



8601 Wilkinson Blvd

Charlotte, North Carolina 28214

Uptown



Site



Available for Sale

+/- 23,153 SF Industrial Building on 7.924 AC

Property Overview

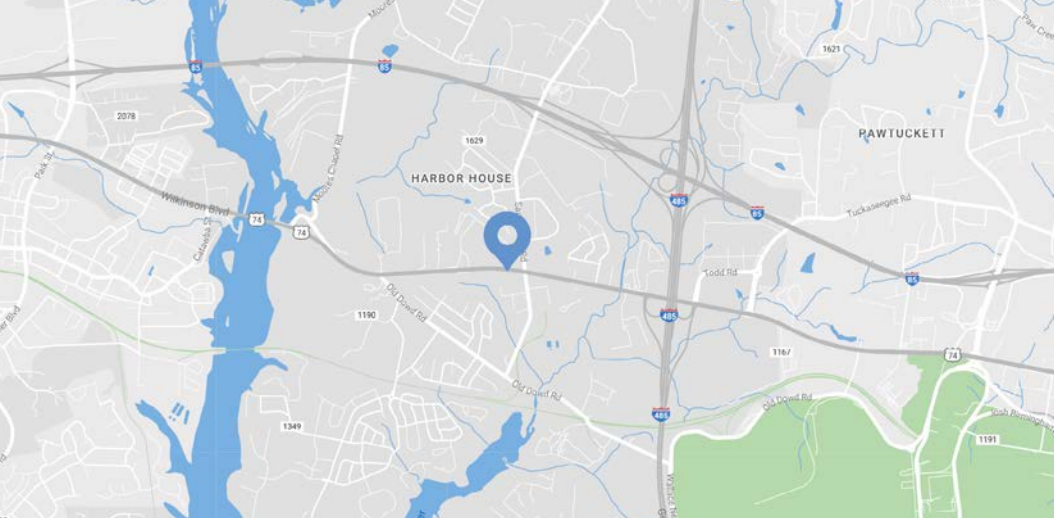
8601 Wilkinson Blvd

Available for Sale

An excellent opportunity to purchase an industrial building situated on +/- 7.94 AC. The property features four private offices, a breakroom, a conference room, an open bullpen, and warehouse space. Located along the proposed LYNX Silver Line and just steps from the future Sam Wilson station, this site offers unique amenities and a prime location. It's conveniently positioned only 1.3 miles from I-485, 2.3 miles from I-85, and 3 miles from Charlotte Douglas International Airport, making it a highly accessible acquisition opportunity along Wilkinson Blvd.

Property Details

Address	8601 Wilkinson Blvd. Charlotte, NC 28214
Availability	+/- 23,153 SF on 7.924 AC Available for Sale +/- 2,000 SF Office +/- 21,153 SF Warehouse
Parcel ID	11304608
Use	Industrial
Parking	10 parking spaces
Zoning	I-1 (CD)
Clear Height	16 FT - 18 FT
Dock Doors	(2) Drive-In Doors (2) Dock High Doors
Access	Excellent access to I-85 and I-485 Located on the proposed LYNX Silver Line
Year Built	1989
Additional Details	4 private offices, breakroom, conference room, open bullpen, warehouse Entire building is heated and cooled
Sale Price	\$5,500,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	2,627	27,923	95,448
Avg. Household Income	\$118,841	\$112,503	\$107,153
Median Household Income	\$101,506	\$85,284	\$80,764
Households	1,171	11,129	37,851
Daytime Employees	1,295	12,296	46,767

