



4001 Raleigh Street

Charlotte, North Carolina 28206

NoDa



Sugar Creek Station

Available for Lease

+/- 140,000 SF Industrial Building near NoDa and Charlotte's North End

Property Overview

4001 Raleigh Street Available for Lease

+/- 140,000 SF industrial building with warehouse and offices on +/- 6.5 AC available for lease or adaptive reuse opportunity for long-term tenant. Conveniently located in NoDa, one of Charlotte's most prominent submarkets right outside of Uptown. The site is walkable to various multifamily developments, retail, and restaurants. 4001 Raleigh St. is located across the street from the Sugar Creek Light Rail station.

Property Details

Address 4001 Raleigh Street | Charlotte, NC 28206

Availability +/- 140,000 SF on 6.5 AC

Parcel IDs 09107103, 09107108

Year Built 1954 / High Ceiling - built in 1983 and an addition built in 1988

Former Use Public Distribution Center

Zoning I-2

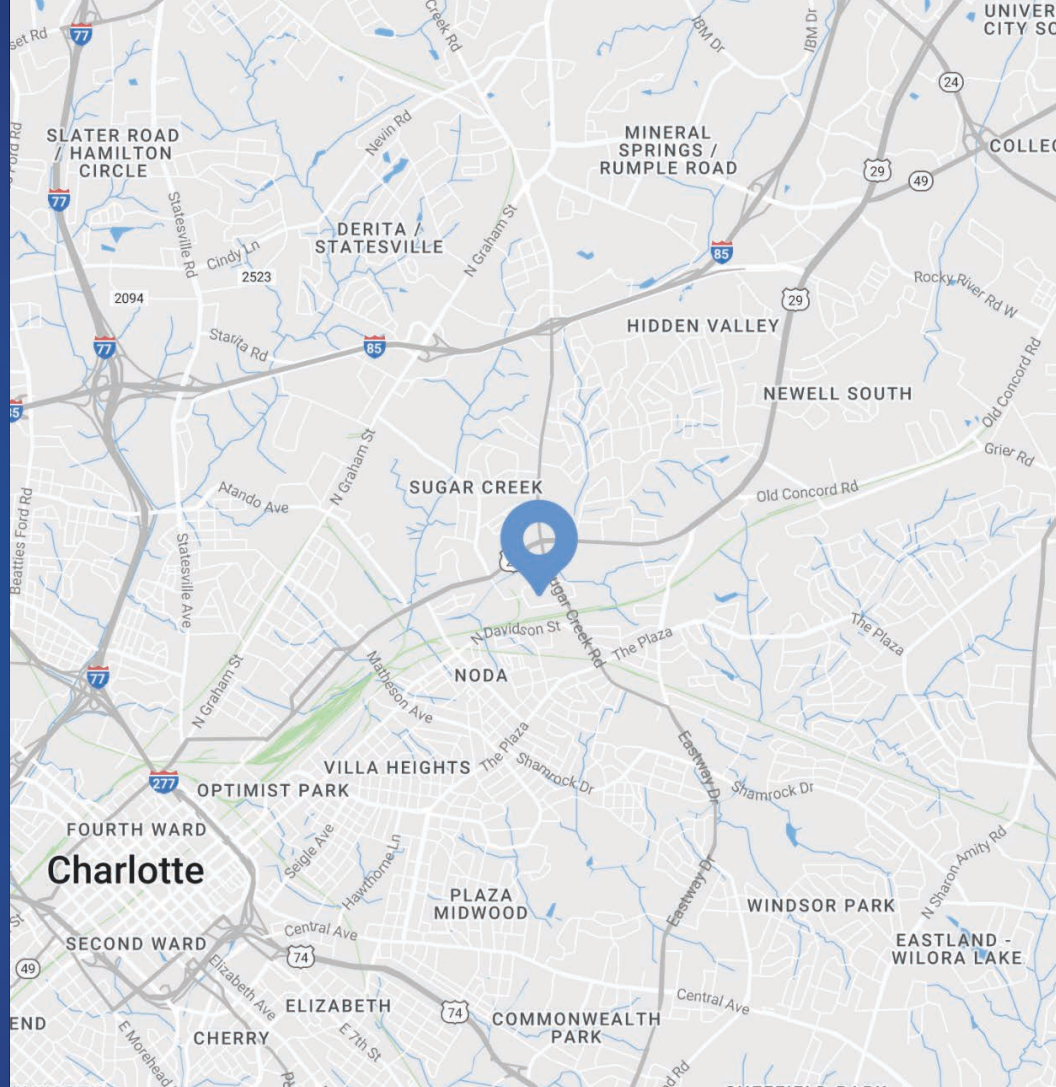
Ceiling Height Low Ceiling 16' and High Ceiling 24'

