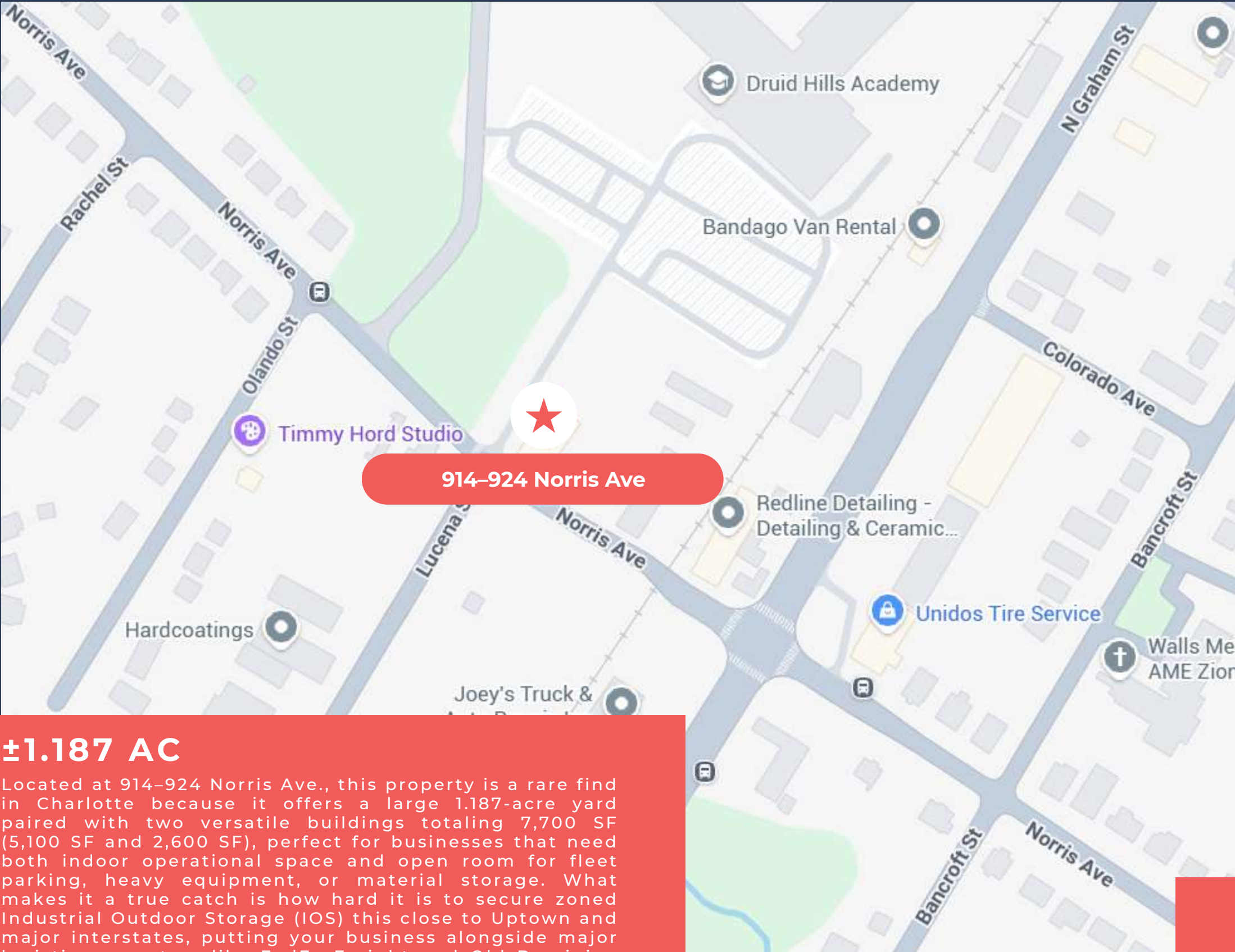


FOR LEASE

**914-924 Norris Ave
Charlotte, NC 28206**

±1.187 AC
Two Buildings



±1.187 AC

Located at 914-924 Norris Ave., this property is a rare find in Charlotte because it offers a large 1.187-acre yard paired with two versatile buildings totaling 7,700 SF (5,100 SF and 2,600 SF), perfect for businesses that need both indoor operational space and open room for fleet parking, heavy equipment, or material storage. What makes it a true catch is how hard it is to secure zoned Industrial Outdoor Storage (IOS) this close to Uptown and major interstates, putting your business alongside major logistics operators like FedEx Freight and Old Dominion with instant access to I-85, I-77, I-485, and the airport

