



# 8812 Wilkinson Boulevard

Charlotte, NC, 28214

**Available for Lease**

+/- 5,400 SF + 384 SF Storage

## Property Overview

# 8812 Wilkinson Boulevard

## Available for Lease

8812 Wilkinson Boulevard presents a rare opportunity to lease functional industrial space in one of Charlotte's most accessible west submarkets. Conveniently located near I-85, I-485, Wilkinson Boulevard (US 74), I-77, and Charlotte Douglas International Airport, the property offers excellent regional connectivity for contractors, service users, distribution, light manufacturing, storage, or flex industrial operations.

The building features approximately 5,400 SF, plus an additional 384 SF storage area. The space is fully heated and air-conditioned and includes ventilation fans throughout the building. Power service consists of 208 Volt, 3-Phase power with two 200 Amp panels (400 Amps total), supporting a variety of industrial and operational needs.

## Property Details

**Address** 8812 Wilkinson Blvd | Charlotte, NC 28214

**Availability** ±5,400 SF + ±384 SF Storage

**Use** Industrial / Flex Space

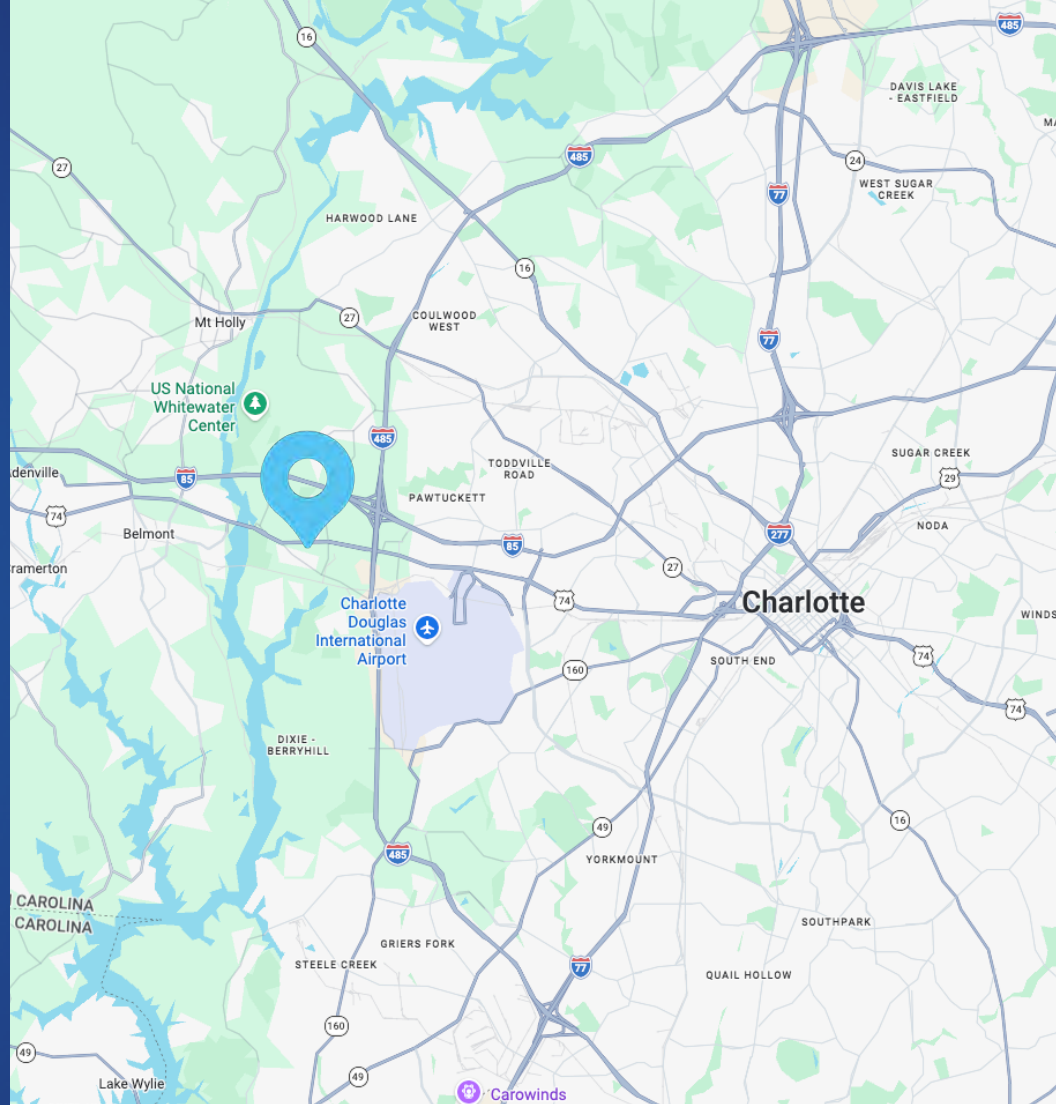
**Zoning** ML1

**Parking** 8 Spaces Including 1 ADA

**Traffic Counts** Wilkinson Blvd | 16,000 VPD

**Additional Notes** Ventilation Fans Throughout, Outside Lighting

**Lease Rate** \$15.00/SF NNN



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	12,789	112,632	294,517
<b>Avg. Household Income</b>	\$118,974	\$105,037	\$116,659
<b>Median Household Income</b>	\$71,638	\$67,596	\$73,608
<b>Households</b>	5,849	50,530	131,422
<b>Daytime Employees</b>	4,118	44,719	194,231