Doors 15 Dock Doors, 1 Drive-In Ramp

Traffic Counts E. Sugar Creek Rd. | 33,000 VPD

Lease Rate Call for Leasing Details

Additional Details Low Ceiling approx. 80,000 s/f
High Ceiling approx. 54,000 s/f

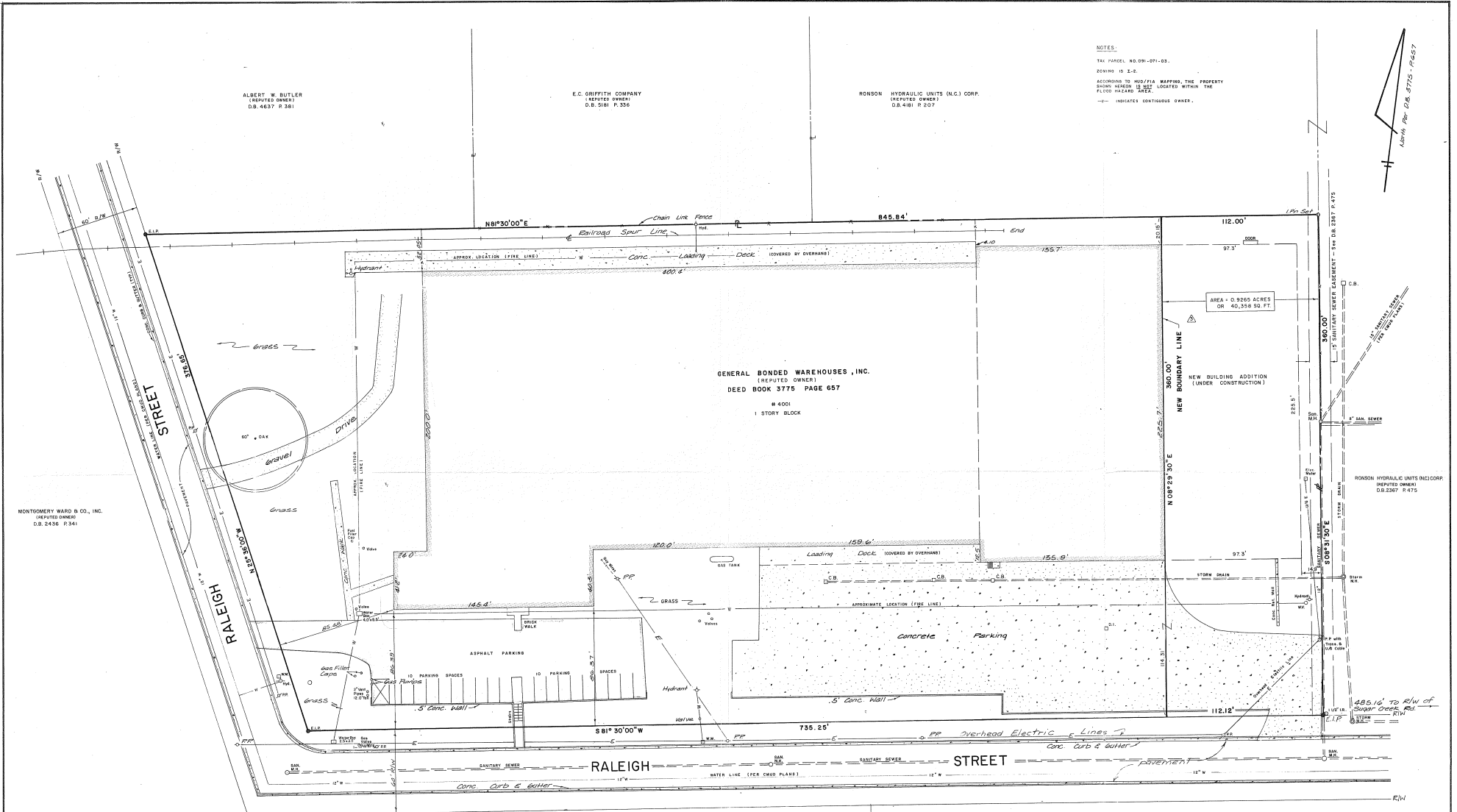


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	11,081	102,914	276,709
Avg. Household Income	\$81,634	\$82,317	\$94,174
Median Household Income	\$52,804	\$52,762	\$58,509
Households	5,232	44,428	120,754
Daytime Employees	4,753	43,518	217,768



Virtual Tour



NOTES:
 TAX PARCEL NO 091-071-03.
 ZONING IS L.R.
 ACCORDING TO MDP/PIA MAPPING, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE.
 --- INDICATES CONTIGUOUS OWNER.



