INDUSTRIAL PROPERTY FOR LEASE

2910 NORTH GRAHAM STREET

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Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



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PROPERTY DESCRIPTION

Introducinganexceptional opportunity for owner operators: 2910 North Graham Street in Charlotte, NC. This prime property features a recently renovated 16,000 SF building, offering versatile office and industrial spaces that cater to a range of operational needs. The strategic location in the heart of Charlotte ensures easy accessibility, while the property's loading and drive-in capabilities make logistics seamless. With a thoughtfully designed interior, this facility is ready to support modern operations, making it an ideal investment for owner operators seeking a turnkey industrial solution in a thriving market.

OFFERING SUMMARY

Lease Rate (NNN):	\$16/SF
Lot Size:	0.754 Acres
Available Unit:	3,500 SF

PROPERTY HIGHLIGHTS

- Built in 1987, renovated in 2025
- Zoned ML-1
- Strategic Charlotte location
- . Ideal for industrial/manufacturing use, high ceiling height
- . Immediate access to I-85
- Dock and drive-in doors



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2908-2910 GRAHAM ST

Gross Living Area - 16000 Sq Ft





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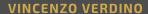
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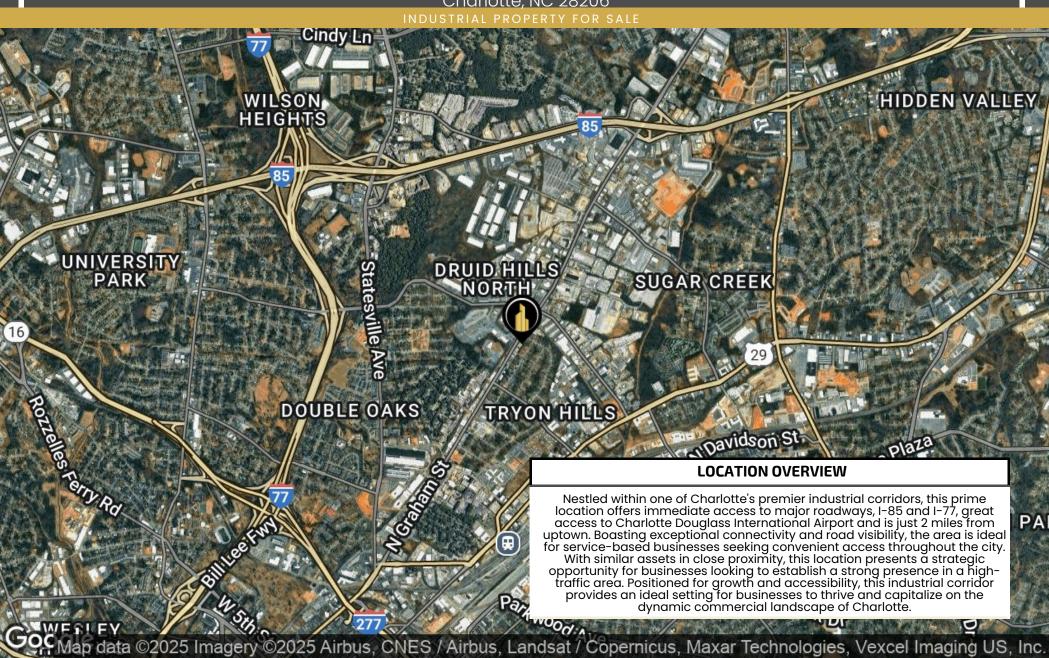
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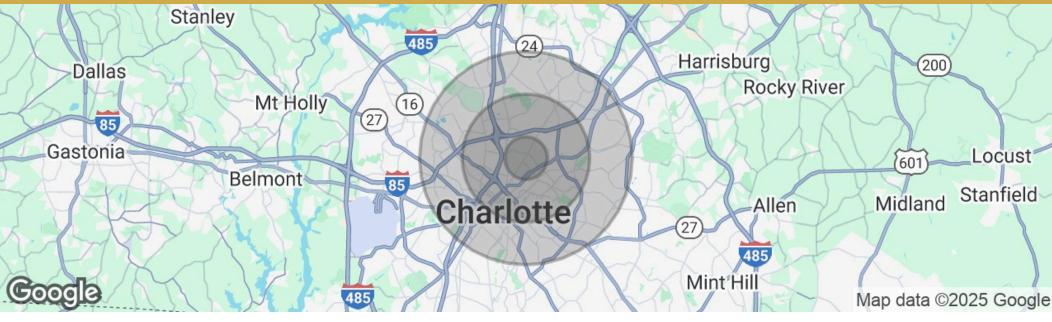


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,891	98,537	265,604
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	2,559	46,027	118,320
Average HH Income Average House	2.3	2.1	2.2
Value	\$67,393	\$95,121	\$95,490
Demographics data derived from AlphaMap	\$380,206	\$435,152	\$451,683



Market Overview

Charlotte, NC



Charlotte, NC, is one of the fastest-growing cities in the U.S., with a metro population exceeding 2.7 million. Known as a major financial hub, it's home to large institutions like Bank of America and Truist, making it the second-largest banking center in the country. The city's population growth has fueled strong demand for residential, commercial, and mixed-use developments, as both businesses and residents flock to this growing metropolis. Its strategic location in the Southeast, along with its strong transportation infrastructure, including Charlotte Douglas International Airport and major highways, positions it as a regional logistics hub.



The city's economy is diverse, with sectors like energy, healthcare, technology, and manufacturing growing alongside its financial core. Corporate relocations and expansions have been consistent, with companies like Honeywell and Lowe's choosing Charlotte as headquarters. The rise of fintech and entrepreneurial activity in the tech sector has also boosted the demand for office and industrial space. Uptown Charlotte and the South End are seeing a surge in commercial developments, including Class A office space, retail, and multifamily projects that cater to a young and growing workforce.



In terms of real estate trends, Charlotte's industrial sector is thriving, driven by the e-commerce boom and its proximity to key East Coast markets. Vacancy rates for industrial properties remain low, and speculative developments are on the rise to meet demand. The office market, though affected by remote work trends, is recovering, with suburban and flexible office spaces becoming more attractive to tenants. Additionally, Charlotte's residential and multifamily markets remain robust, with rising rents and continued demand for mixed-use developments, particularly in emerging neighborhoods like NoDa and Plaza Midwood.

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Estate Ventures, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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