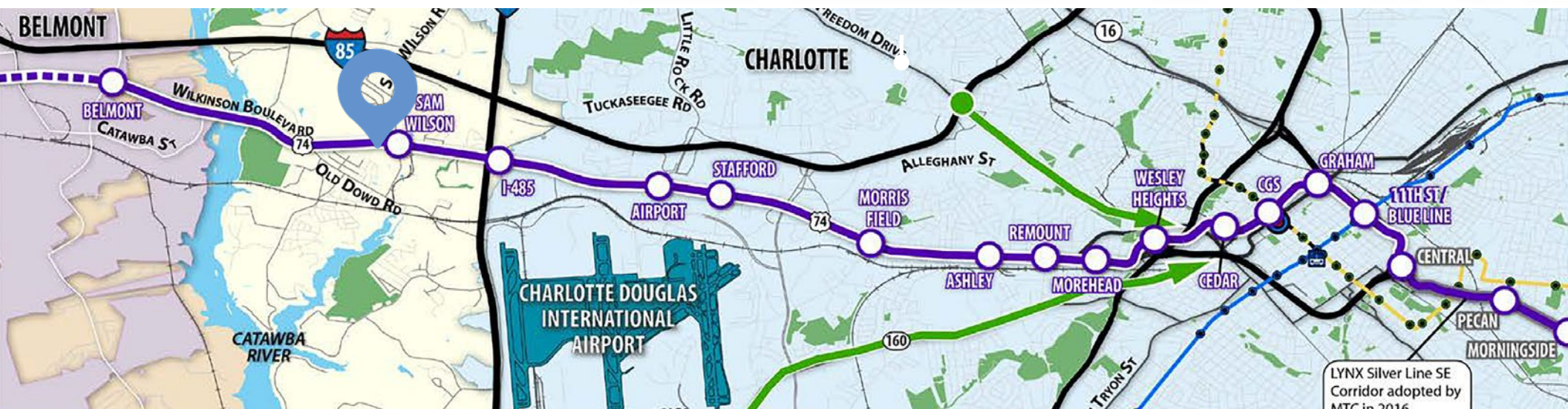
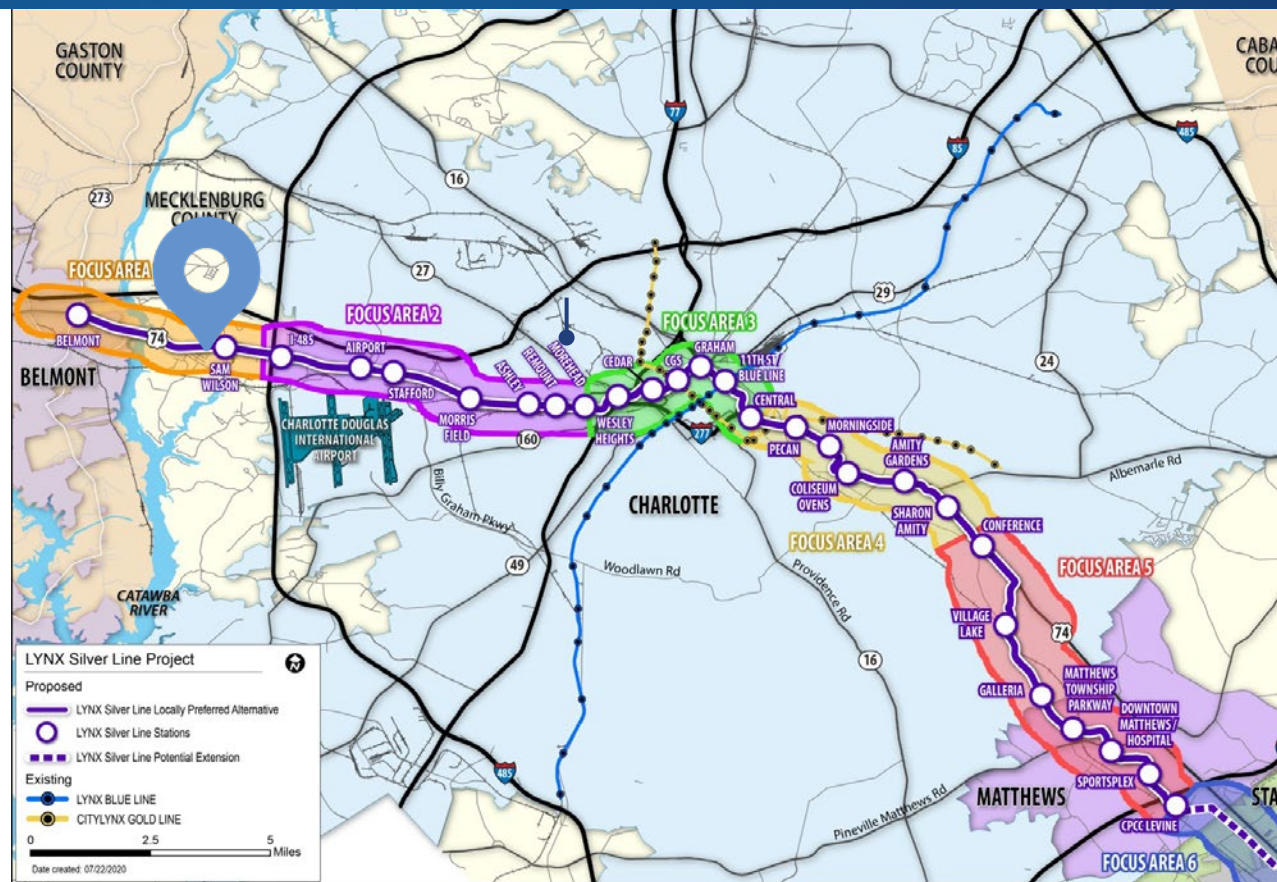


Lynx Silver Line

The LYNX Silver Line is a planned 29-mile, 31 station light rail alignment from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, into Union County. Key connections include:

- Lynx Blue Line Light Rail
- CityLYNX Gold Line Streetcar
- Charlotte Douglas International Airport
- Charlotte Gateway District
- Bank of America Stadium
- CPCC Central and Levine campuses
- Truist Field
- Ovens Auditorium
- Bojangles Coliseum
- Novant Uptown and Matthews hospitals
- Town of Matthews
- Sportsplex

[Learn More](#)





Wilkinson Blvd.

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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.