

# PRIME CHARLOTTE DISTRIBUTION FACILITY FOR SALE OR LEASE

10401 Monroe Road, Matthews, NC 28105



**IN-FILL MARKET  
TURNKEY WAREHOUSE  
& DISTRIBUTION CENTER**  
877,323 SF  
63.6 AC

**CONFIDENTIAL MEMORANDUM**  
GA Group is the exclusive real estate  
advisor for this property offering.





## EXECUTIVE SUMMARY

GA Group is pleased to offer for sale or lease 10401 Monroe Road, a high quality 877,323 square foot, distribution facility situated on 63.6 acres in Matthews, North Carolina. Currently active as one of Family Dollar's regional distribution facilities, the operation will be consolidated in mid-2026 offering a rare opportunity to acquire an institutional scale turn-key logistics facility within a core Charlotte in-fill market, materially reducing downtime, re-tenanting costs, and execution risk for both investors and end users alike.

The facility's physical improvements have been purpose built and provide an array of attractive features across its primarily single story warehouse configuration. These include distribution-optimized clear heights, excellent dock door coverage, racking ready layouts, modernized building systems, and in-place equipment specifically designed to facilitate high-velocity distribution.

Additionally, despite its infill location, this property is differentiated by its exceptional exterior scale providing trailer capacity that exceeds many Charlotte-area infill distribution facilities and rivals some standalone third-party trailer yards. Recent capital investments, including a complete roof replacement (2023) and over \$1.2 million in concrete repaving (2024), have significantly enhanced the asset's durability while limiting its near term capital exposure.

Alongside these facility advantages, with its East submarket location this asset offers exceptional proximity to downtown while benefitting from true infill characteristics, limited land availability, and heightened entitlement constraints, all of which restrict future competitive supply. These dynamics have historically supported strong occupancy, rent resilience, and long-term value preservation within the submarket, only enhancing the asset's underlying real estate value.

Given the facility's institutional scale, turnkey distribution infrastructure, rare trailer capacity, and irreplaceable infill location, this offering represents a compelling opportunity for investors seeking durable cash flow and long term value appreciation, as well as users requiring immediate, high volume distribution capabilities within the Charlotte MSA.

## INVESTMENT HIGHLIGHTS

### HIGH QUALITY REGIONAL LOGISTICS FACILITY

- Institutional Scale ±877K SF Distribution Facility
- Recently Operational Family Dollar Regional DC
- Turnkey Interior & Exterior Infrastructure
- Significant Recent Capital Investment Completed

### DIFFERENTIATED SITE CHARACTERISTICS & CAPACITY

- ±410 On Site Trailer Parking Positions
- 142 Dock High Doors & ~120' Truck Court
- Rare Large-Scale Yard Depth in Infill Market
- Highly Attractive for National Users & 3PLs

### STRATEGIC, HIGH-DEMAND SOUTHEAST LOGISTICS HUB

- Core Charlotte MSA Distribution Location
- Central location to Southeast, Midwest & Mid Atlantic
- Major National Users Active in the Market
- Deep Labor Pool & Transportation Network

### IRREPLACEABLE INFILL MARKET LOCATION

- Infill Matthews Positioning within East Submarket
- Constrained Land & Entitlement Environment
- Strong Demand with Limited Future Inventory
- Excellent Long-Term Rent & Value Outlook

## OFFER PROCESS & TIMELINE

Ownership interest offered will be fee-simple interest for the property. Potential purchasers/lessees are encouraged to make property visits, which may be scheduled through GA Group following offer submission.