Available

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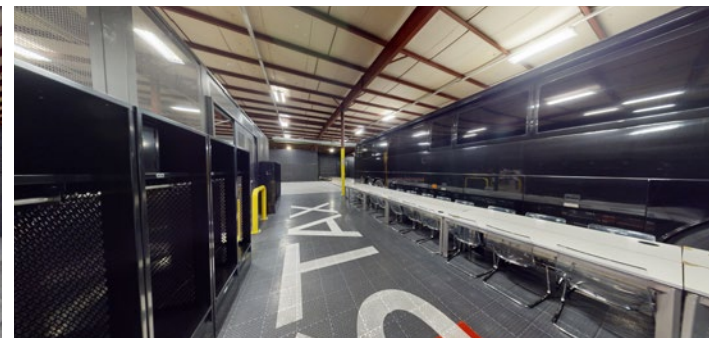
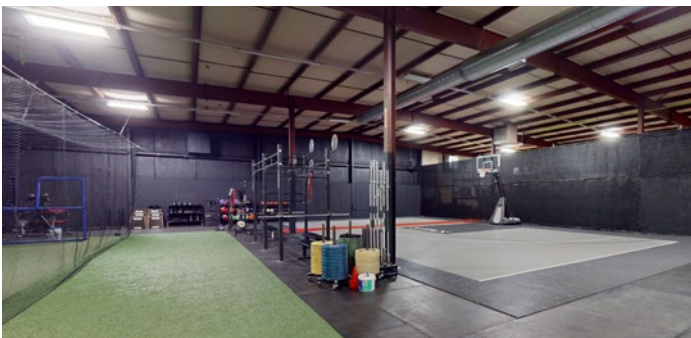
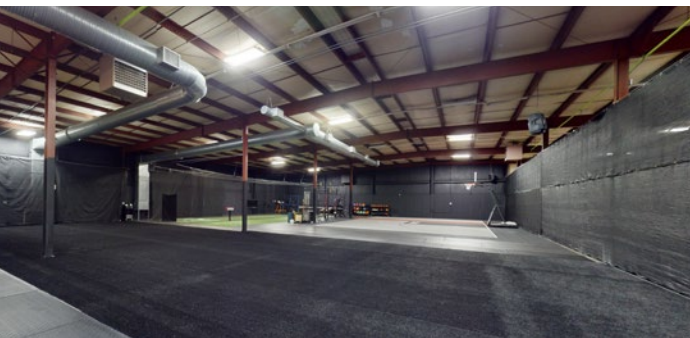
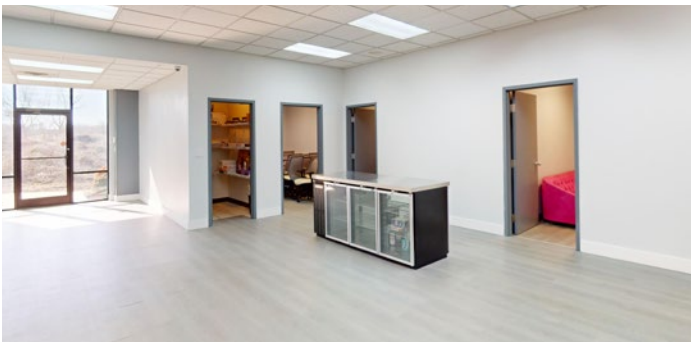
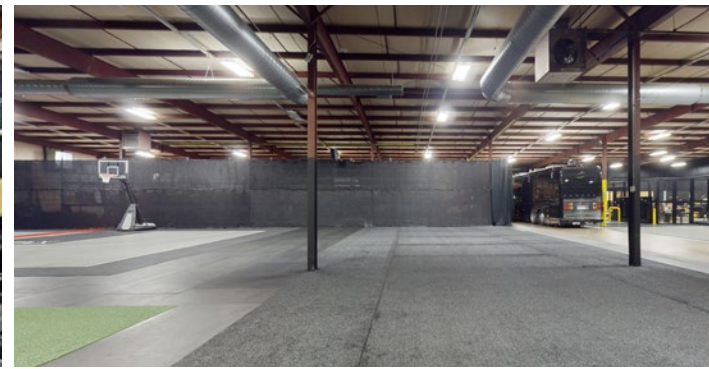
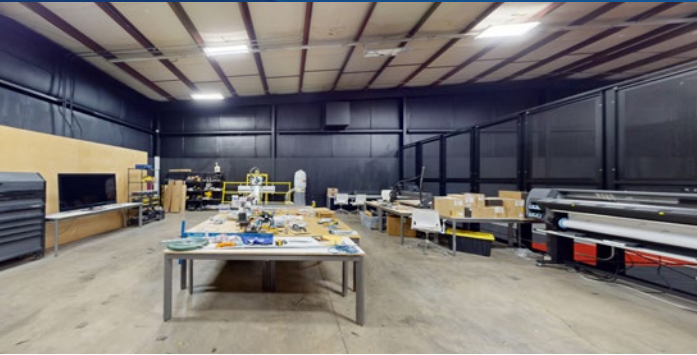
+/- 2,000 SF Office

