



2719 Westport Road

Charlotte, NC 28208



Available for Lease

+/- 27,647 SF Industrial Building

Property Overview

2719 Westport Road

Available for Lease

2719 Westport Rd is a +/- 27,647 SF industrial property zoned ML-1, suitable for manufacturing and logistics. The building features one drive-in door, three dock-high doors, an 18-foot clear height, and a layout comprising 20% office space and 80% warehouse space. Located on Westport Rd, it offers convenient access and excellent functionality for industrial operations.

Property Details

Address 2719 Westport Rd | Charlotte, NC, 28208

Availability +/- 27,647 SF Available for Lease

Acreage +/- 2.119 AC

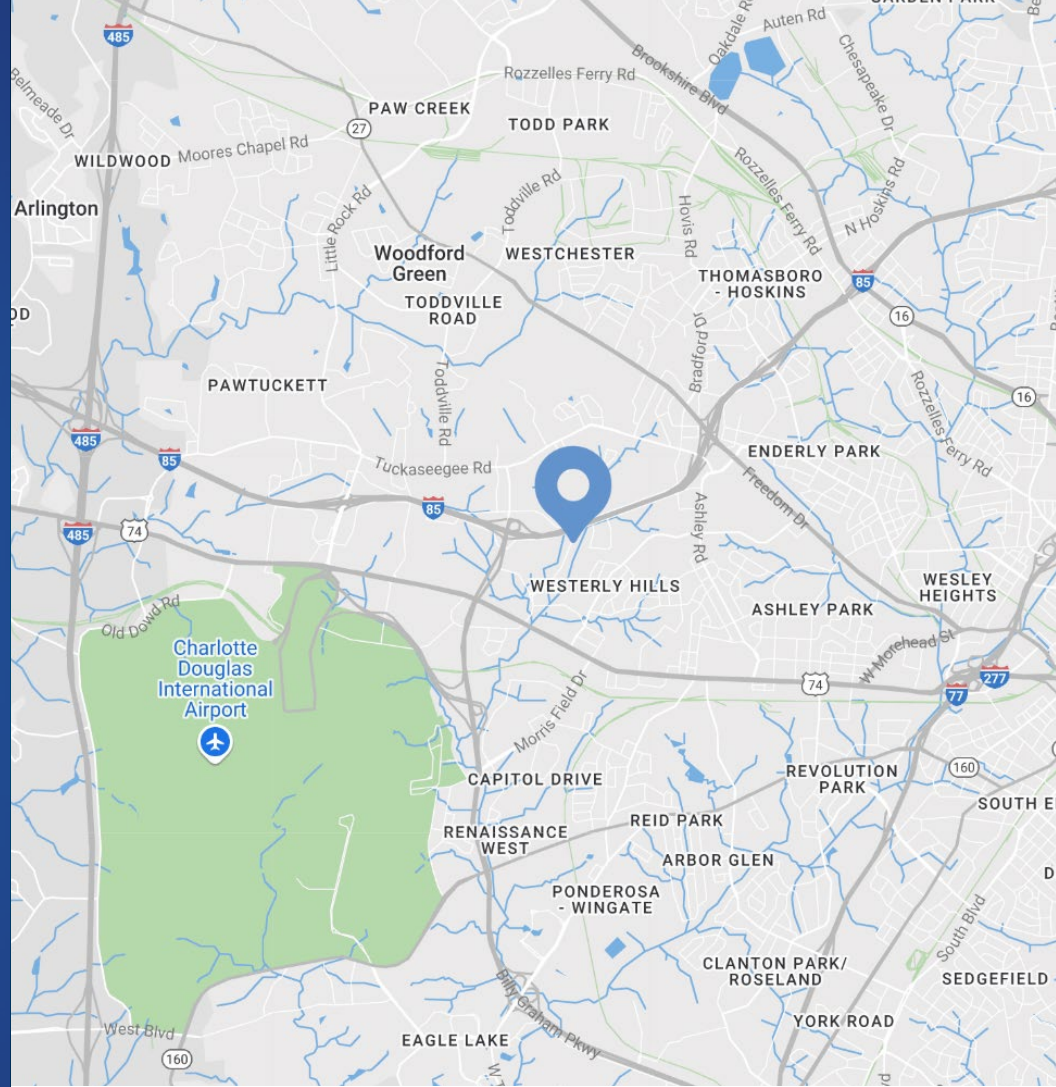
Use Industrial

Parcel 06112305

Zoning ML-1

Traffic Counts Billy Graham Pkwy | 45,500 VPD
I-85 | 114,000 VPD

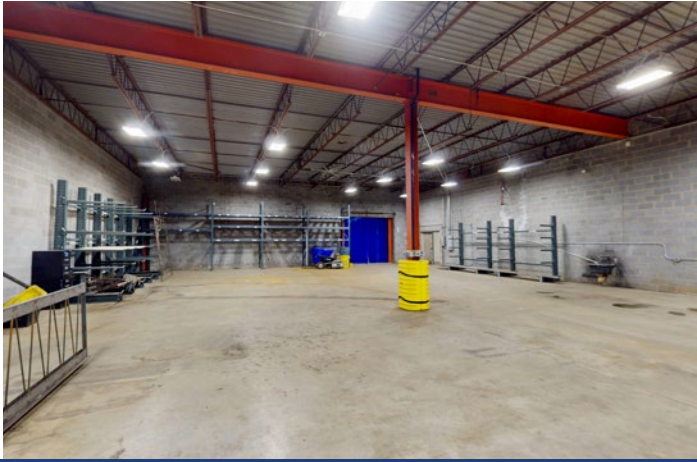
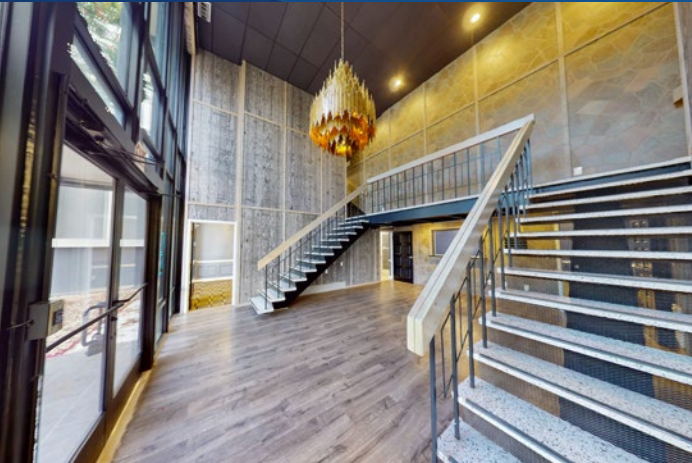
Lease Rate Call for Pricing



Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|-----------|
| 2024 Population | 7,156 | 53,269 | 173,725 |
| Avg. Household Income | \$72,153 | \$78,501 | \$110,106 |
| Median Household Income | \$58,890 | \$52,988 | \$72,511 |
| Households | 2,803 | 21,378 | 79,711 |
| Daytime Employees | 9,236 | 39,390 | 181,856 |