Offers should be submitted in writing and must specifically address:

#### Purchase Offers:

- Purchaser Entity
- Purchase Price
- Escrow Deposit
- Due Diligence & Closing Timelines
- Financing Considerations
- Any Other Offer Contingencies

#### Lease Offers:

- Lease Guarantor Entity
- Proposed Lease Terms

### OFFER DATE TO BE COMMUNICATED



**QUALITY INFILL  
MARKET POSITIONING**



**RECENTLY OPERATIONAL  
TURNKEY FACILITY**



**SIGNIFICANT RECENT  
CAPITAL INVESTMENT**



**CENTRAL SOUTHEAST  
REGIONAL LOCATION**

## PROPERTY DETAILS

The Property is a 877,323 square foot, distribution facility located on 63.6 acres at 10401 Monroe Road in Matthews, North Carolina, an in-fill location within Charlotte's highly constrained East submarket. The facility was recently operational as a Family Dollar regional distribution center, and as such benefits from turnkey interior infrastructure and systems designed for retail distribution, significantly reducing re-tenanting challenges.

The main warehouse totals 839,917 square feet and features 30'–33' clear heights, 142 dock high doors, and approximately ~6% office finish. A key competitive advantage is the Property's exceptional yard and loading functionality, including approximately 410 on site trailer parking spaces, 824 vehicle spaces, and a 120' truck court—a rare combination in close-in Charlotte locations. Recent capital improvements include a complete roof replacement and significant site work representing an ~\$8.7 million investment that has materially enhanced asset condition and mitigated future maintenance cost.

