



# 8601 Wilkinson Blvd.

Charlotte, North Carolina 28214



**Available for Sale**

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

## Property Overview

# 8601 Wilkinson Blvd. Available for Sale

Excellent opportunity to purchase an industrial building with 4 private offices, breakroom, conference room, open bullpen, and warehouse. The building is located on the proposed LYNX Silver Line, only steps from the proposed Sam Wilson station. With unique features and a prime location only 1.3 mi to I-485, 2.3 mi to I-85, and 3 mi to Charlotte Douglas International Airport, this is a great acquisition opportunity on 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

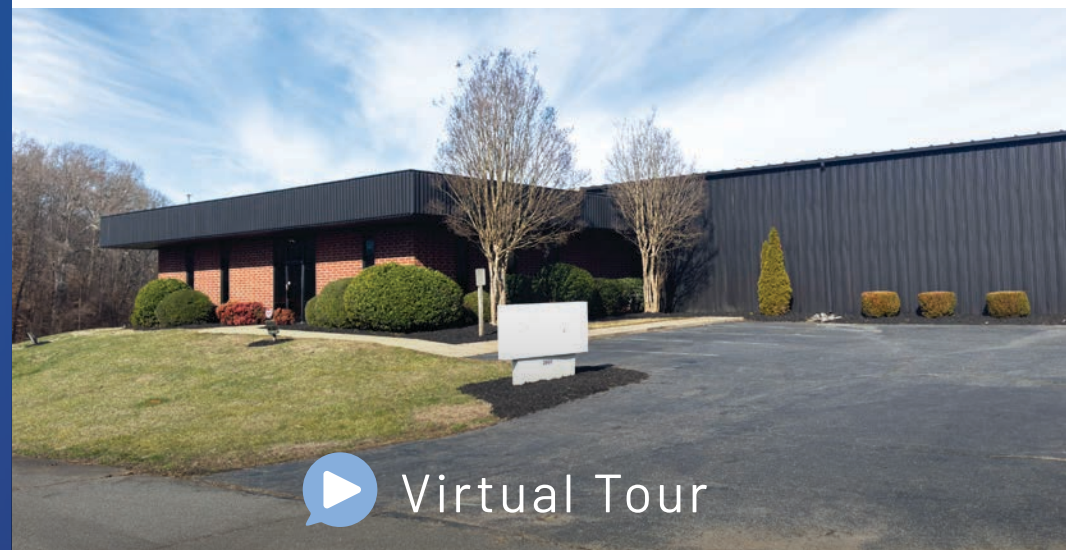
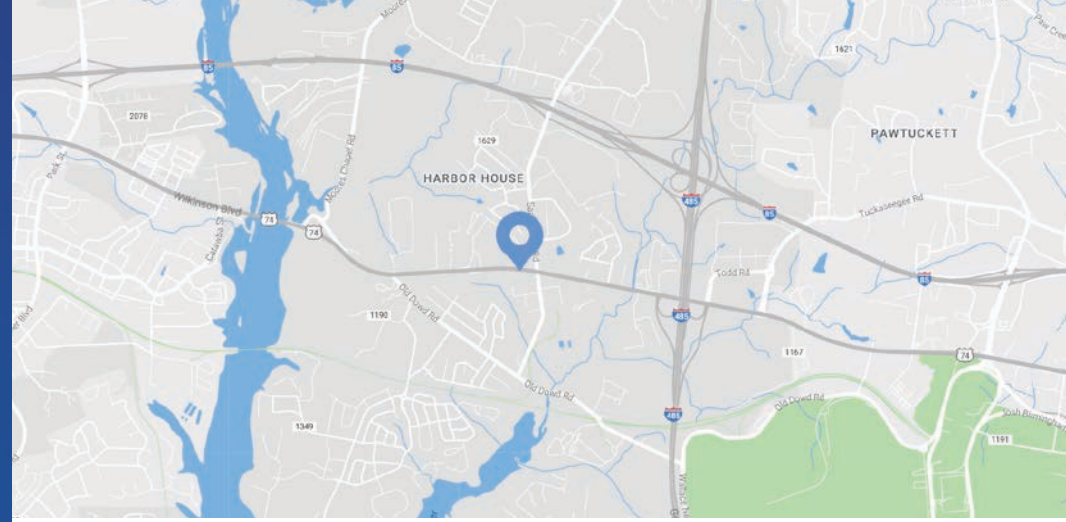
**Dock Doors** (2) Drive-In Doors  
(2) Dock High Doors

