

INDUSTRIAL PROPERTY FOR SALE

2910 NORTH GRAHAM STREET

VINCENZO VERDINO
919.566.5944
vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



Table of Contents

PROPERTY SUMMARY	3
FLOOR PLANS	4
RENT ROLL	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
SALE COMPS	9
LOCATION MAP	10
DEMOGRAPHICS MAP & REPORT	11

VINCENZO VERDINO

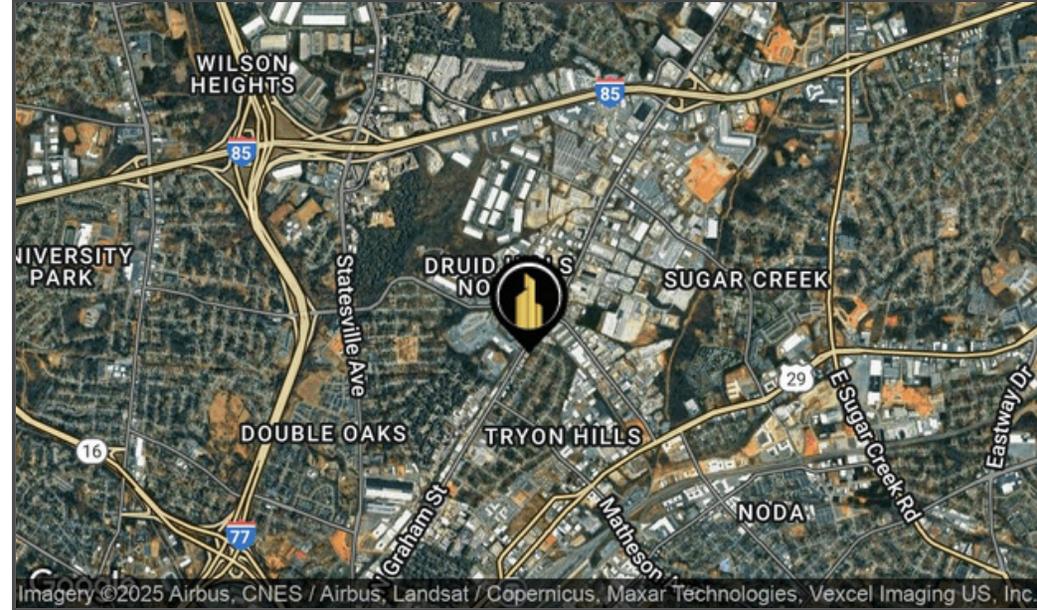
|919.566.5944 | vincenzo@cityplat.com



2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional 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

Sale Price:	\$3,289,231
Number of Units:	3
Lot Size:	0.754 Acres
Building Size:	16,000 SF
Cap Rate:	6.5%

PROPERTY HIGHLIGHTS

- Asking Price: \$206/sqft, well below replacement cost
- Nearby sales comps average \$230/ft
- 16,000 SF building, fully leased and stabilized
- Built in 1987, renovated in 2025
- Zoned ML-1
- Strategic Charlotte location
- Ideal for industrial/manufacturing use, high ceiling height
- 2,000 SF of renovated office space
- Immediate access to I-85
- Dock and drive-in doors

VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

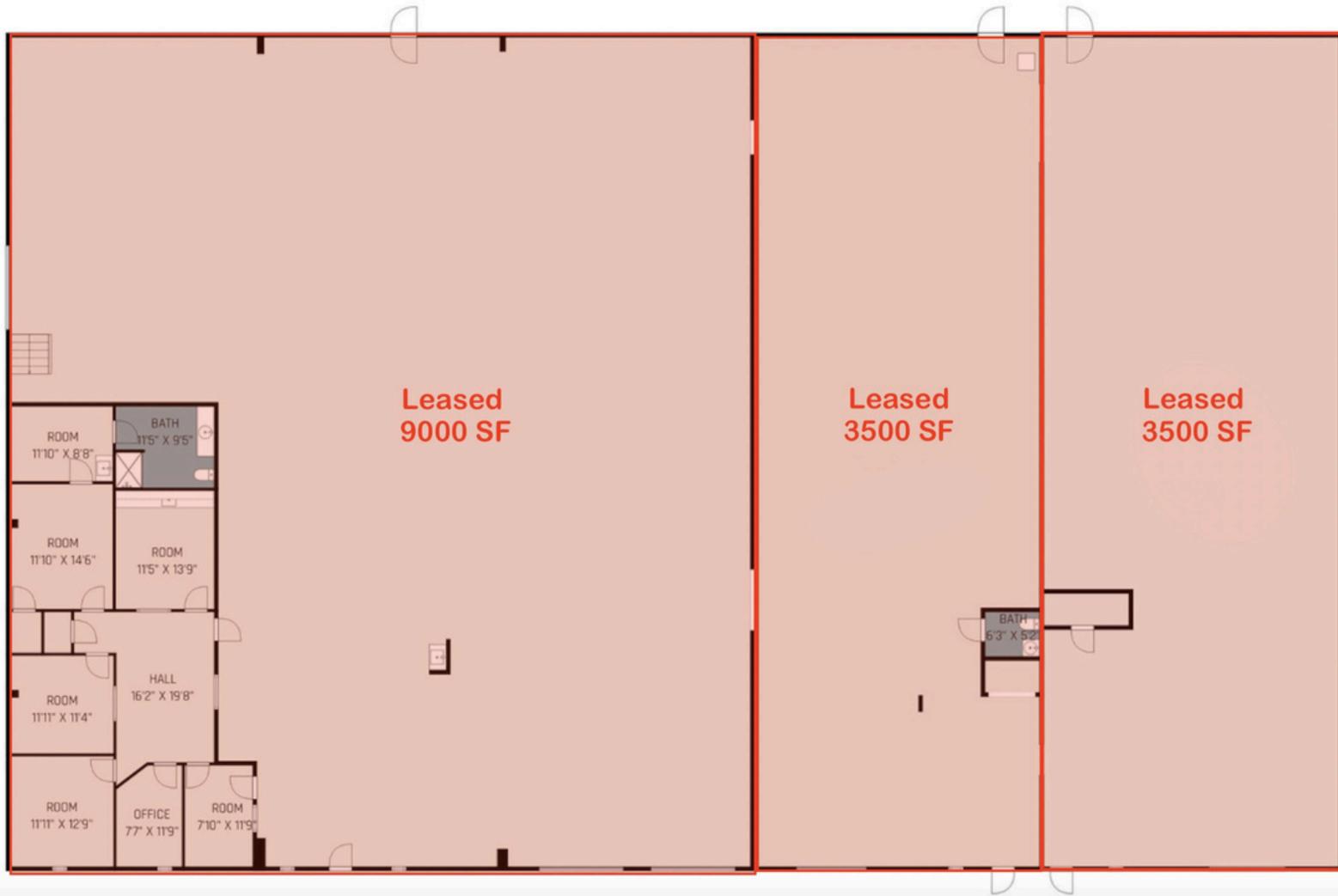
2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE

2908-2910 GRAHAM ST

Gross Living Area - 16000 Sq Ft



VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
2908	Jons Seamless Gutter, LLC	3,500 SF	21.88%	\$16.80	\$58,800	12/31/2029
2910	ABM Holding, LLC INSZN	3,500 SF	21.88%	\$16.00	\$56,000	1/31/2027
2918	Athletics, LLC	9,000 SF	56.25%	\$11.00	\$99,000	1/31/2029
TOTALS		16,000 SF			\$213,800	