MONTGOMERY WARD & CO., INC.
 (REPUTED OWNER)
 D.B. 2436 P.341

ALBERT W. BUTLER
 (REPUTED OWNER)
 D.B. 4637 P.361

E.C. GRIFFITH COMPANY
 (REPUTED OWNER)
 D.B. 5161 P.336

RONSON HYDRAULIC UNITS (N.C.) CORP.
 (REPUTED OWNER)
 D.B. 4181 P.207

GENERAL BONDED WAREHOUSES, INC.
 (REPUTED OWNER)
 DEED BOOK 3775 PAGE 657
 W 400
 1 STORY BLOCK

RONSON HYDRAULIC UNITS INCORP.
 (REPUTED OWNER)
 D.B. 2367 P.475

STANDARD CHEMICAL PRODUCTS, INC.
 (REPUTED OWNER)
 D.B. 1665 P.39



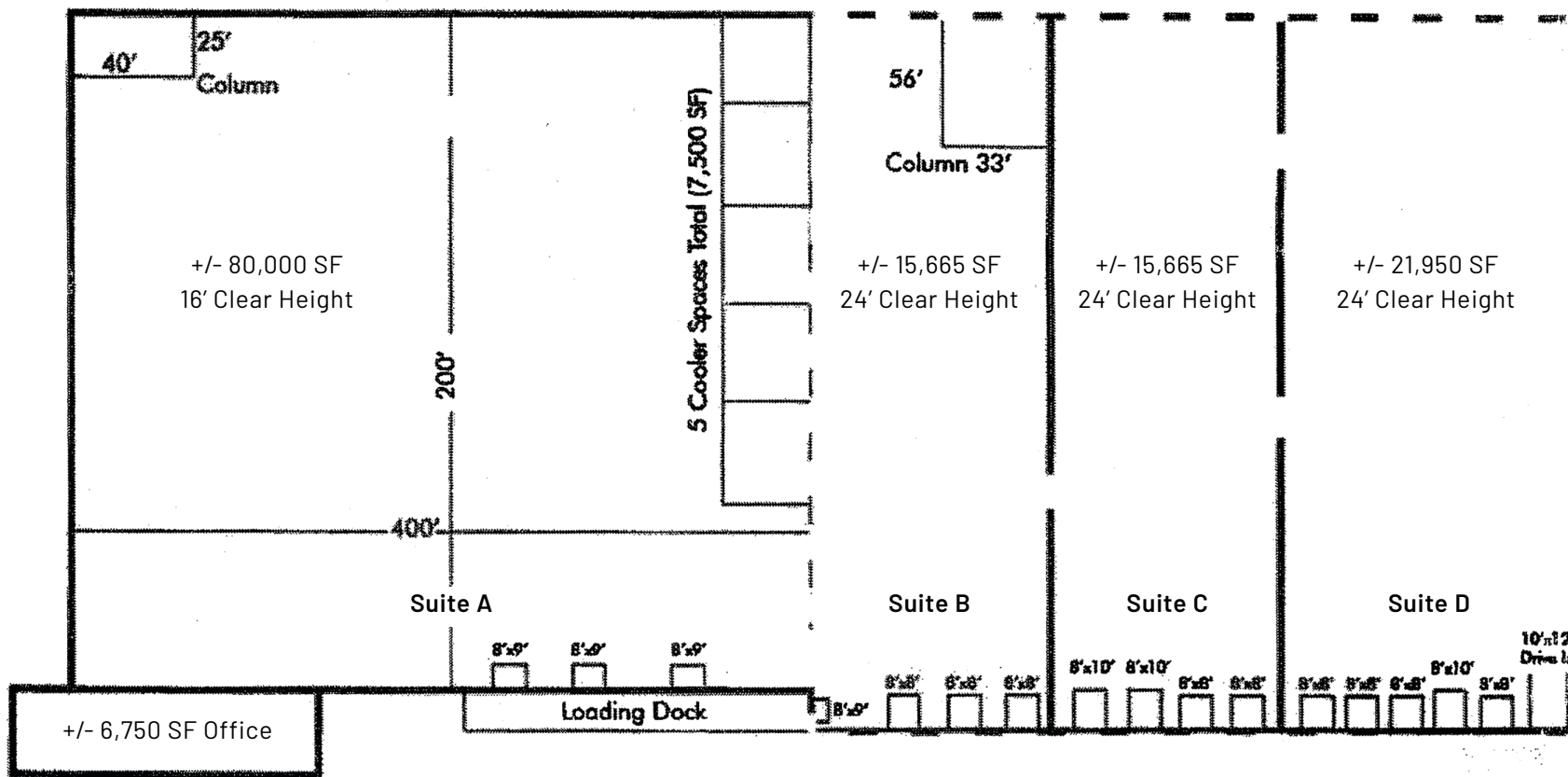
North Carolina
 Mecklenburg County
 I, Sandra L. Baste, a Notary Public for said County and State, do hereby certify that Gerald M. Ellis, Registered Land Surveyor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness My hand and official seal, this the 13th day of September, 1983.
 My Commission Expires August 18, 1986.