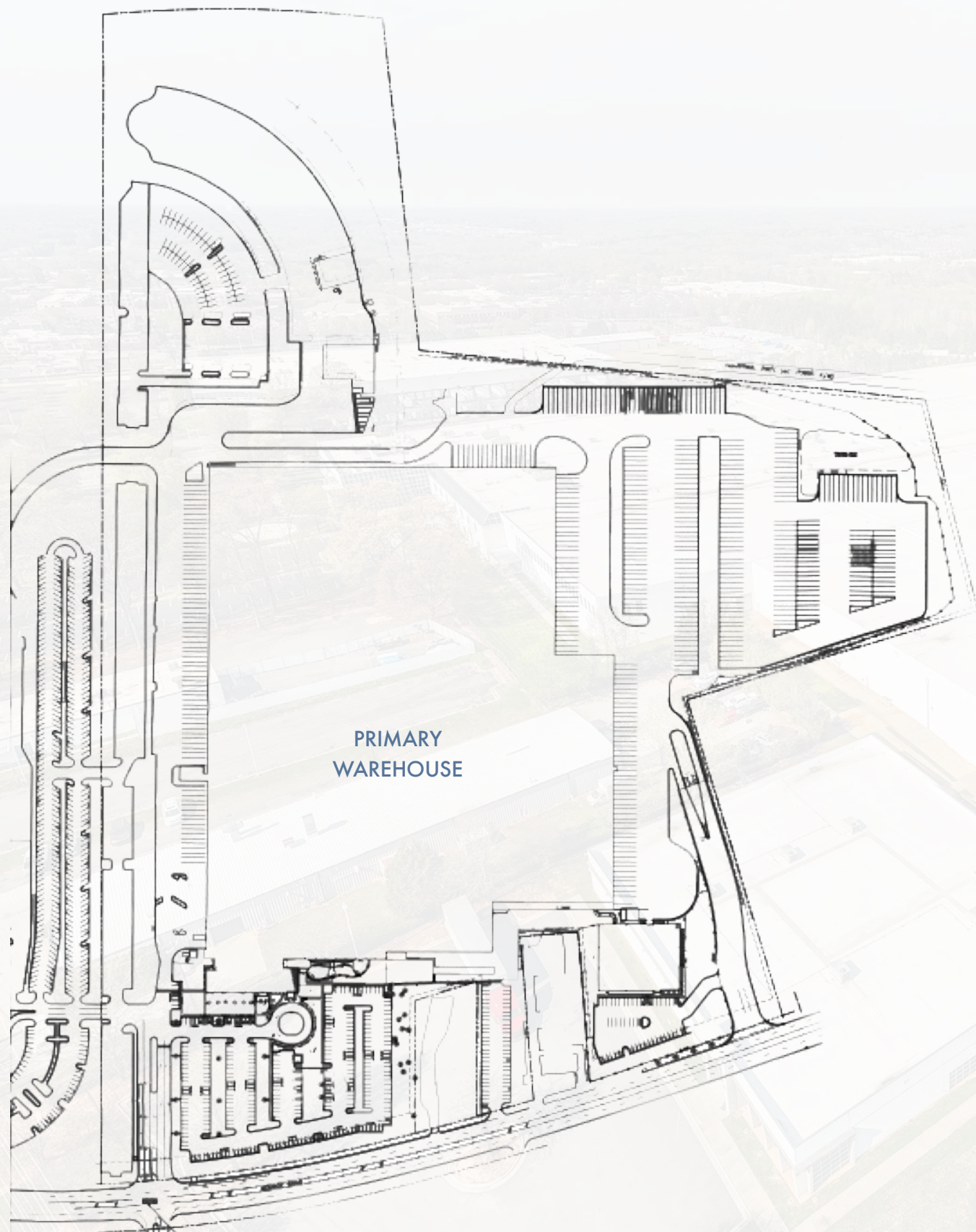
### PROPERTY SUMMARY

<b>ADDRESS</b>	10401 Monroe Road, Matthews, NC 28105
<b>PROPERTY ACREAGE</b>	63.6 AC
<b>TOTAL SF</b>	877,323 SF
<i>PRIMARY WAREHOUSE</i>	<i>839,917 SF</i>
<i>SECONDARY BUILDINGS</i>	<i>37,406 SF</i>
<i>TOTAL OFFICE</i>	<i>~6%</i>
<b>YEAR BUILT/RENOVATED</b>	1974 / 2008
<b>CONSTRUCTION</b>	Precast Concrete, Steel Frame, Concrete Block and Metal
<b>FOUNDATION</b>	Reinforced Concrete
<b>ROOF</b>	Membrane over Metal Deck (New 2023)
<b>HVAC</b>	Boiler System - Warehouse Package Rooftop Units - Office
<b>ELECTRICAL</b>	750 KVA 3 Phase 277/480 Volts 1000 KVA 3 Phase 277/480 Volts 2000 KVA 3 Phase 277/480 Volts
<b>PARKING</b>	410 Trailers, 824 Vehicle Spaces
<b>LOADING DOCKS</b>	142 Loading Docks; Drive In Door
<b>CEILING HEIGHT</b>	30-33' Clear
<b>PROPERTY ZONING</b>	I-1 Light Industrial
<b>PARCEL ID'S</b>	193-551-02