PROPERTY OVERVIEW

SITE DESCRIPTION

Location	Charlotte, NC
Address	914-924 Norris Ave.
Property Type	Industrial Outdoor Storage (IOS)
Parcel	07709103, 07709104
Zoning	ML-1 / N2-B
Building SF	Building 1: 5,100 SF Building 2: 2,600 SF (7,700 Total SF)
Building 1	4 drive-in doors
Building 2	One drive-in door with a platform dock.

Asking rent:

\$12,000/MONTH NNN

Buildings will be delivered in water tight condition with utilities in good and working order

LOCATION OVERVIEW

CHARLOTTE, NC

Situated in Charlotte, NC, one of the fastest-growing logistics and business hubs in the Southeast, the property benefits from the city's robust economy, rapid population growth, and exceptional demand for close-in industrial space. As a primary economic engine driven by finance, manufacturing, and distribution, Charlotte offers businesses seamless regional connectivity via major freight corridors and Charlotte-Douglas International Airport. Being located in a core infill market like Charlotte provides long-term stability, strong commercial viability, and immediate access to a dense urban customer base.

MORE ABOUT THE PROPERTY

The property features 1.187 acres of Industrial Outdoor Storage (IOS) with 7,700 SF across two standalone buildings along Norris Avenue, placing future operators within the established North Graham Street and Statesville Avenue industrial corridor. Ideal operational base for contractors, fleet storage, and service providers.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	9,845	98,210	252,600
Projected Population	10,620	105,400	271,850
Households	4,210	44,850	112,400
Average Household Income	\$74,850	\$118,600	\$124,200
Businesses	620	5,840	14,920



NORTH GRAHAM ST / STATESVILLE AVE
INDUSTRIAL CORRIDOR



UPTOWN CHARLOTTE



CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT



PROPERTY PHOTOS

WHY THIS PROPERTY?

- Logistics & LTL Hubs: Surrounding operators include FedEx Freight, Old Dominion Freight Line, XPO Logistics, Southeastern Freight Lines, and Ryder, establishing this submarket as a primary freight distribution node.
- Industrial Suppliers & Services: Nearby presence of major commercial vendors like United Rentals, Ferguson, and Baker Distributing.
- Infrastructure Neighbors: Directly adjacent to a Duke Energy electrical substation, emphasizing the corridor's heavy industrial utility profile.





Uptown Charlotte



Replay Surfacing LLC



Deluxe Paint & Body Works



Joey's Truck & Auto Repair, Inc.



Redline Detailing - Detailing & Ceramic Coating Experts



914-924 Norris Ave

B2: 2,600 SF

B1: 5,100 SF

MAJOR NEARBY INDUSTRIAL TENANTS



FedEx Freight: Operates a primary regional terminal along N. Graham St just south of I-85.