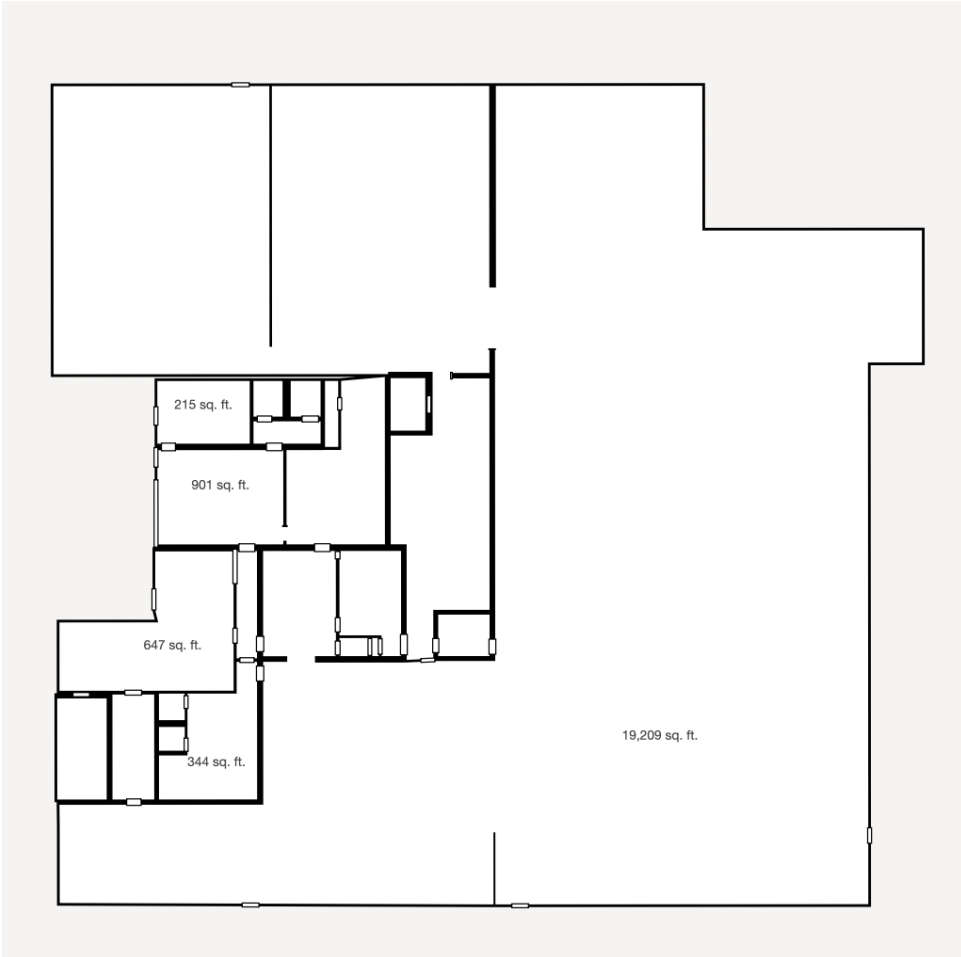
Property Photos



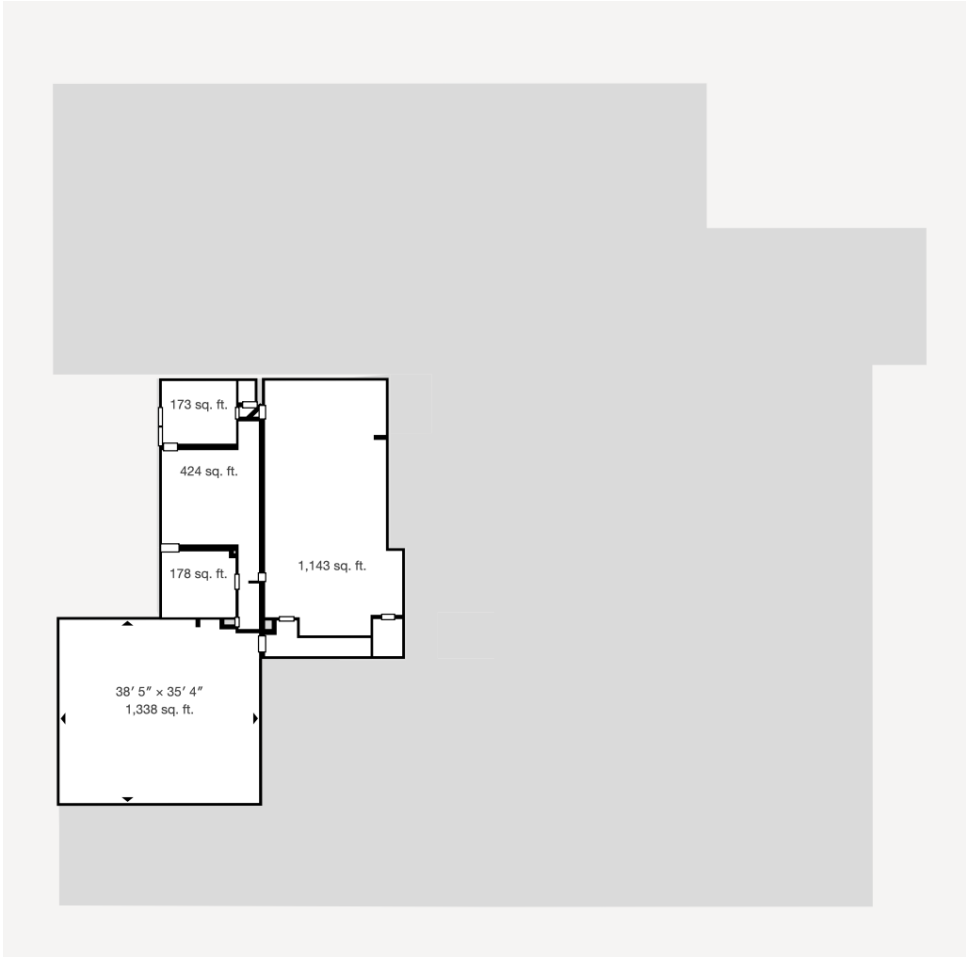
Available

+/- 27,647 SF

 Virtual Tour