State of North Carolina,
 County of Mecklenburg
 The undersigned Surveyor hereby certifies that under his direction and supervision, this map was prepared in accordance with G.S. 17-30 "Instruments", that this is a correct map made from an actual field survey by General Surveyors, P.A., that the field survey was made to a minimum linear precision (error) of 1:100,000 with a maximum angular error of 1.5 seconds per angle, that any boundary or parcel lines shown hereon but not surveyed, are so noted.
 Signed: *Curtis L. Wellmon*
 Gerald M. Ellis, RLS N.C. Lic. # L-2535
 Date: September 13, 1983
 General Surveyors, P.A.

OCTOBER 7, 1988 - REVISED TO SHOW NEW BOUNDARY LINE & 0.5265 ACRE PARCEL.
 JUNE 20, 1983 REVISED TO SHOW ADDITION OF BUILDING UNDER CONSTRUCTION.
 SCALED AND RE-CERTIFIED THROUGH APRIL 30, 1984

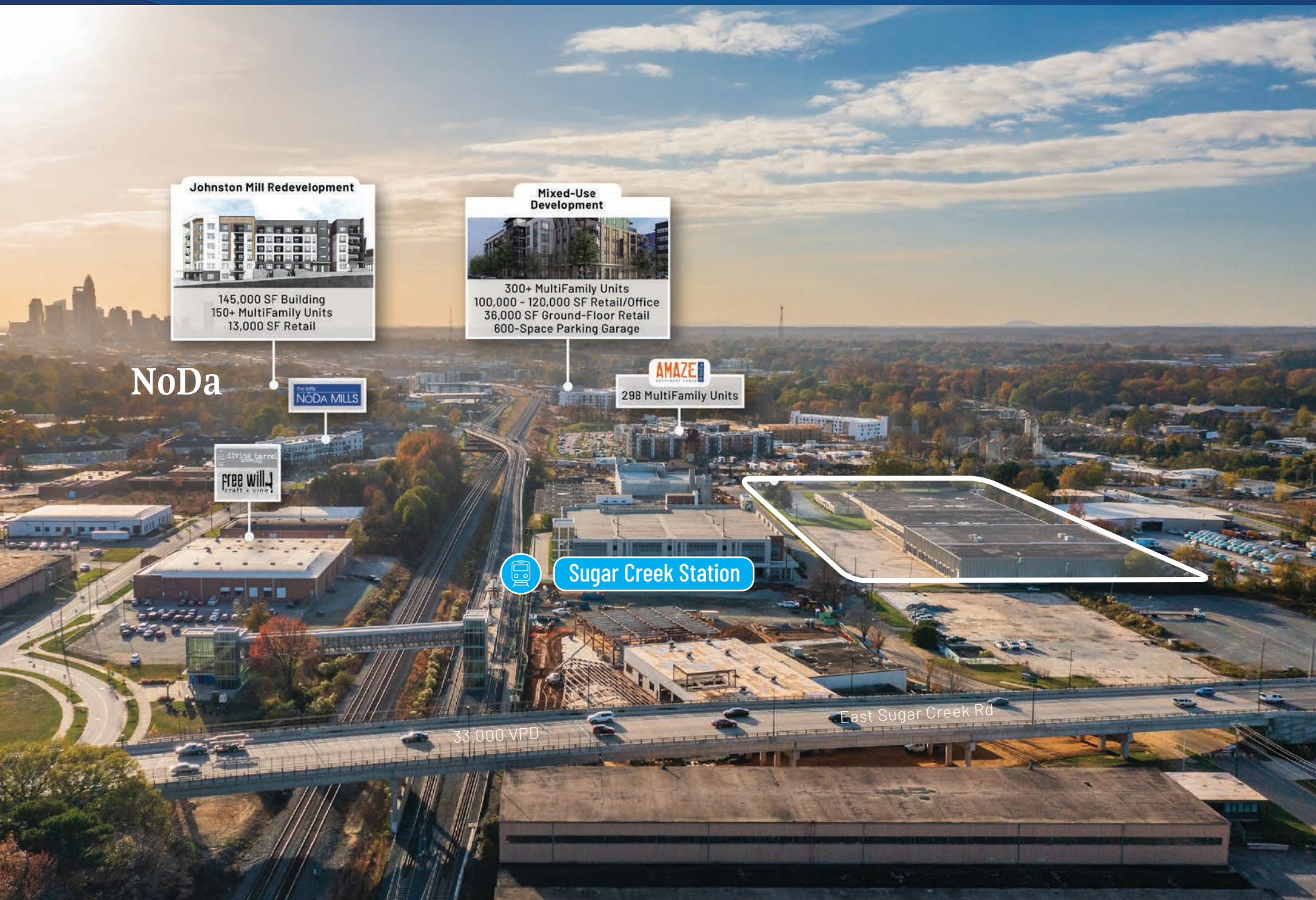
BOUNDARY & AS-BUILT SURVEY
 GENERAL BONDED WAREHOUSES, INC.
 CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA
 SHEET 1 OF 1
 DATE: AUGUST 26, 1983
 SCALE: 1" = 30'
 FILE: 8254-003