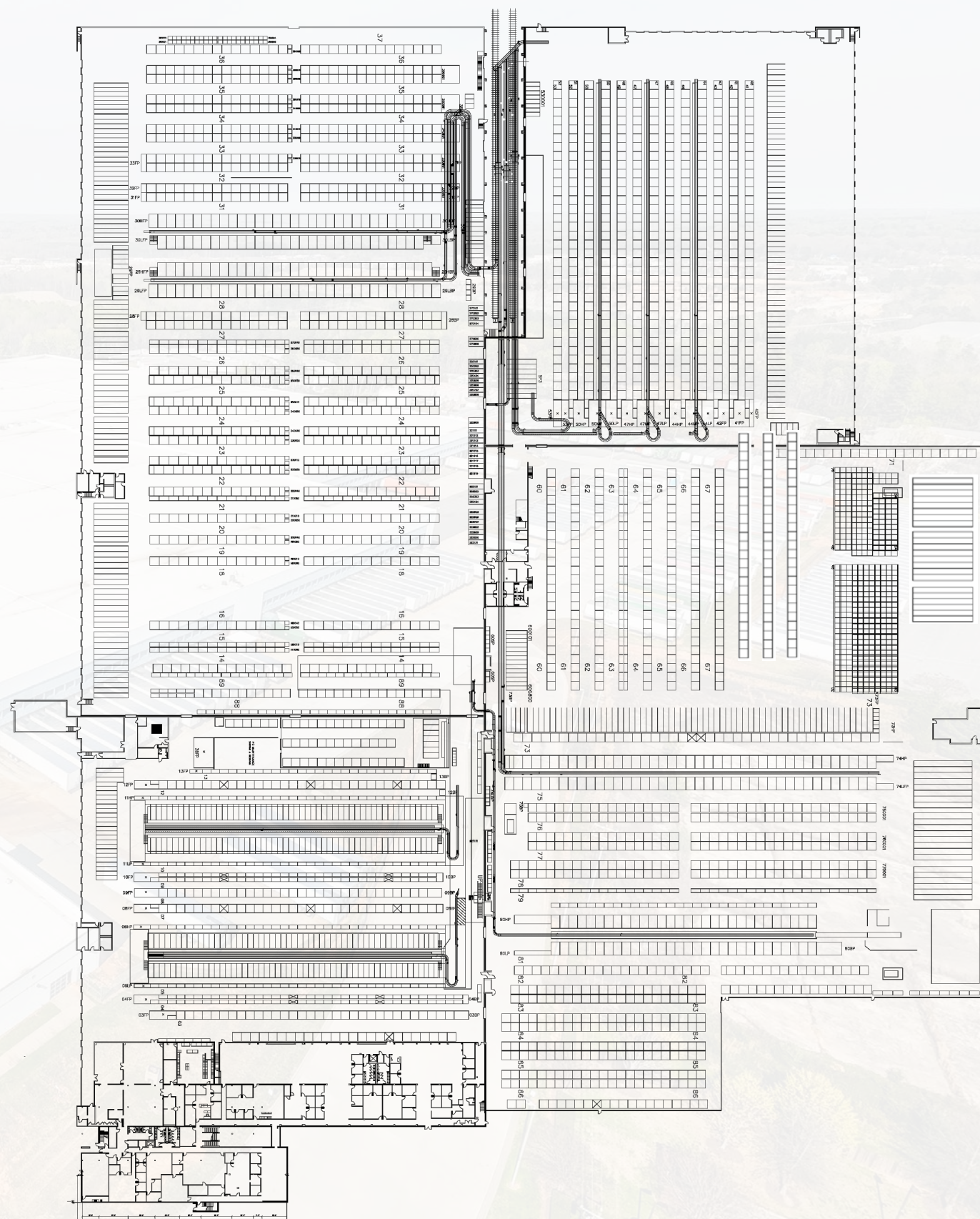


# BUILDING FLOORPLANS

## PROPERTY SITE PLAN



## REPRESENTATIVE FACILITY PLAN



## MARKET OVERVIEW

### Strategic Southeastern Distribution Hub

The Charlotte metropolitan area has emerged as one of the most important industrial and logistics markets in the Southeastern United States, supported by sustained population growth, a rapidly expanding consumer base, and a highly centralized geographic position. The Charlotte MSA now encompasses approximately 300+ million square feet of industrial inventory, ranking it among the largest and most liquid industrial markets in the Carolinas and broader Southeast. Industrial demand has remained diversified across e-commerce, third party logistics (3PL), food and beverage distribution, healthcare, and light manufacturing, reinforcing the market's long term durability.

### Transportation Infrastructure & Regional Connectivity

Charlotte's industrial growth is anchored by best in class transportation connectivity. The region sits at the intersection of Interstates I-85 and I-77, providing direct north/south and east/west access to Atlanta, Raleigh-Durham, Greenville Spartanburg, Charleston, and the broader Mid Atlantic. The I-485 beltway further enhances regional distribution efficiency by allowing operators to bypass congestion while maintaining proximity to population centers. Charlotte Douglas International Airport—one of the busiest airports in the world—adds significant air cargo capacity and supports time sensitive logistics and distribution operations.

