

4827 Rozzelles Ferry Road

CHARLOTTE, NC 28216

±15,000 SF WAREHOUSE AVAILABLE FOR LEASE



REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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Executive Summary

PROPERTY DETAILS:

Address: 4827 Rozzelles Ferry Road,
Denver, NC 28216

Available SF: ± 15,000 SF

Zoning: ML-2

Asking Rate: **\$12/PSF NNN**

KEY HIGHLIGHTS:

- ± 15,000 SF Available
- ± 1.12 Acres
- 16' 10" Clear Height
- Small office buildout
- 4 Dock High Doors –
1 with ramp for drive in access
- Zoning – ML-2

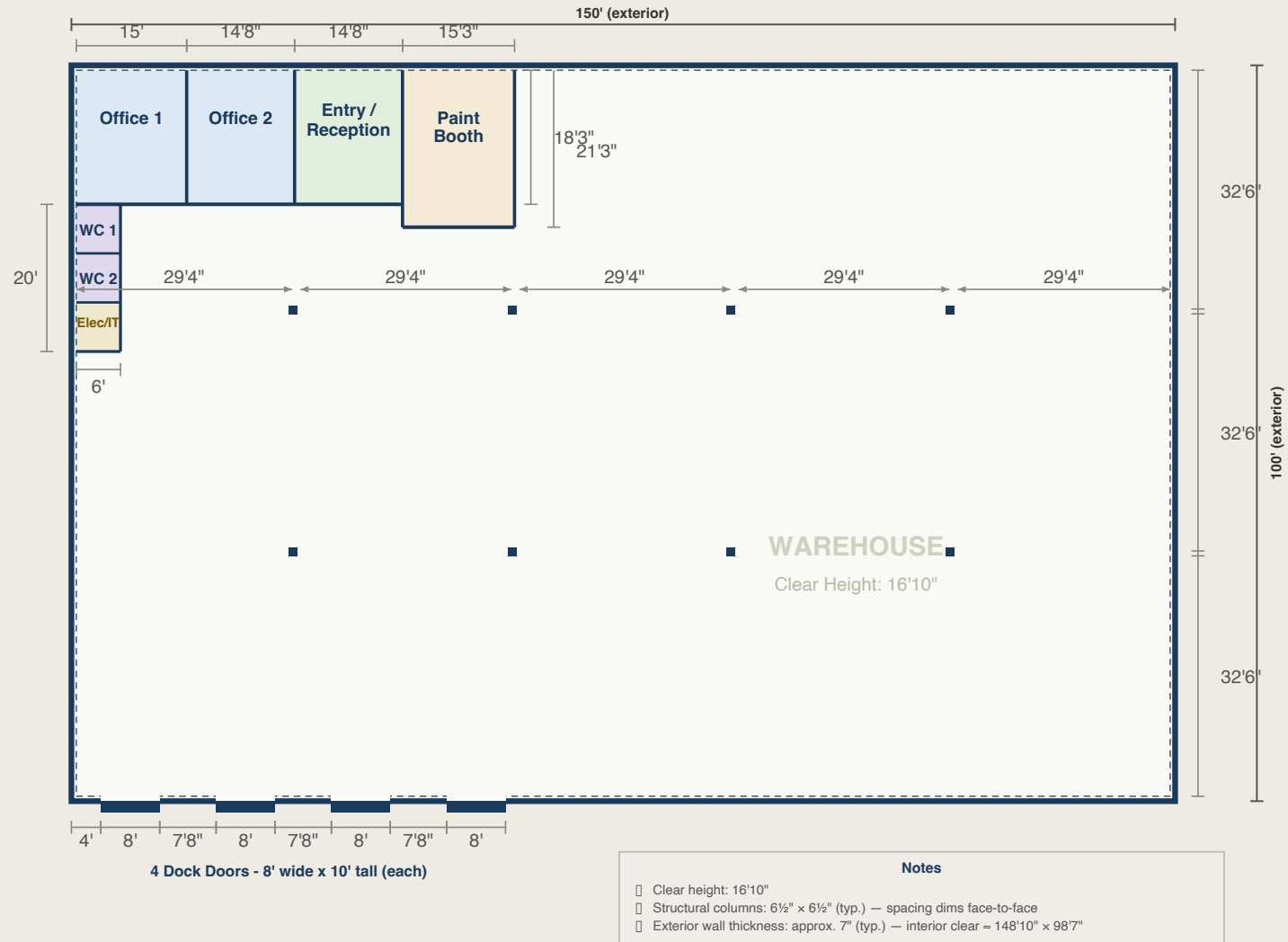


OPPORTUNITY DETAILS:

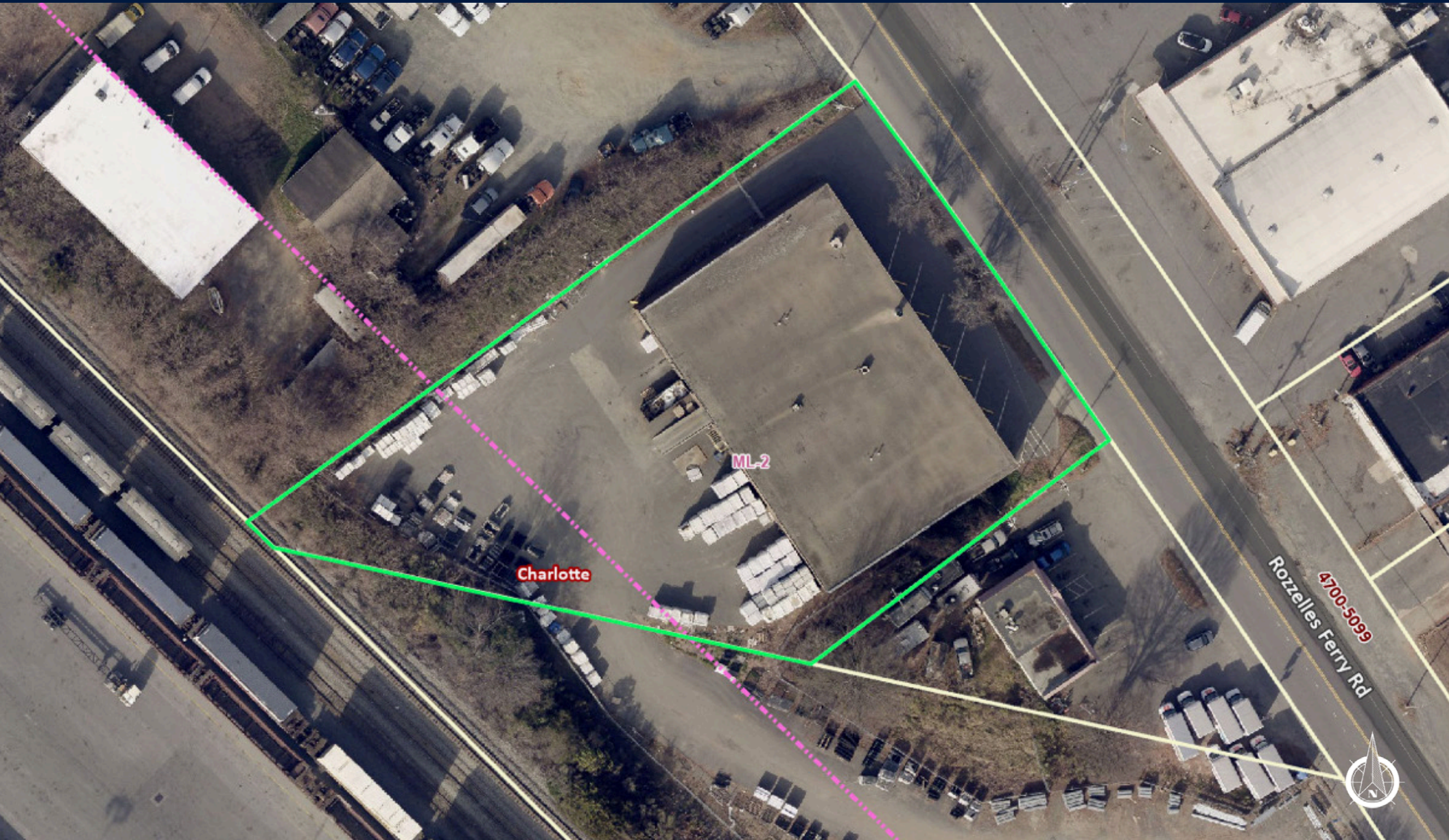
This ± 15,000 SF building sits on approximately 1.12 acres and combines functional warehouse space with a small office component ideal for warehousing or distribution users with a need for outdoor storage. The building features four dock high doors, with one containing a ramp for vehicular access into the warehouse. The building contains a small office element at the front of the building allowing for a reception area, break area, and an office. The two restrooms for the building are in the warehouse. There is also an existing 12' x 14' spray booth in the warehouse area.