First Floor

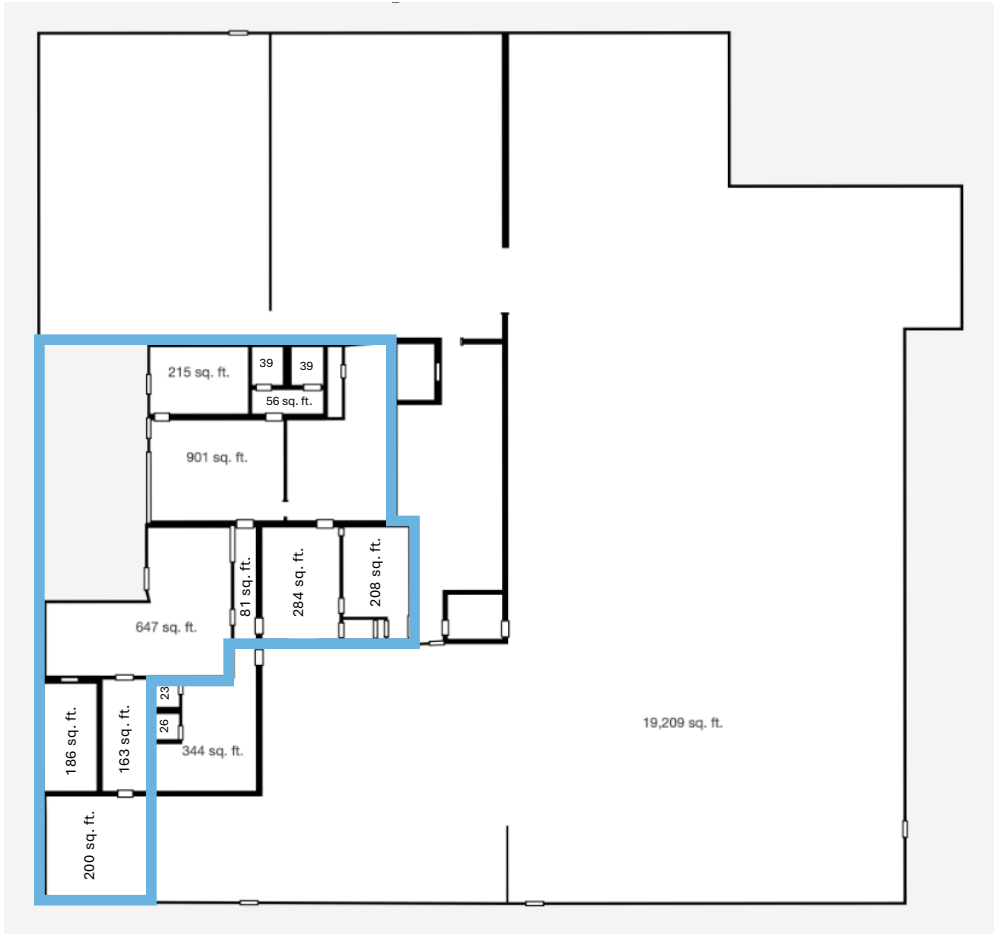


Second Floor

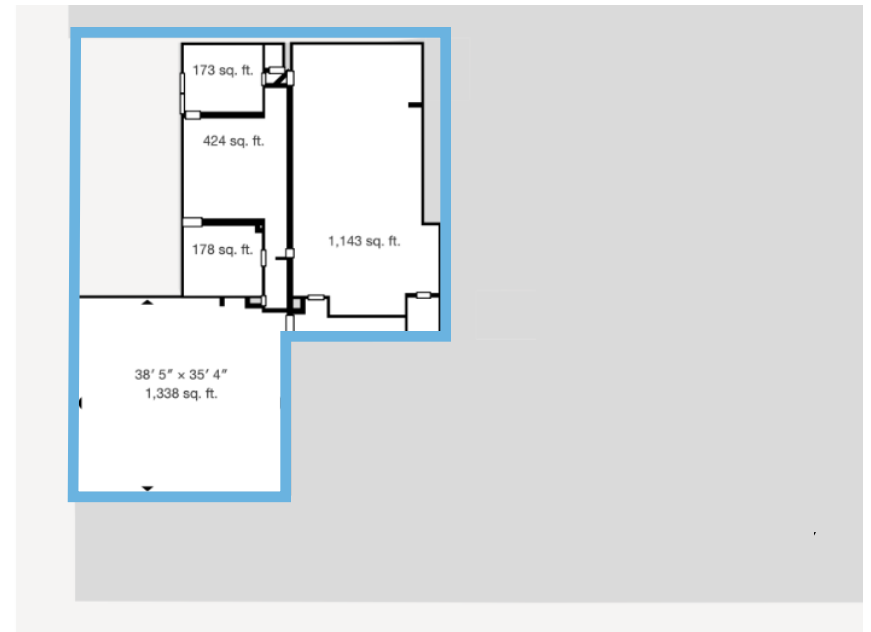
Available