### Tenant Demand & Market Resilience

Despite an elevated development cycle over the past several years, Charlotte continues to demonstrate strong tenant demand fundamentals. In 2025, the market recorded over 6 million square feet of positive net absorption, driven largely by large format distribution users and nationally recognized occupiers. Major tenants with active or expanding distribution footprints in the market include Amazon, Walmart, Carolina Beverage Group, Atrium Health, UTZ Brands, and multiple national 3PL operators, underscoring Charlotte's role as a regional distribution hub for the Southeast. Construction activity has moderated entering 2026, which is expected to support continued stabilization and tightening of market conditions.

### East Submarket Overview – Infill Stability & Last Mile Advantage

The East Submarket, which includes Matthews, NC, represents one of Charlotte's most supply constrained and strategically positioned industrial nodes. The submarket contains approximately 8.5 million square feet of industrial inventory and has historically maintained lower vacancy than the broader Charlotte market, reflecting limited new development and strong infill demand. Proximity to Uptown Charlotte, established residential density, and direct access to US 74 (Independence Boulevard) provide a compelling advantage for last mile distribution, service oriented industrial users, and companies prioritizing labor access.

### HIGH BARRIERS TO ENTRY - MATTHEWS, NC

Matthews is a fully built-out community with limited remaining industrial zoned land and a highly constrained entitlement environment. Recent rezoning history and adopted land use policy demonstrate a heightened scrutiny applied to large scale industrial and industrial adjacent proposals. As a result, new speculative supply faces significant approval risk, reinforcing the scarcity and long term value of existing industrial assets within the submarket. Recent entitlement activity underscores these barriers:

- In October 2025, developers withdrew the rezoning application for "Project Accelerate," a proposed 123 acre speculative data center, prior to formal consideration by the Board of Commissioners
- The withdrawal followed significant public opposition and community engagement, with residents citing concerns related to land use compatibility, infrastructure strain, and preservation of community character
- Town leadership publicly acknowledged the difficulty of advancing large format industrial uses in Matthews, with elected officials indicating limited support for similar proposals moving forward