Property Overview



**± 2,392 SF**

**± 3,077 SF**

**± 384 SF**

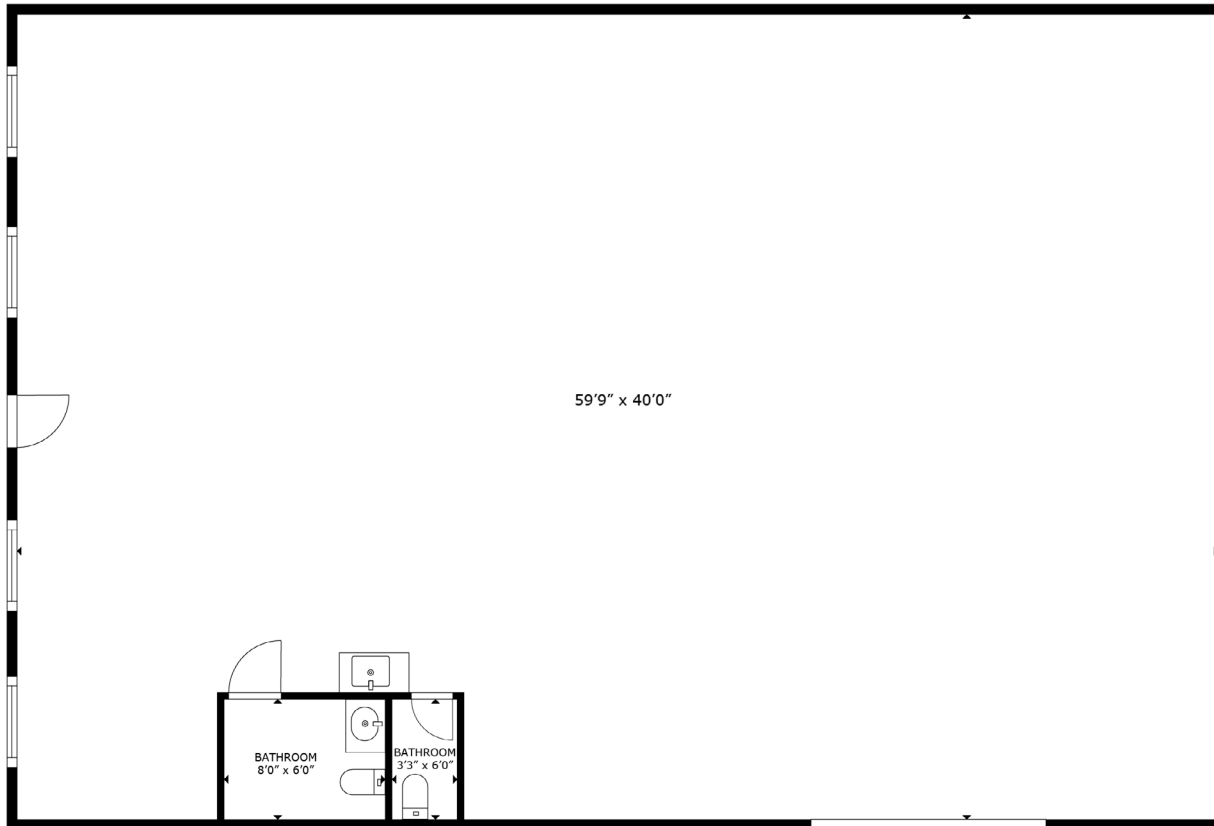
8 Spaces Including 1 ADA

Loading Dock

Available