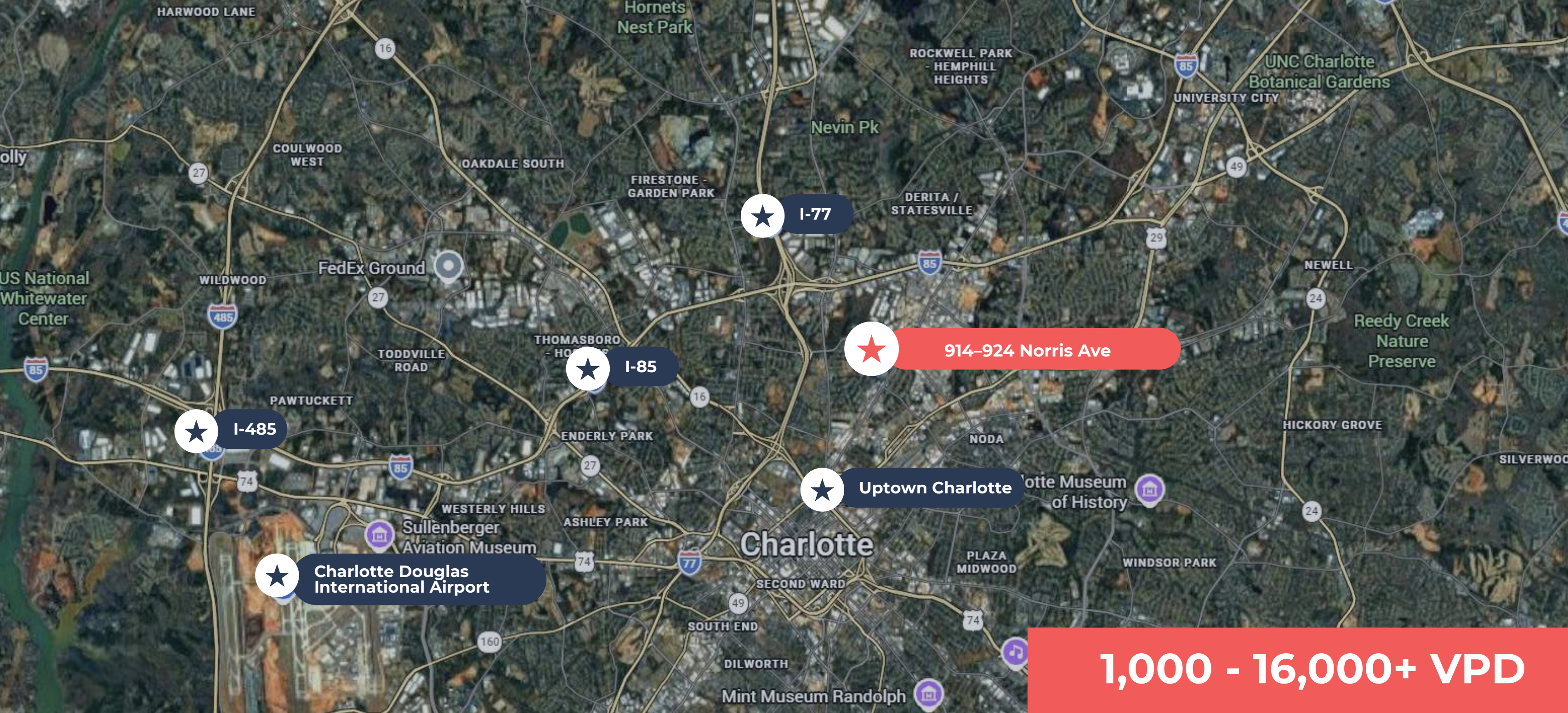
Old Dominion Freight Line: Major LTL freight facility positioned further up the N. Graham St corridor near I-85.



XPO Logistics: Large regional service center located along Old Statesville Rd.



Premier Transportation: Freight facility operating along N. Graham St.



PROXIMITY OVERVIEW

Interstate 85 (I-85)	0.8 Miles	< 3 Mins	Primary East/West logistics artery connecting Charlotte to Greensboro, Raleigh, and Atlanta; vital for regional freight dispatch.
Interstate 77 (I-77)	1.5 Miles	< 5 Mins	Key North/South transit corridor linking Charlotte to South Carolina and Virginia; essential for regional distribution routes.
Uptown Charlotte	2.3 Miles	~10 Mins	Immediate access to Charlotte's urban core; highly valuable for last-mile delivery and service contractors.
Charlotte-Douglas Int'l Airport (CLT)	10.5 Miles	~15-20 Mins	Quick access to the 7th busiest airport in the world and major air cargo hubs via I-85 / Billy Graham Parkway.
Interstate 485	9.5 Miles	~12-15 Mins	Outer loop encompassing the Charlotte metro area; provides access to surrounding high-growth suburban submarkets.



EXCLUSIVE ADVISORY TEAM



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DISCLAIMER

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.

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