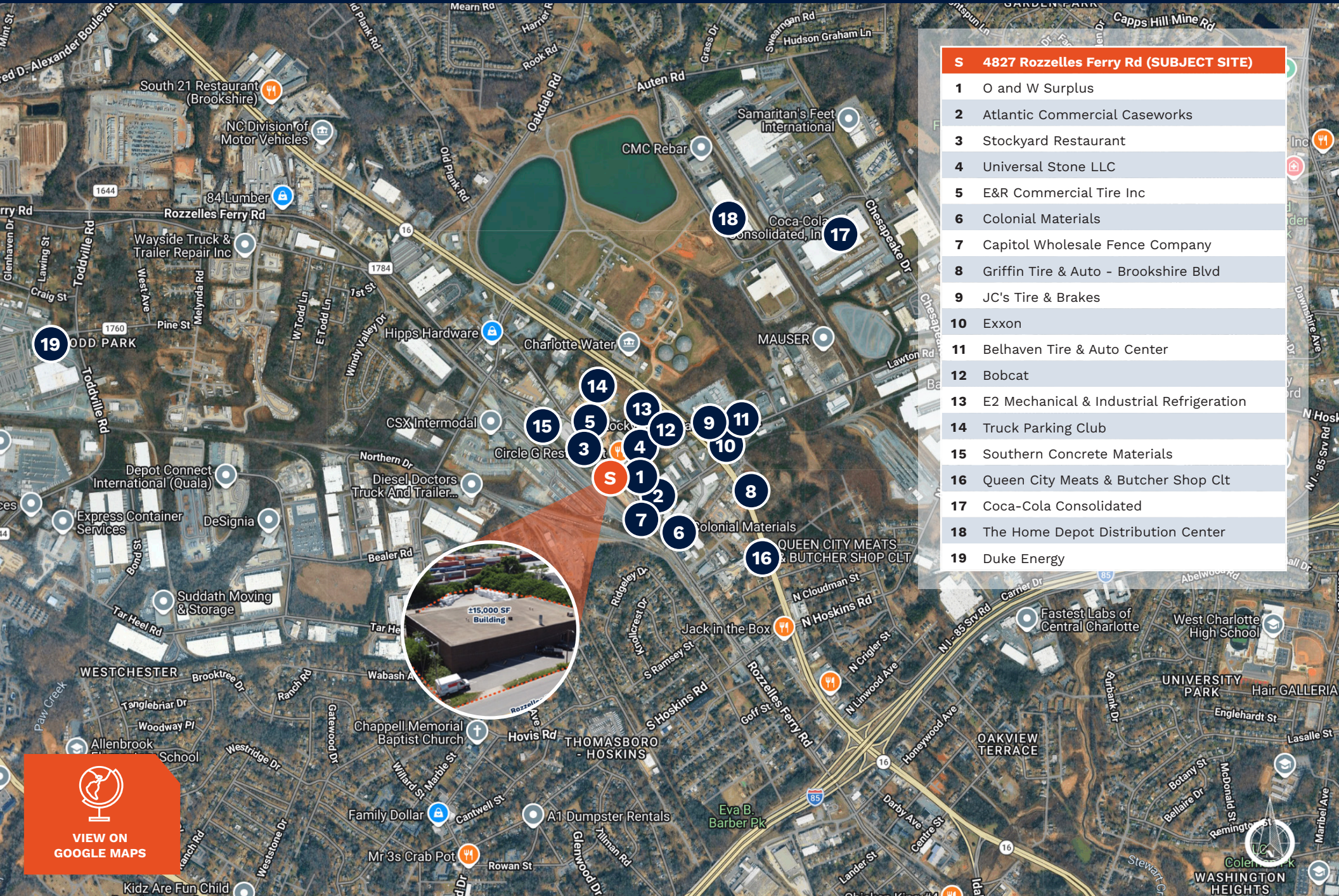
Located on Rozzelles Ferry Road, the property benefits from easy accessibility and the opportunity for signage on a high daily traffic count road. The site offers excellent connectivity to major highways via NC-16 (1 mile to I-85 and 5 miles to I-485) placing it within convenient reach of major logistics routes.





