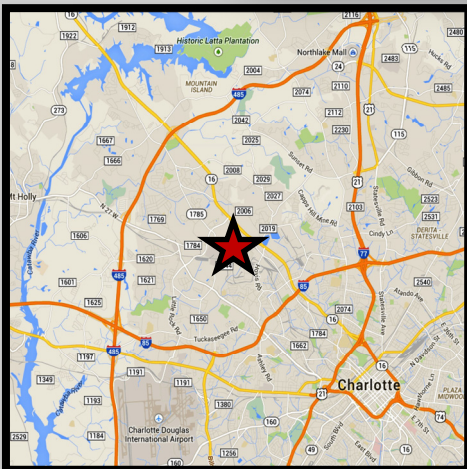


Industrial Acreage for Sale

Melynda Road, Charlotte, NC 28208



Highlights

- ◆ 35.19 Acres for Sale in NW Charlotte
- ◆ Zoned I-1, I-2 & R-5
- ◆ CSX Rail Access Available
- ◆ Easy access to Hwy. 16, I-85, I-77 and I-485 with frontage on Toddville Rd.
- ◆ Existing site with partially fenced, graveled truck yard and truck service facility with three service bays

Pricing

- ◆ For Sale at \$49,900 Per Acre
- ◆ Pricing Represents Land Value Only

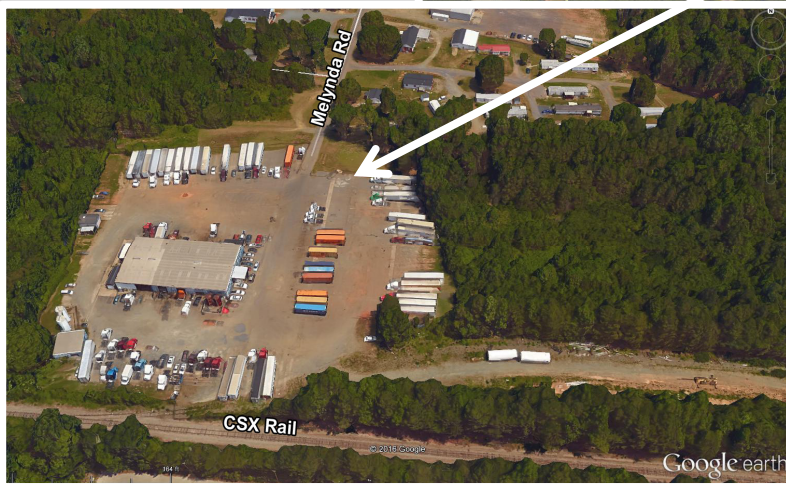
Phil Chambers

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