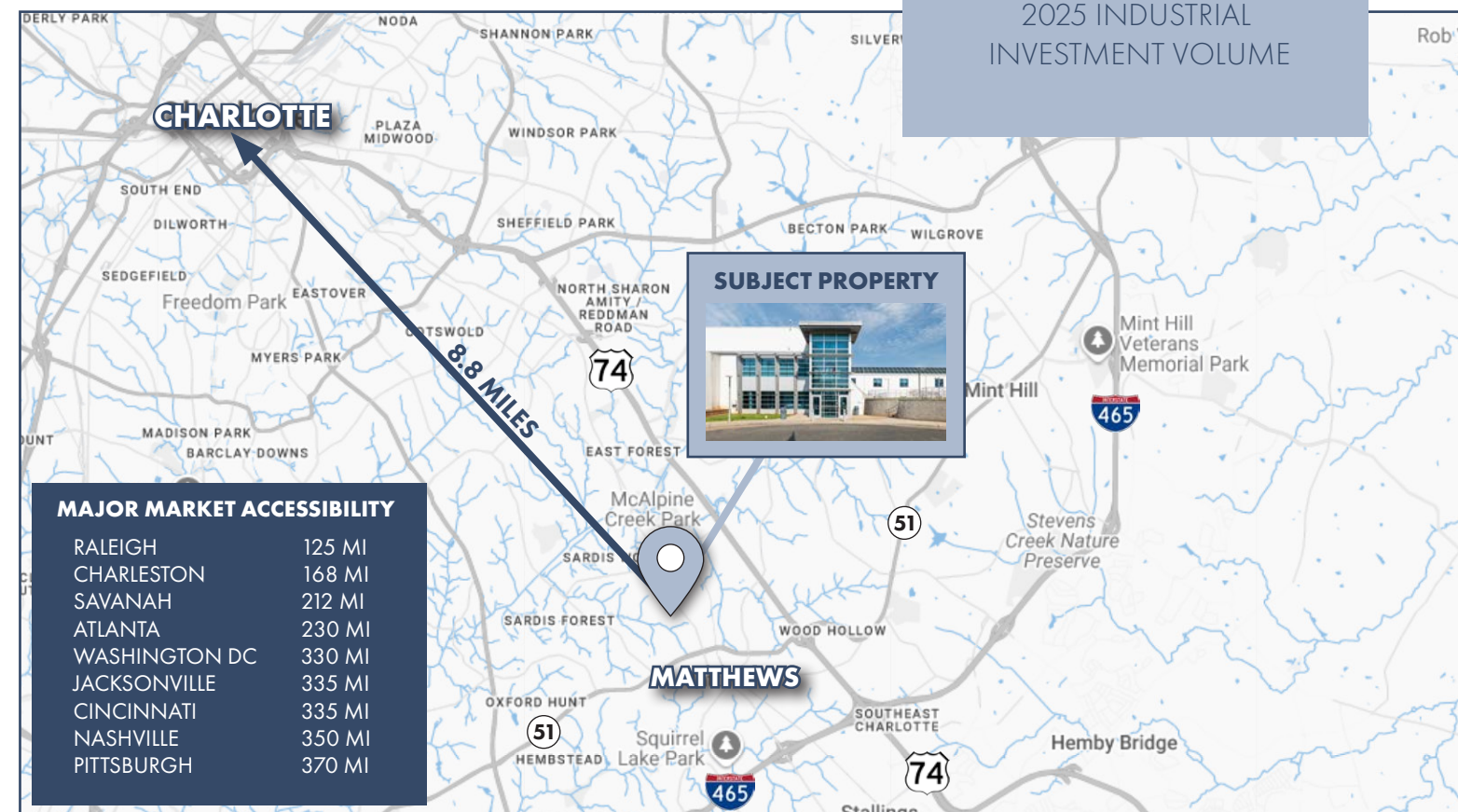
## CHARLOTTE, NC MARKET HIGHLIGHTS

**300M+ SF**  
2025 INDUSTRIAL  
TOTAL INVENTORY

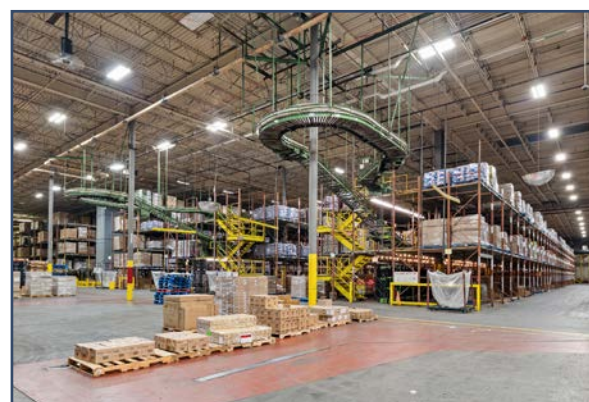
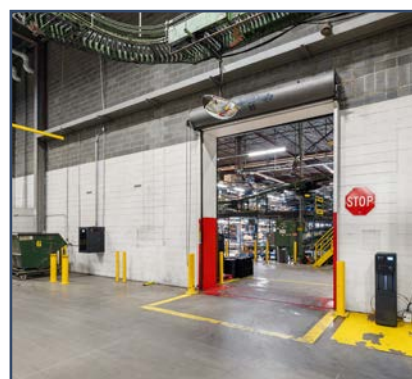
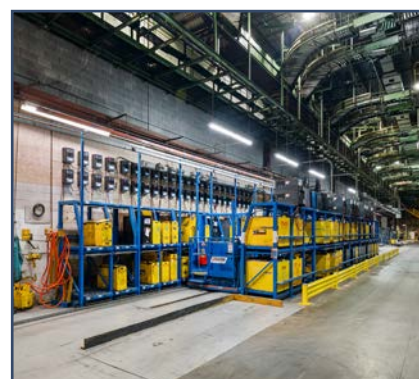
