



3990 Sam Wilson Road

Charlotte, North Carolina 28214



Available for Sale or Lease

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

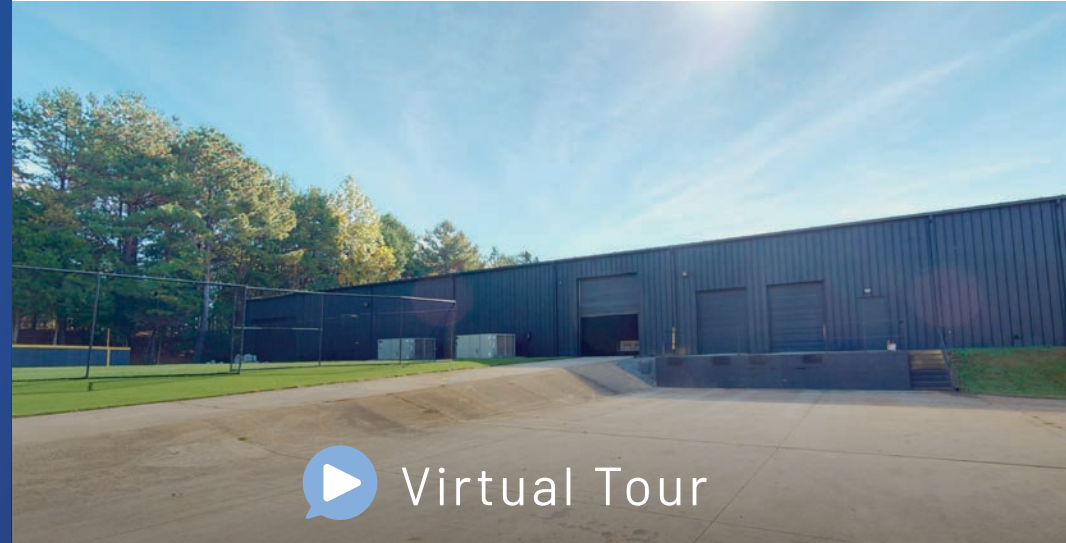
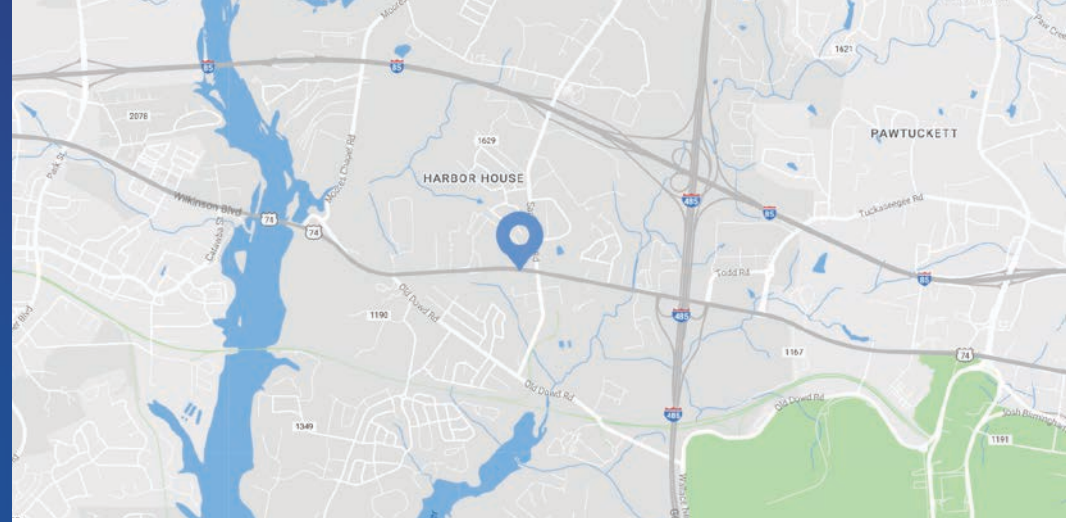
Property Overview

3990 Sam Wilson Road Available for Sale or Lease

Excellent opportunity to purchase or lease 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

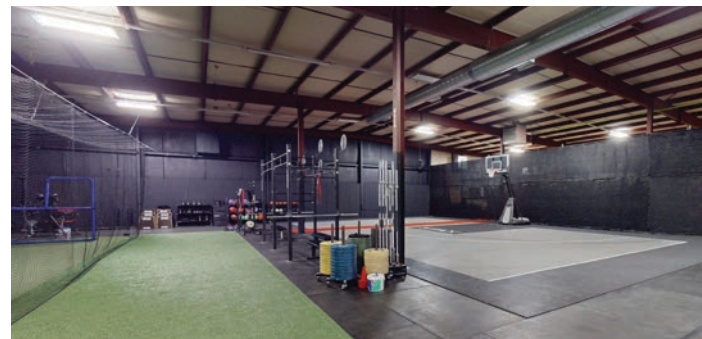
Address	8601 Wilkinson Blvd. Charlotte, NC 28214
Availability	+/- 23,153 SF on 7.924 AC Available for Sale +/- 2,000 SF Office +/- 21,153 SF Warehouse
Parcel ID	11304608
Use	Industrial
Parking	10 parking spaces
Zoning	I-1(CD)
Clear Height	16 FT - 18 FT
Dock Doors	(2) Drive-In Doors (2) Dock High Doors
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	\$6,500,000
Lease Rate	\$20/SF NNN fees at \$1.17/SF