+/- 21,153 SF Warehouse

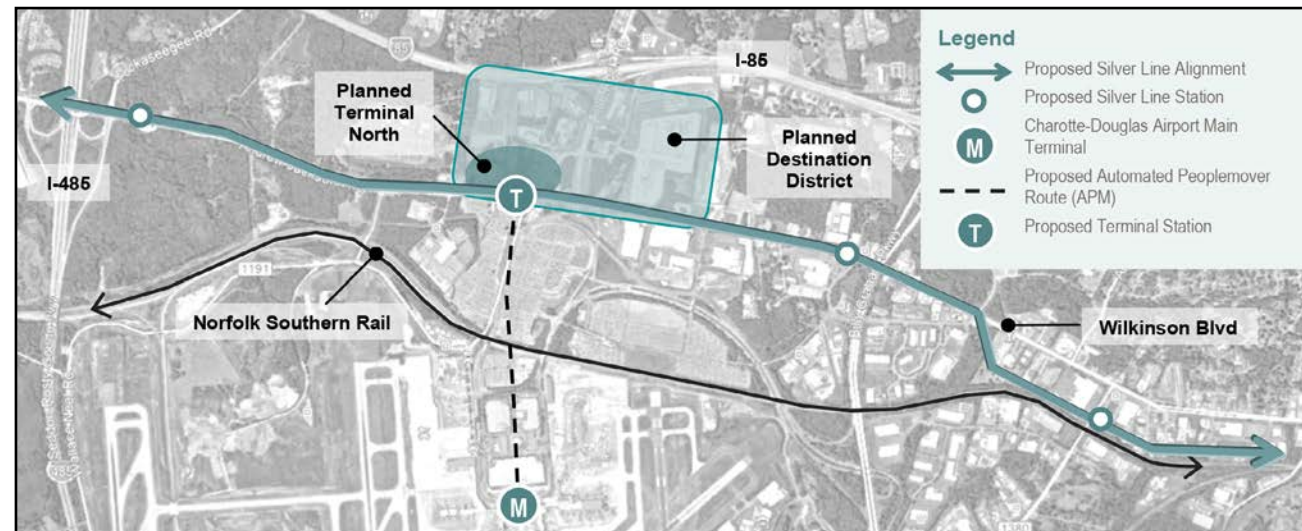
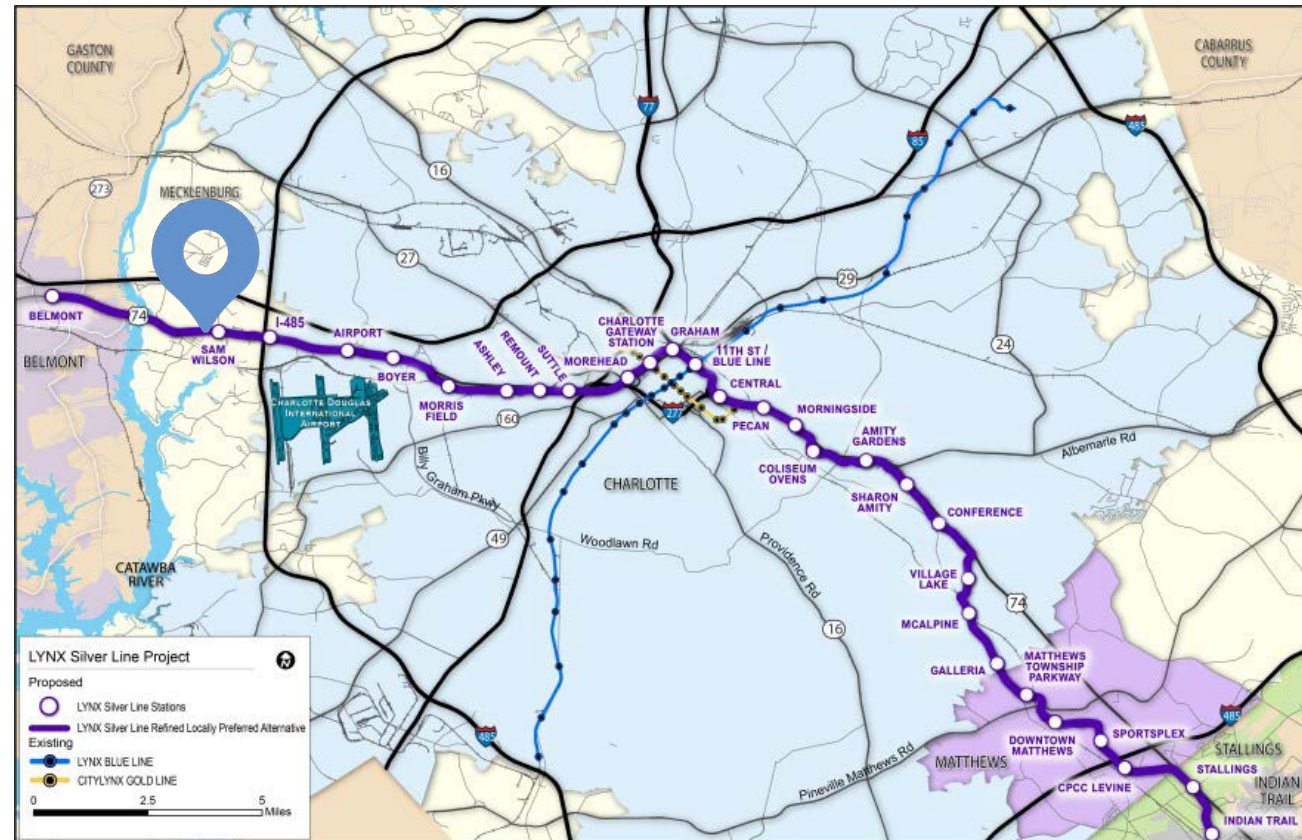
 Virtual Tour



Interior Photos



- Lynx Blue Line Light Rail
- CityLYNX Gold Line Streetcar
- Charlotte Douglas International Airport
- Charlotte Gateway District
- Bank of America Stadium
- CPCC Central and Levine campuses
- Truist Field
- Ovens Auditorium
- Bojangles Coliseum
- Novant Uptown and Matthews hospitals
- Town of Matthews





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.