+/- 6,176 - 27,647 SF

**Space can be subdivided to +/- 6,176 SF*



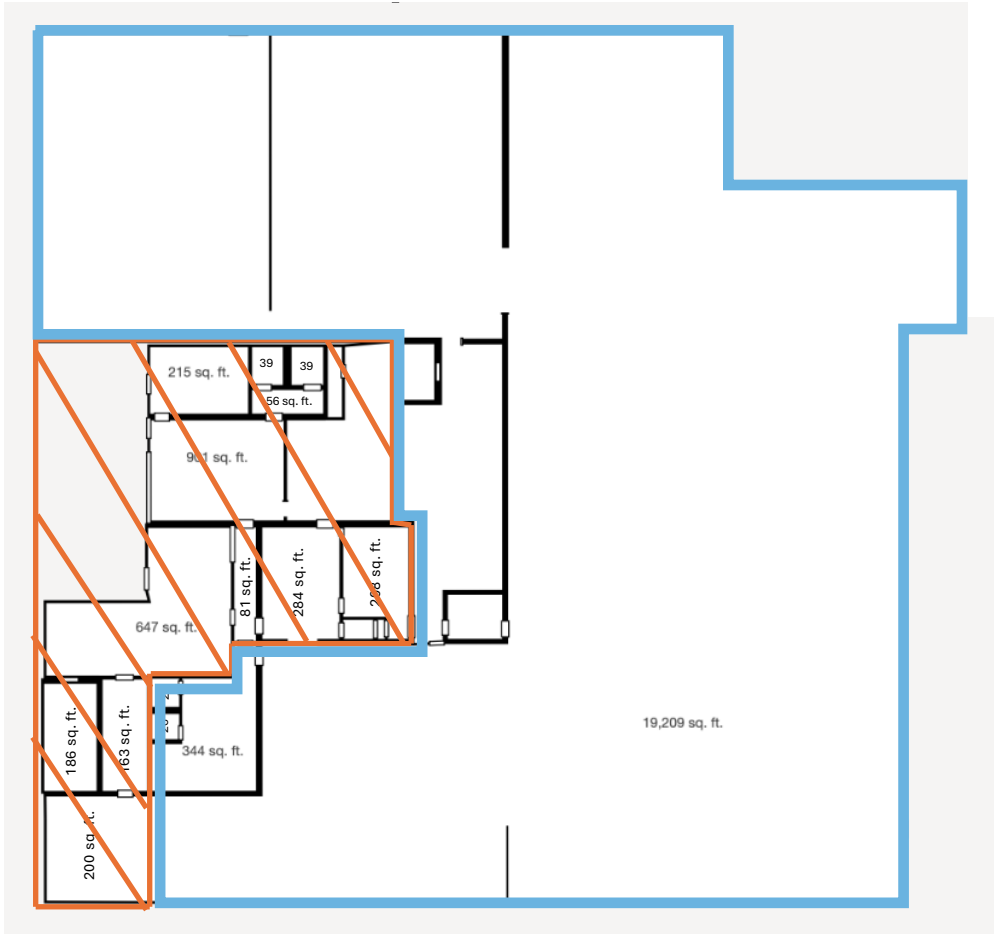
First Floor



