

4420 ROZZELLES FERRY RD

Charlotte, NC 28216

Available for Sale or Lease

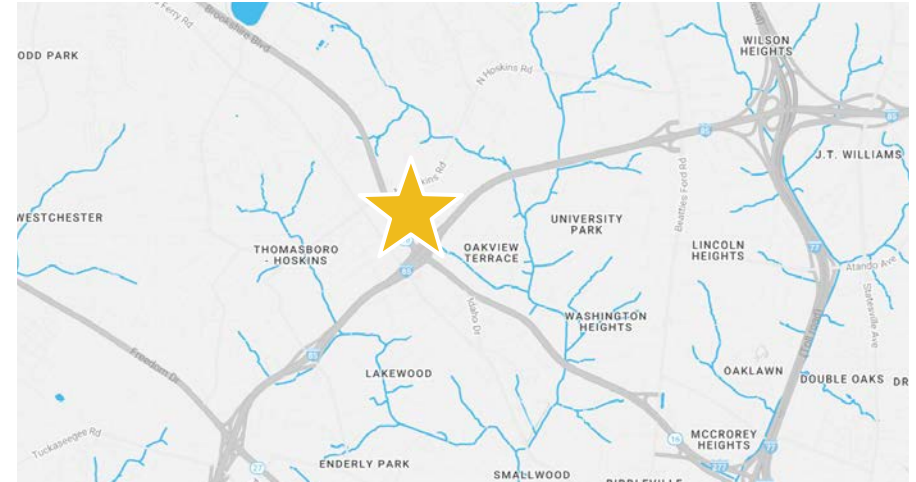
+/- 13,000 SF Industrial Building in Charlotte, NC

 **WHITESIDE**
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer a truck service facility for sale or lease right off Rozzelles Ferry Rd. The +/- 13,000 SF truck service facility sits on +/- 3.5 AC of I-1(CD)-zoned land along the Rozzelles Ferry Rd corridor. The building features office space and truck bays with a total of six drive-in doors—two of which are oversized, allowing for pass-through access. The property includes two 5-ton truck lifts, one of which is located in the covered exterior pass-through between the buildings. A parts storage warehouse with a drive-in door is located at the rear of the warehouse. The site offers convenient access to I-85 and Charlotte Douglas International Airport.

+/- 13,000 SF Truck Service Facility Directly off of Rozzelles Ferry Rd



ADDRESS	4420 Rozzelles Ferry Rd, Charlotte, NC 28216
AVAILABILITY	Available for Sale or Lease
SQUARE FOOTAGE	+/- 13,000 SF
ACREAGE	+/- 3.5 AC
ZONING	I-1(CD)
ASSET CLASS	Industrial
PARCEL ID	Mecklenburg County #03903412
PARKING	Ample Parking
CEILING HEIGHT	Warehouse 1 19'6 FT and 24'6 FT to Center / 25 FT to Center Passthrough Warehouse 2 19'6 FT and 24'6 FT to Center
DOORS	Warehouse 1 (2) 14'x14' Grade Level Doors / (1) 10'x10' Grade Level Door Warehouse 2 (4) 16'x16' Doors
LEASE RATE	Call for Pricing
SALE PRICE	Call for Pricing

Property Photos





Oakdale South

- RYERSON**
- 84 LUMBER**
- ExtraSpace Storage**
- U-HAUL**
- Universal Stone**
- E2 MECHANICAL & INDUSTRIAL REFRIGERATION**
- ATLANTIC CASEWORKS**
- 35,500 VPD**
- DUNKIN' DONUTS**
- 10,500 VPD**
- GoTurnStop**
- Town & Country FENCE**
- PHILGRON AUTO SERVICE**
- ACCEL WELDING AND FABRICATION**
- THE HOME DEPOT Distribution Center**

ROZELLES FERRY RD

10,500 VPD

35,500 VPD

BROOKSHIRE BLVD

MANLEY ST



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	5,642	68,637	201,647
HOUSEHOLDS	2,057	26,840	89,345
AVERAGE HOUSEHOLD INCOME	\$52,430	\$79,337	\$101,648
BUSINESSES	329	2,423	11,713
EMPLOYEE POPULATION	4,422	29,267	161,939

Charlotte

North Carolina

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



LEARN MORE AT CHARLOTTESGOTALOT.COM

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.