Property Photos





Johnston Mill Redevelopment



145,000 SF Building
150+ MultiFamily Units
13,000 SF Retail

Mixed-Use Development



300+ MultiFamily Units
100,000 - 120,000 SF Retail/Office
36,000 SF Ground-Floor Retail
600-Space Parking Garage

NoDa

the Mills
NODA MILLS

diving barrel
brewage
Free Will
craft & vine

AMAZE
COMMUNITY CENTER
298 MultiFamily Units



Sugar Creek Station

East Sugar Creek Rd

33,000 VPD

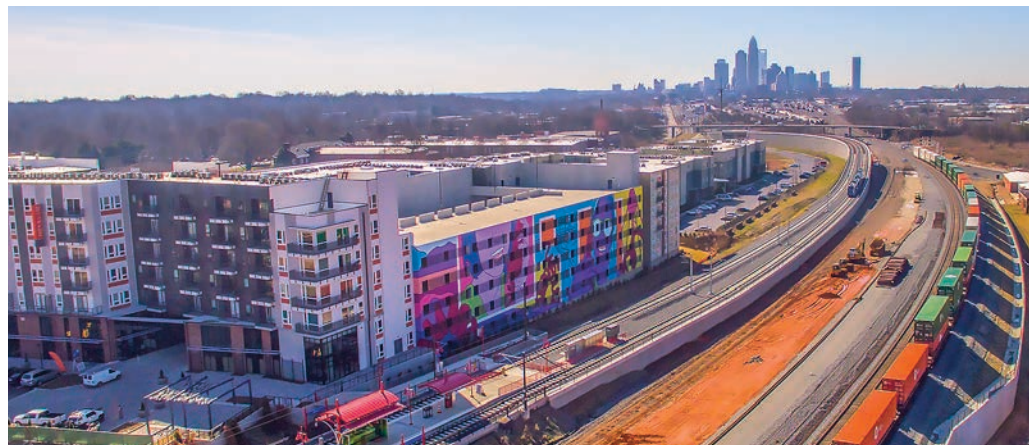
Market Overview



NoDa

Charlotte, NC

Known as Charlotte's arts district, NoDa has seen a boom in multi-family development as millennials moving to Charlotte seek residence somewhere modern, convenient and interesting. The restaurants and art galleries support an entertainment focused area that has become one of the most sought after neighborhoods for retail and residential development as the area expands. Multiple events are held in the neighborhood throughout the year, promoting grassroots causes that attract creative, sustainability-conscious Charlotte residents.





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.