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	2,748	25,231	90,463
Avg. Household Income	\$110,111	\$100,578	\$98,615
Median Household Income	\$82,488	\$75,041	\$72,690
Households	1,226	9,753	35,033
Daytime Employees	986	11,599	49,982

Interior Photos



Available

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

 Virtual Tour

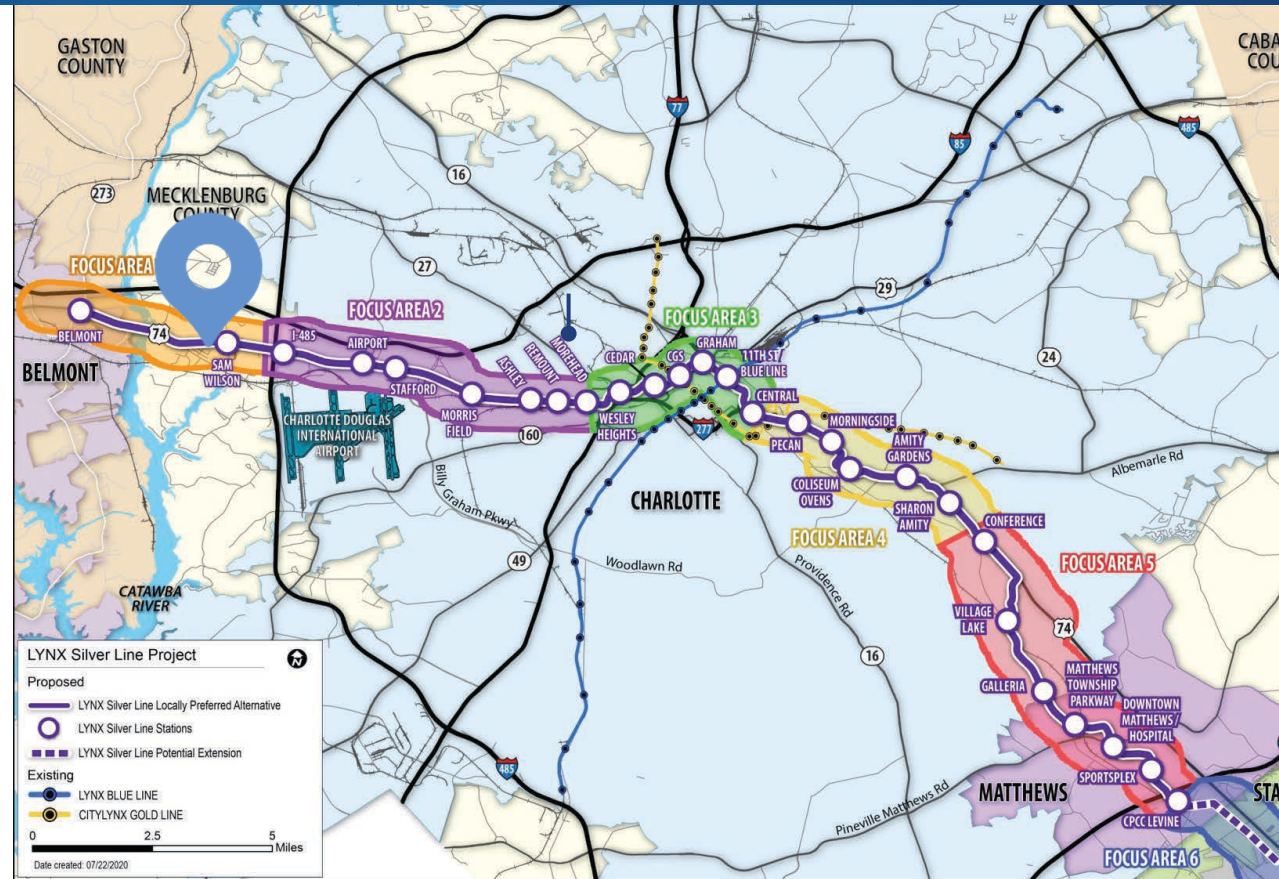


Lynx Silver Line

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](#)





Wilkinson Blvd.

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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.