This floor plan is provided for informational purposes only. All dimensions and measurements are approximate and have not been verified by a licensed architect, engineer, or professional surveyor. This plan is not intended for use in construction, permitting, or any legal proceeding.





S	4827 Rozzelles Ferry Rd (SUBJECT SITE)
1	O and W Surplus
2	Atlantic Commercial Caseworks
3	Stockyard Restaurant
4	Universal Stone LLC
5	E&R Commercial Tire Inc
6	Colonial Materials
7	Capitol Wholesale Fence Company
8	Griffin Tire & Auto - Brookshire Blvd
9	JC's Tire & Brakes
10	Exxon
11	Belhaven Tire & Auto Center
12	Bobcat
13	E2 Mechanical & Industrial Refrigeration
14	Truck Parking Club
15	Southern Concrete Materials
16	Queen City Meats & Butcher Shop Clt
17	Coca-Cola Consolidated
18	The Home Depot Distribution Center
19	Duke Energy



CHARLOTTE, NORTH CAROLINA

Charlotte, North Carolina's commercial real estate market continues to show strength in 2025, supported by steady population growth, a thriving business climate, and ongoing corporate migration into the region. The city's strategic position as a financial and logistics hub in the Southeast has helped sustain demand across office, industrial, and retail sectors. Developers and investors remain bullish, particularly in areas like South End, Uptown, and the University submarket, where Class A properties and mixed-use developments are in high demand.

The office sector is gradually stabilizing after several years of disruption, with positive net absorption reported in suburban markets and a notable "flight to quality" trend. Tenants are increasingly seeking newer, amenity-rich buildings, especially in walkable districts such as South End and Midtown. Average Class A office rents continue to rise, and long-term leasing

activity has picked up as companies commit to hybrid and flexible workspace solutions. Meanwhile, older and outdated properties are seeing higher vacancy rates, prompting a wave of renovations and repositioning.

Charlotte's industrial market remains a standout, with vacancy rates holding below national averages despite robust construction activity. The city's proximity to major interstates, rail hubs, and the Charlotte Douglas International Airport positions it as a key distribution center for the Southeast. E-commerce, logistics, and manufacturing users continue to drive absorption, with speculative developments in areas like Gastonia and Concord leasing up rapidly. With strong fundamentals, a growing labor force, and investor interest from across the country, Charlotte remains one of the most dynamic commercial real estate markets in the region.



POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	4,961	63,171	173,938
2025 Population	5,414	71,079	202,290
2030 Population Projection	5,875	10,966	221,960
Annual Growth 2020 to 2025	1.8%	2.5%	3.3%
Annual Growth 2025 to 2030	1.7%	1.8%	1.9%
Median Age	35.4	36.3	35.2
Bachelor's Degree or Higher	12%	20%	34%
U.S. Armed Forces	0	73	402

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,811	23,362	72,521
2025 Households	1,972	26,366	85,469
2030 Household Projection	2,142	28,816	94,092
Annual Growth 2020 to 2025	2.0%	2.8%	3.5%
Annual Growth 2025 to 2030	1.7%	1.9%	2.0%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$59,054	\$76,171	\$94,909
Median Household Income	\$45,664	\$57,186	\$71,875