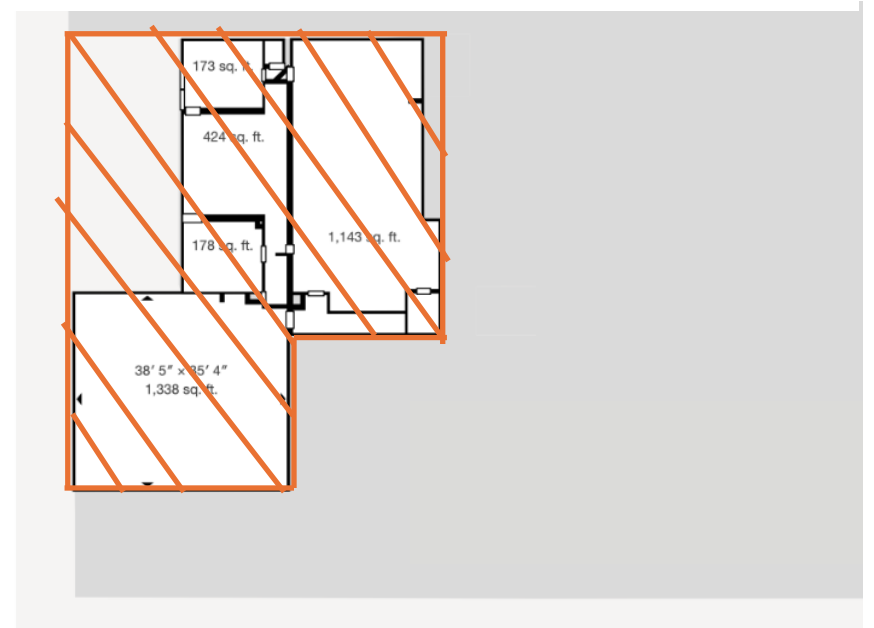
Second Floor

Available

+/- 19,402 SF

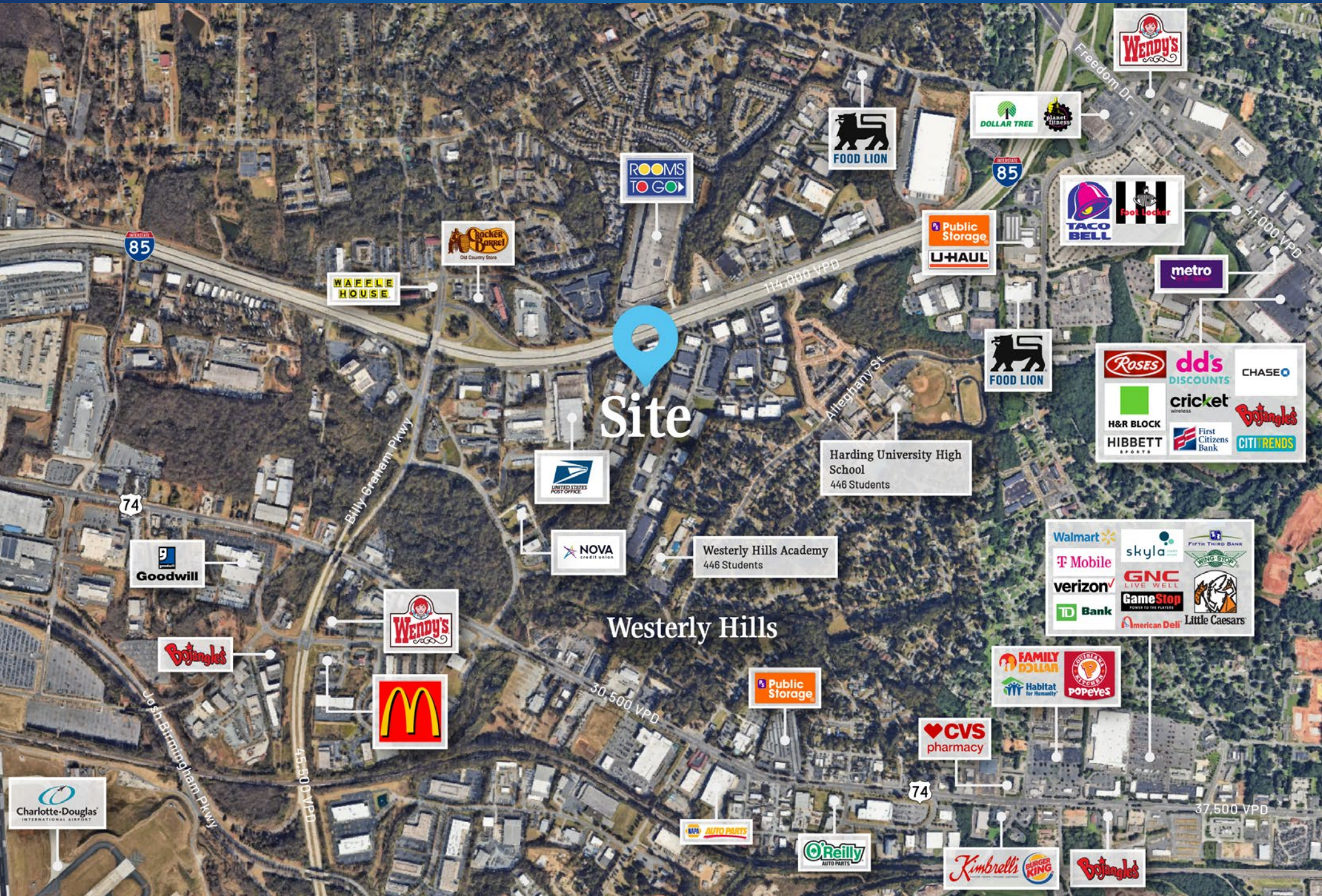


First Floor



Second Floor

Market Overview





Contact for Details

Frank Jernigan

(704) 749-5742

frank@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.