+/- 2,392 SF

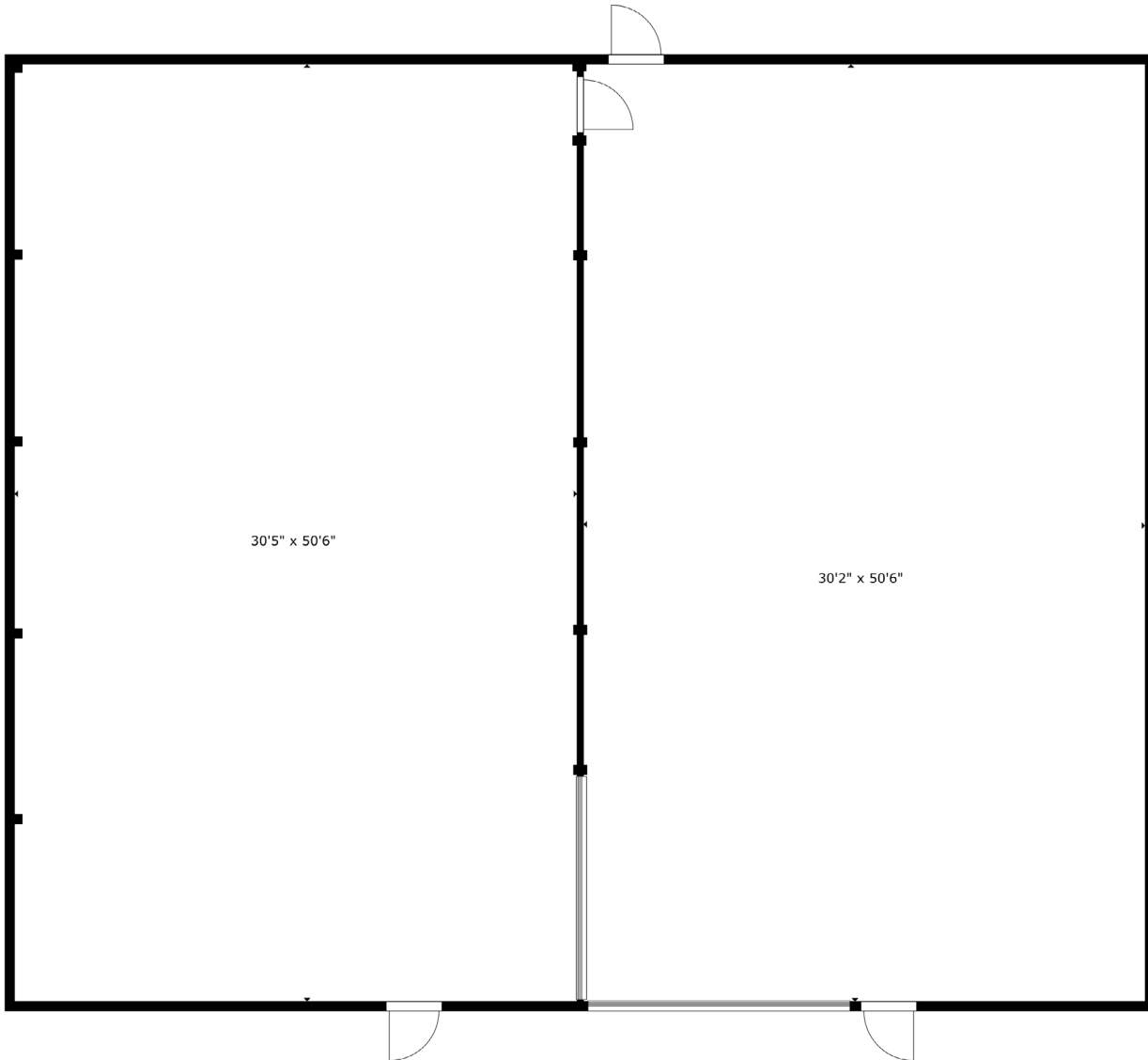
 Virtual Tour



Available

+/- 3,077 SF

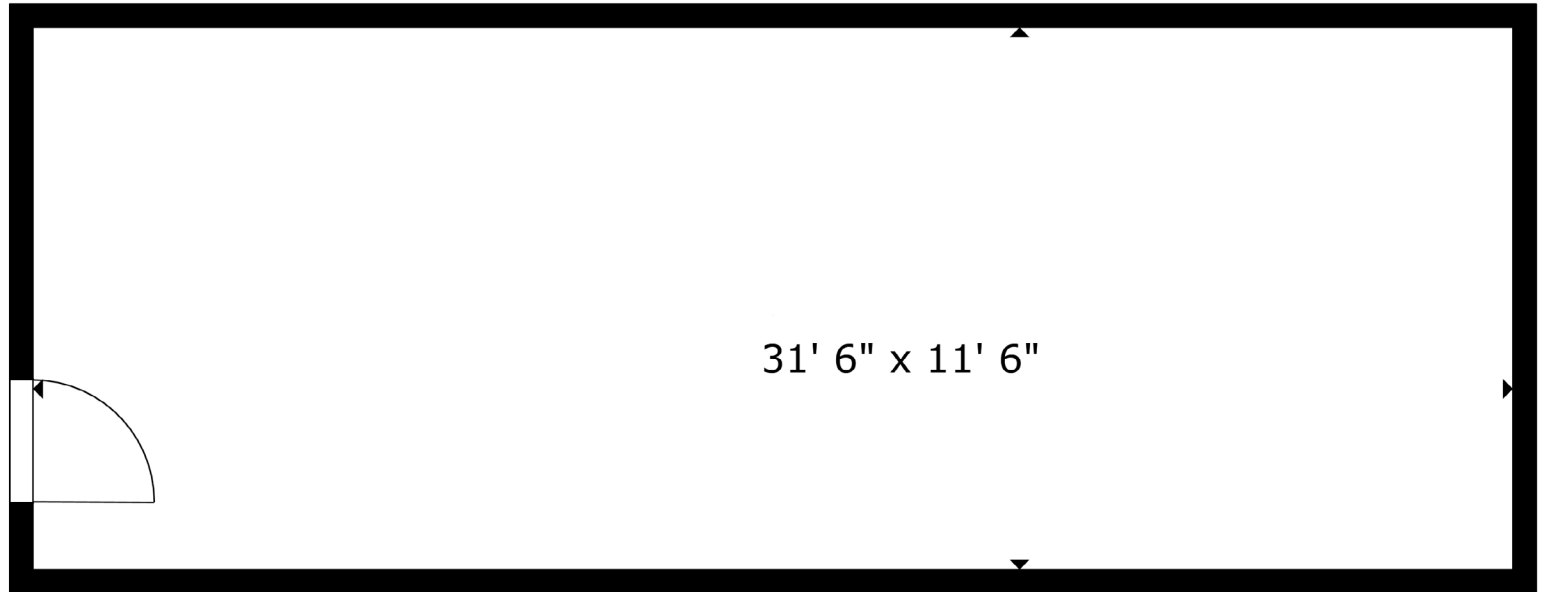
 Virtual Tour



Available

+/- 384 SF

 Virtual Tour





Site

Contact for Details

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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.