**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** \$7,500,000

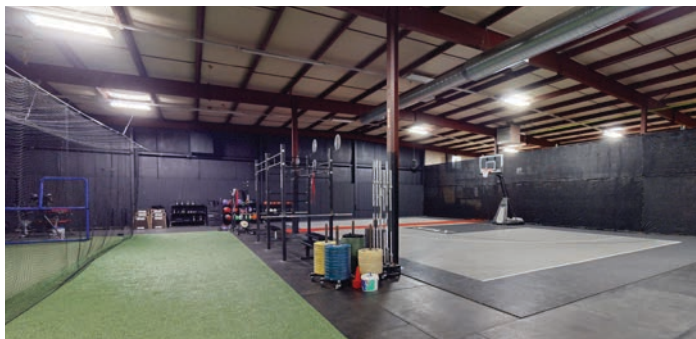
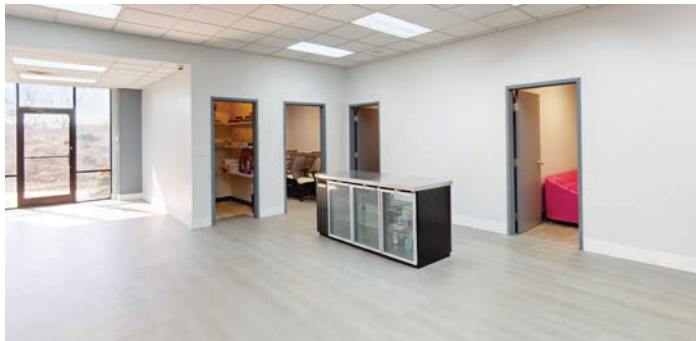


[Virtual Tour](#)

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	2,642	25,900	89,560
<b>Avg. Household Income</b>	\$110,072	\$92,089	\$88,492
<b>Median Household Income</b>	\$72,432	65,106	62,848
<b>Households</b>	1,111	9,843	34,397
<b>Daytime Employees</b>	1,339	11,897	44,380

Interior Photos



# Available

- +/- 23,153 SF on 7.924 AC
- +/- 2,000 SF Office
- +/- 21,153 SF Warehouse

 Virtual Tour

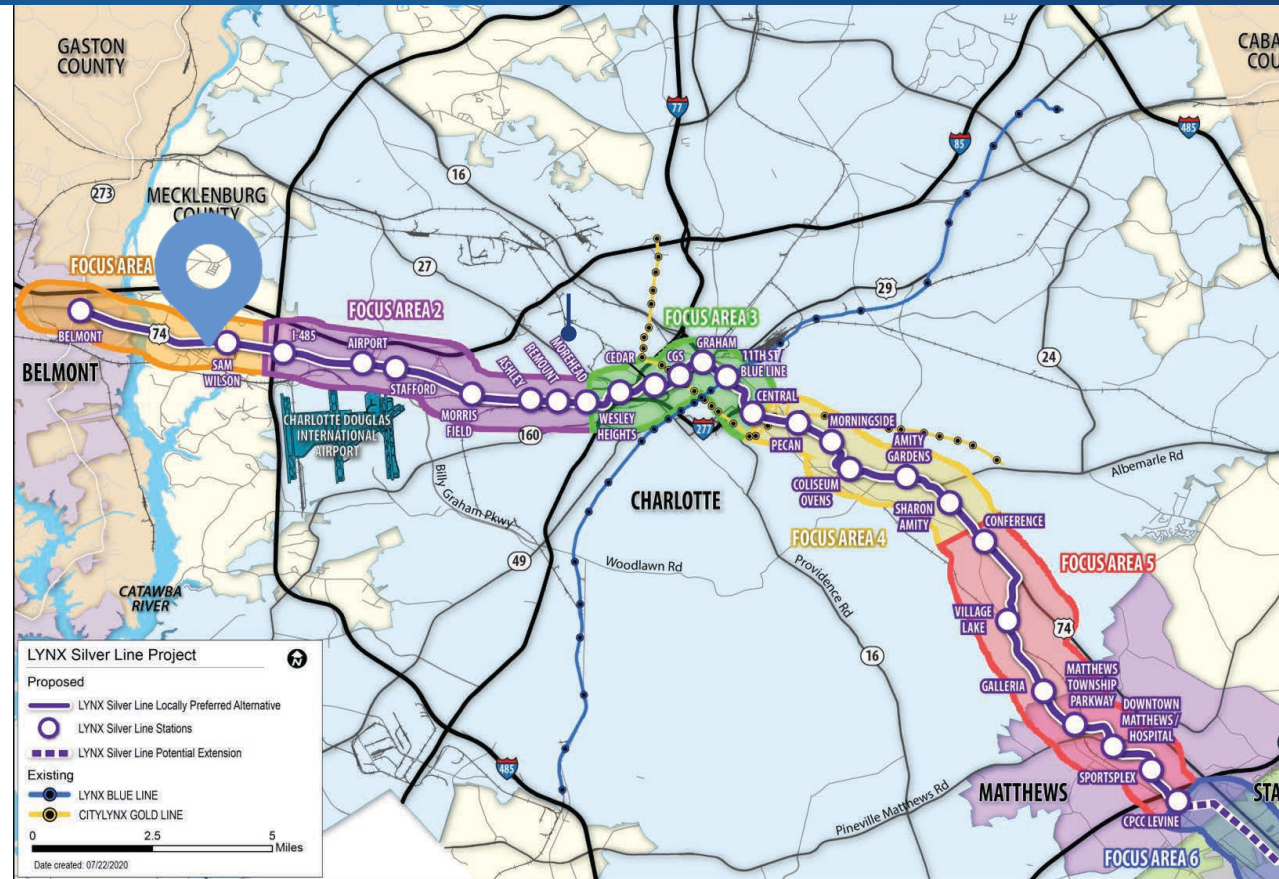


# Lynx Silver Line

The LYNX Silver Line is a planned 29-mile, 31 station light rail alignment from the City of Belmont in Gaston County, through Center City Charlotte and the Town of Matthews, into Union County. Key connections include:

- 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
- Sportsplex

[Learn More](#)





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.