202,290

2025 POPULATION
(5 Miles)



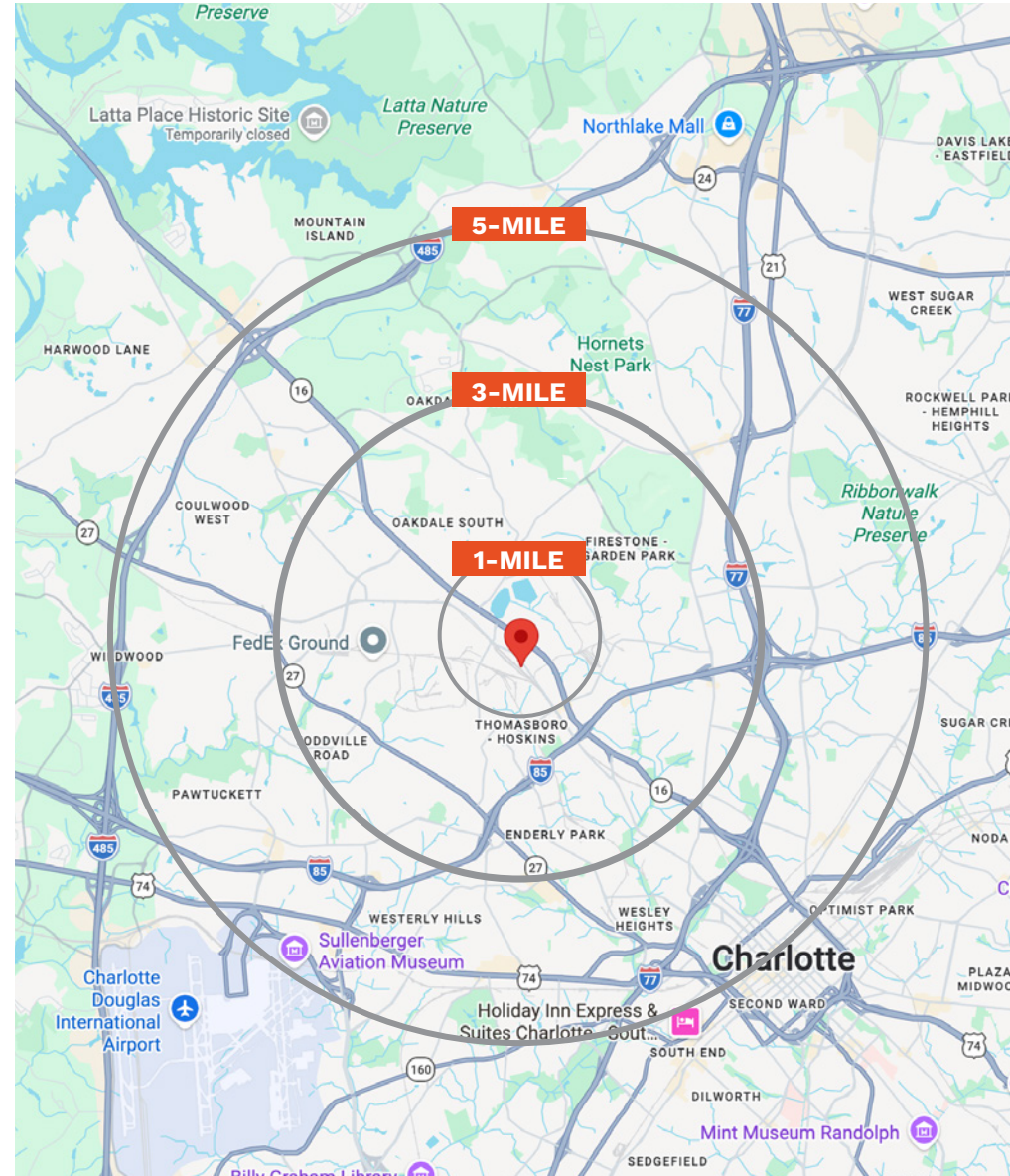
11,477

2025 HOUSEHOLDS
(5 Miles)



\$94,909

AVERAGE HOUSEHOLD
INCOME (5 Miles)





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