



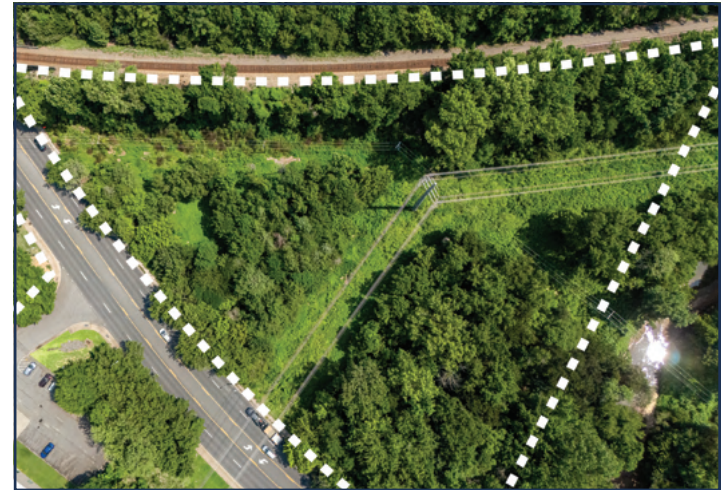
8845 Monroe Rd., Charlotte NC

CHARLOTTE LAND FOR SALE

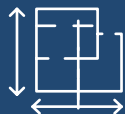
Secure a highly strategic industrial footprint in the active Charlotte and Matthews corridor. This 4.62 acre parcel of raw land at 8845 Monroe Road is zoned Manufacturing and Logistics (ML), presenting a rare development opportunity in a high barrier to entry market. Positioned adjacent to McAlpine Creek Park and just minutes from Independence Blvd, the site provides exceptional connectivity to South Charlotte and surrounding submarkets. Whether you are looking to develop a new logistics facility, warehouse, or distribution hub, this property offers a prime blank canvas.

Property Highlights:

- ▶ 4.62 acres of raw commercial land for sale
- ▶ Zoned Manufacturing and Logistics (ML)
- ▶ Located along the Monroe Road corridor
- ▶ Immediate access to Independence Blvd, I-485, Matthews, and South Charlotte
- ▶ Exceptional development opportunity for industrial or logistics users



For Sale
\$1.618M



±4.62
AC



Parcel ID
19108105

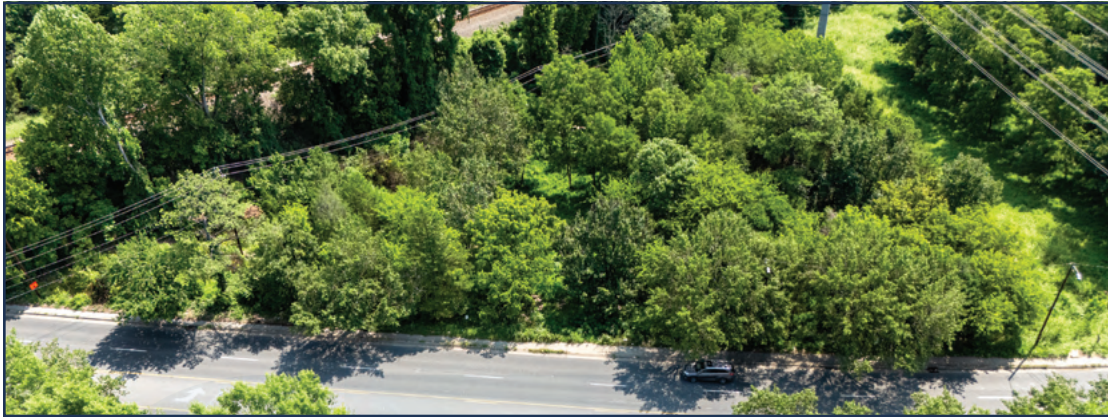


Zoning
ML-1
Manufacturing & Logistics

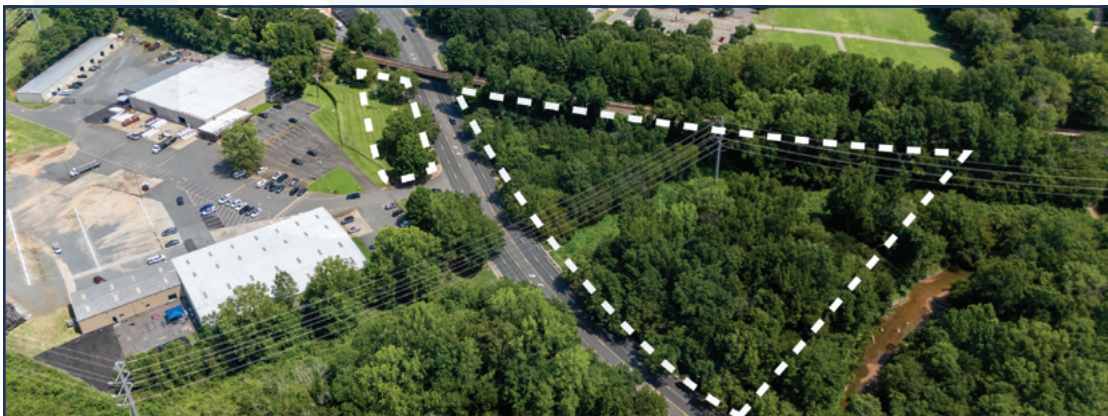


Property Type
Commercial
Land



**PROPERTY DETAILS**

Address	8845 Monroe Rd. Charlotte, NC 28211
Sale Price	\$1,618,000
Property Type	Commercial Land
Parcel ID	19108105
Acreage	±4.62AC
Zoning	ML-1 Manufacturing & Logistics

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