Charlotte-Concord-Gastonia, NC-SC — #1 of 10: Warehousing and Storage Sites

Charlotte leads NC in warehousing infrastructure

Source: ALEX Intelligence · Published November 16, 2026

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THE DATA

208

Warehousing and Storage Sites (2022)

Charlotte-Concord-Gastonia ranks #1 of 13 North Carolina metros on warehousing and storage sites.

This concentration of industrial infrastructure reflects a deepening shift in the region's economic foundation, moving beyond traditional retail and service hubs toward a logistics-driven economy. The 208 sites represent a strategic advantage in supply chain resilience and last-mile delivery capacity.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 493 (Warehousing and storage) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-charlotte-istand-493-msa

01

Industrial density fuels urban economic resilience

Charlotte’s leadership in warehousing is not a byproduct of chance but a deliberate outcome of long-term infrastructure investment and regional connectivity. With 208 active sites, the metro area has established itself as a critical node in the Southeast’s logistics network, attracting distribution-heavy industries and enabling rapid expansion of e-commerce fulfillment operations.

This industrial base is increasingly intertwined with residential development, as new housing projects emerge near logistics hubs to serve an expanding workforce. The result is a self-reinforcing cycle: more warehouses attract more jobs, which drive demand for housing, which in turn supports further commercial growth.

02

The next frontier: adaptive reuse of industrial space

As Charlotte's warehousing footprint expands, the real estate frontier is shifting from greenfield development to the repurposing of existing industrial sites. The high density of storage facilities suggests a growing pool of underutilized or obsolete facilities that can be converted into mixed-use zones —offices, innovation labs, or live-work spaces.

This adaptive reuse trend is already visible in South End and University City, where former warehouses are being transformed into tech incubators and creative workspaces. The data from 2022 shows not just volume, but the foundation for a new urban economy—one where industrial legacy becomes a catalyst for innovation.

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