Lease Types: NNN

2026 NOI: \$213,800

Fully leased until 2027

VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE

Sold 12/1/2024



1

4026 N GRAHAM ST
Charlotte, NC 28206

Price:	\$3,000,000
Bldg Size:	11,880 SF
Year Built:	1971

Sold 9/1/2024



2

3528 N GRAHAM ST
Charlotte, NC 28206

Price:	\$5,000,000
Bldg Size:	19,719 SF
Year Built:	1987

Sold 12/31/2023



3

620 ATANDO AVE
Charlotte, NC 28206

Price:	\$2,525,000
Bldg Size:	9,235 SF
Year Built:	1952

Sold 12/31/2024



4

3725 N DAVIDSON ST
Charlotte, NC 28205

Price:	\$1,950,000
Bldg Size:	8,874 SF
Year Built:	1960

VINCENZO VERDINO

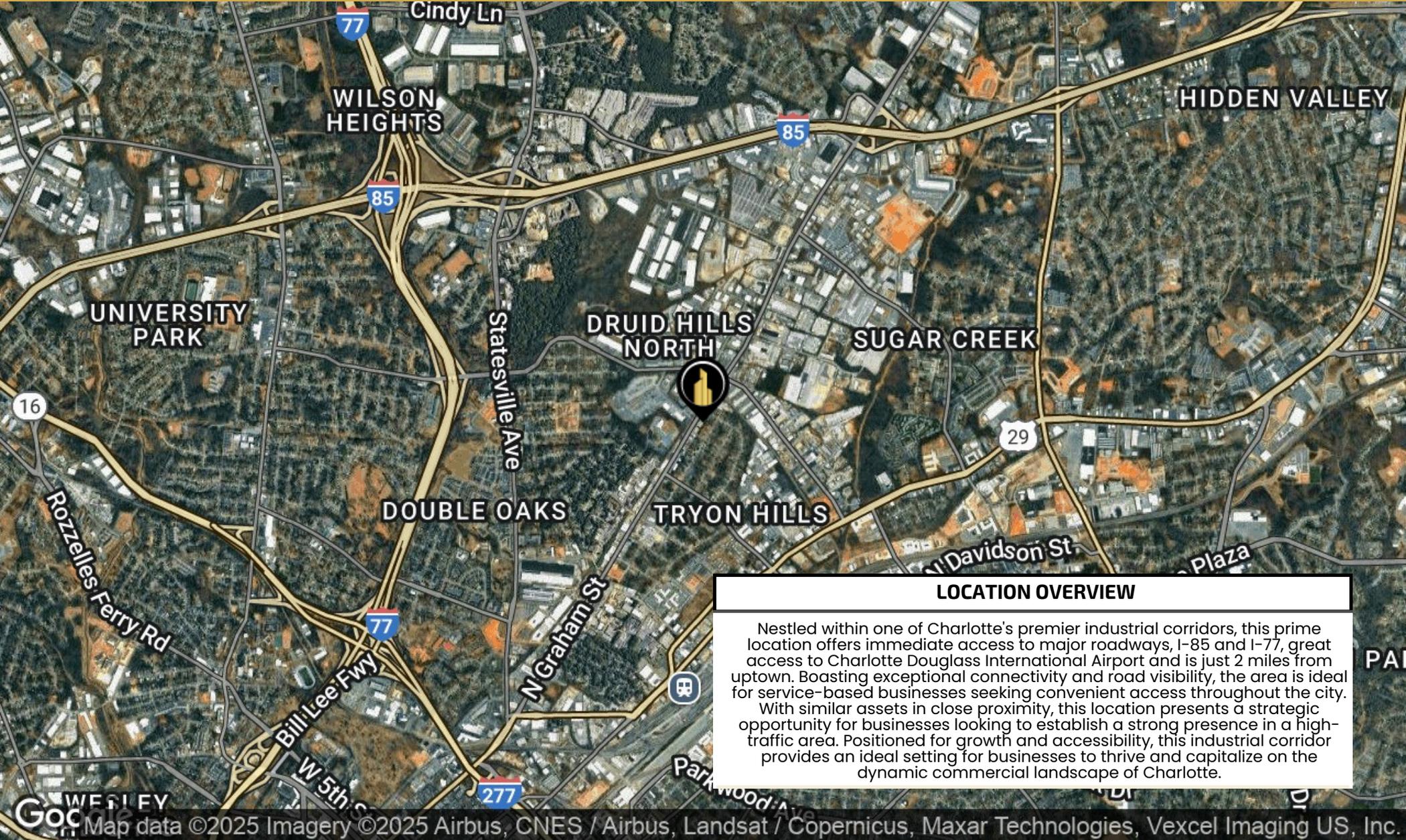
|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