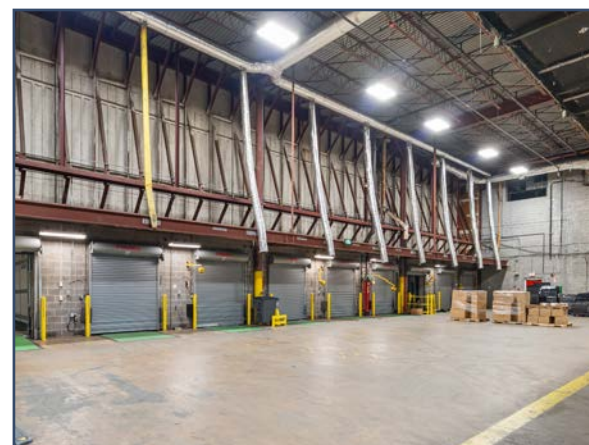
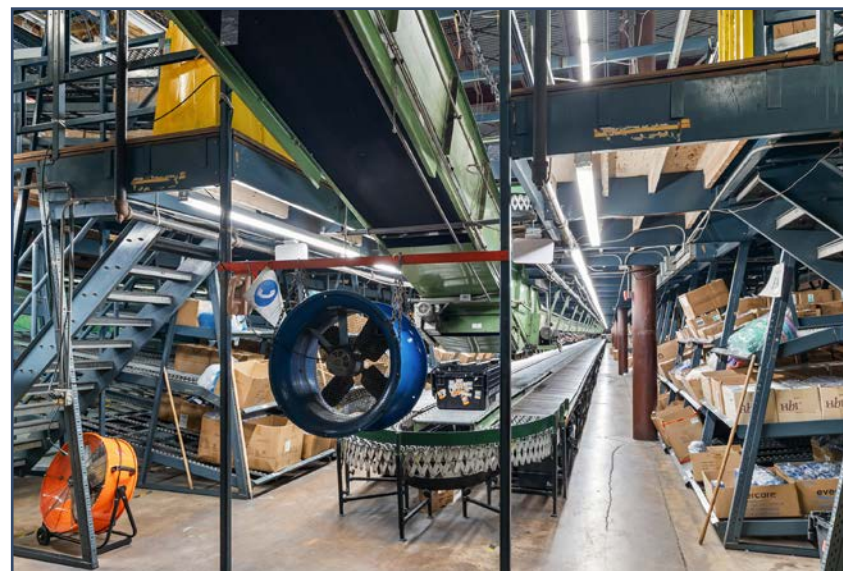
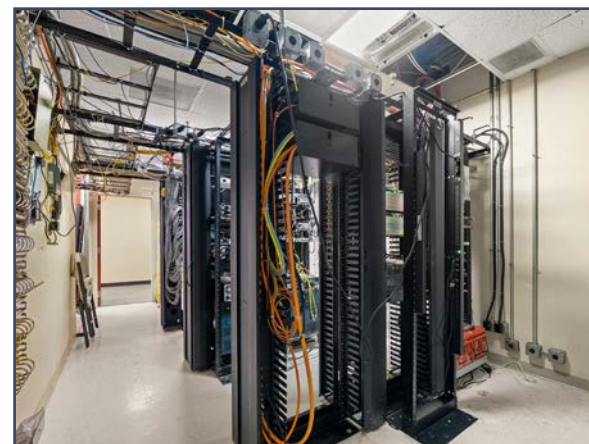
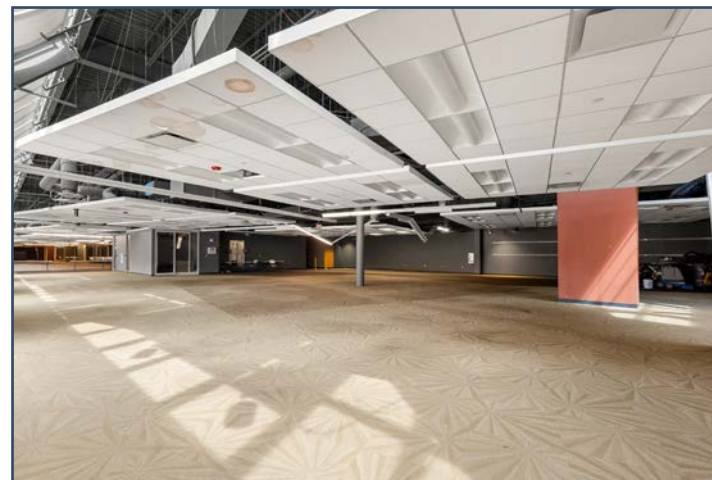
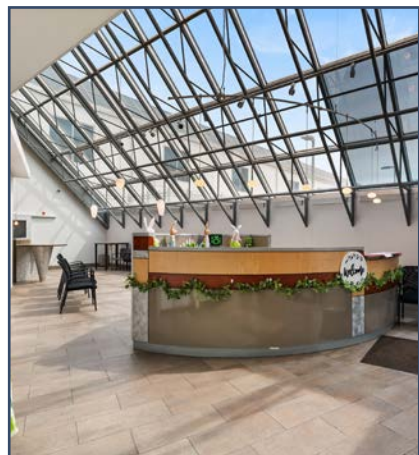
**TOP - 15**  
US INDUSTRIAL  
MARKET

