

FOR LEASE

±42,000 – ± 202,500 SF
INDUSTRIAL AVAILABLE



METRO AIR BUSINESS PARK

9210 & 9230 Walkers Ferry Road, Charlotte, NC
Q4 2026 Delivery

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STRATEGIC CAPITAL
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Colliers



METRO AIR BUSINESS PARK

9210 & 9230 Walkers Ferry Rd
Charlotte, NC

Metro Air is a premier Class A industrial park on Walkers Ferry Road in Charlotte, NC, in the sought-after Airport/Westinghouse submarket. Located just off I-485 and directly across from Charlotte Douglas International Airport, the park features two state-of-the-art buildings: 113,800 SF and 202,500 SF, designed for modern logistics and distribution users. This prime location offers direct access to the airport, major interstates, and quick connectivity to Charlotte's city center, making Metro Air an ideal choice for businesses seeking to maximize speed, reach, and efficiency.



**Immediate access to I-485,
I-77 and I-85**



**Direct access to Charlotte
Douglas International Airport**



**Modern industrial facilities
± 113,800 SF and ± 202,500 SF**



**Convenient access to Norfolk
Southern Railway and
CSX Charlotte Intermodal
Logistics Center**



**Built to support single or
multi-tenant users**



**Dual entry points to I-485 for
streamlined connectivity**

Property Specs

Metro Air Business Park | Charlotte, NC

	Building #1	Building #2
Total Size	± 113,800 SF <i>Can be demised to 56,900 SF</i>	± 202,500 SF <i>Can be demised to 42,000 SF</i>
Address	9210 Walkers Ferry Road	9230 Walkers Ferry Road
Building Dimensions	541'-8" x 250' (end bay) 541'-8" x 200'-9" (typical)	750' x 270'
Bay Sizes	54' 6" typical bays	52' 6" x 53' 6" typical bays
Office	± 1,600 SF	± 1,600 SF
Clear Height	32'	32'
Warehouse Walls	All interior walls painted white	All interior walls painted white
Auto Parking	± 98 spaces	± 183 spaces
Truck Court	130' and 60' concrete dock apron	130' and 60' concrete dock apron 19 Truck Stalls
Dock Doors	12 (14' x 16') dock doors 2 drive-in doors	18 (14' x 16') dock doors 2 drive-in doors
KO Dock Positions	12 (9' x 10') KO	17 (9' x 10') KO
Roofing	.45 mil TPO w/ R-20 insulation	.45 mil TPO w/ R-20 insulation
HVAC	Air changes per code	Air changes per code
Fire	ESFR	ESFR
Electric	(1) 2,000 amp, 480/277V	(1) 2,000 amp, 480/277V
Lighting	LED 25 FC on whips	LED 25 FC on whips

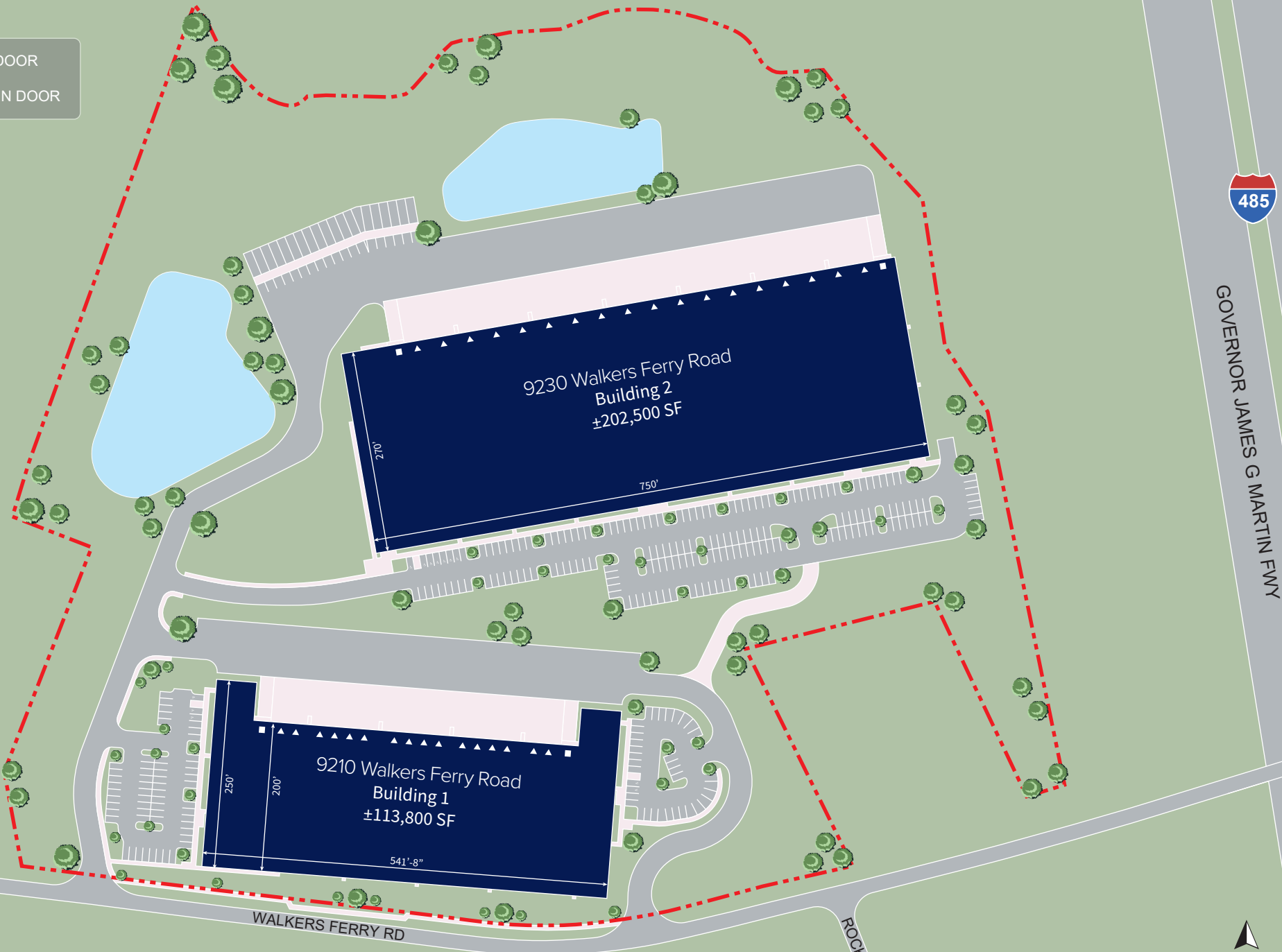


Site Plan

Metro Air Business Park | Charlotte, NC

▲ DOCK DOOR

■ DRIVE-IN DOOR



Location Overview

Metro Air Business Park | Charlotte, NC



Let's Zoom Out

Reach 60% of the U.S. Population within a 1-day truck drive

Connected to two major corridors I-77 & I-85

0.75 Miles to Norfolk Southern Railway

Close proximity to Four Major Ports Charleston, Savannah, Jacksonville, and Norfolk

Minutes from one of the busiest airports in the U.S.

Access & Connectivity

Metro Air Business Park | Charlotte, NC



Connected & Convenient

Immediate access to
I-485 via Wallace
Neel Rd

3 miles to I-85 and
8 miles to I-77

2 miles to
Charlotte
Douglas Airport

10 miles to
Uptown Charlotte
(CBD)

< 30-minute drive
to I-26 and I-40
corridor connections



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