LOCATION OVERVIEW

Nestled within one of Charlotte's premier industrial corridors, this prime location offers immediate access to major roadways, I-85 and I-77, great access to Charlotte Douglas International Airport and is just 2 miles from uptown. Boasting exceptional connectivity and road visibility, the area is ideal for service-based businesses seeking convenient access throughout the city. With similar assets in close proximity, this location presents a strategic opportunity for businesses looking to establish a strong presence in a high-traffic area. Positioned for growth and accessibility, this industrial corridor provides an ideal setting for businesses to thrive and capitalize on the dynamic commercial landscape of Charlotte.

VINCENZO VERDINO

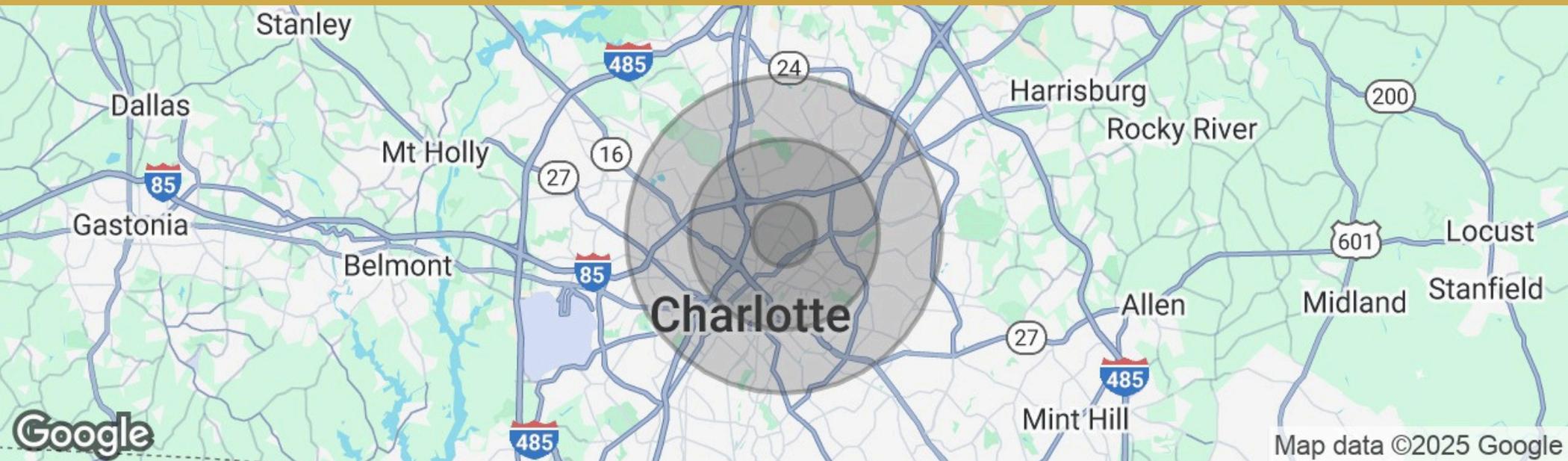
|919.566.5944 | vincenzo@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

2910 NORTH GRAHAM STREET

Charlotte, NC 28206

INDUSTRIAL PROPERTY FOR SALE



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
<i>Demographics data derived from AlphaMap</i>	\$380,206	\$435,152	\$451,683

VINCENZO VERDINO

|919.566.5944 | vincenzo@cityplat.com



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.

Confidentiality Disclaimer

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from Estate Ventures, LLC and should not be made available to any other person or entity without the written consent of Estate Ventures, LLC. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this Offering Memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This Offering has been prepared to provide a summary of unverified 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.

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.

The information contained in this Offering has been obtained from sources we believe are reliable; however, Estate Ventures, LLC has not verified, and will not verify, any of the information contained herein, nor has Estate Ventures, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.