**6M+ SF**  
2025 INDUSTRIAL  
NET ABSORPTION

**\$2.0B+**  
2025 INDUSTRIAL  
INVESTMENT VOLUME



# PROPERTY PHOTOS



## ABOUT GA GROUP REAL ESTATE

GA Group Real Estate is uniquely positioned to serve public and private companies in times of growth, M&A, disruption or distress, no matter the objective. We offer a full suite of services and a team of seasoned experts to help clients create value and guide the development and execution of effective real estate strategy. Focused on four core service lines including Asset Sales, Restructuring, Capital Markets, and Strategic Advisory, GA Group Real Estate leverages decades of experience to assist public and private companies, financial institutions, investors, family offices and individuals across a broad range of sectors. Prioritizing excellence and accountability in every facet of our work, our team brings an unparalleled attention to detail and a comprehensive and creative approach to each engagement, tailoring solutions that better position our clients and partners.

**\$6B+** IN ASSETS SOLD      **25M+ SF** IN REAL ESTATE DISPOSED      **\$1B+** IN LEASE SAVINGS

## ABOUT GA GROUP

Since 1973, GA Group has stood as a market leader in diversified corporate advisory services, specializing in asset appraisal and liquidation. Now majority-owned by funds managed by Oaktree Capital Management, L.P., and boasting over 200 dedicated employees, we are a trusted partner to a diverse, blue-chip client base that spans global financial institutions and corporations. Our deep roster of long-tenured industry experts brings unparalleled experience and a proven track record of success across our comprehensive product offerings. With a robust platform, encompassing Appraisal and Valuation Services, Retail, Wholesale and Industrial Liquidations, Real Estate Solutions, and Asset-Backed Lending, we are uniquely positioned to deliver integrated, effective solutions tailored to our clients' complex needs.

**52+ YR** OPERATING HISTORY      **4** CORE CAPABILITIES      **200+** GLOBAL PERSONNEL

## CONFIDENTIALITY DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GA Group and should not be made available to any other person or entity without the written consent of GA Group. This memorandum has been prepared to provide summary information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all the information set forth herein.

Limited Nonresident Commercial Real Estate Broker

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