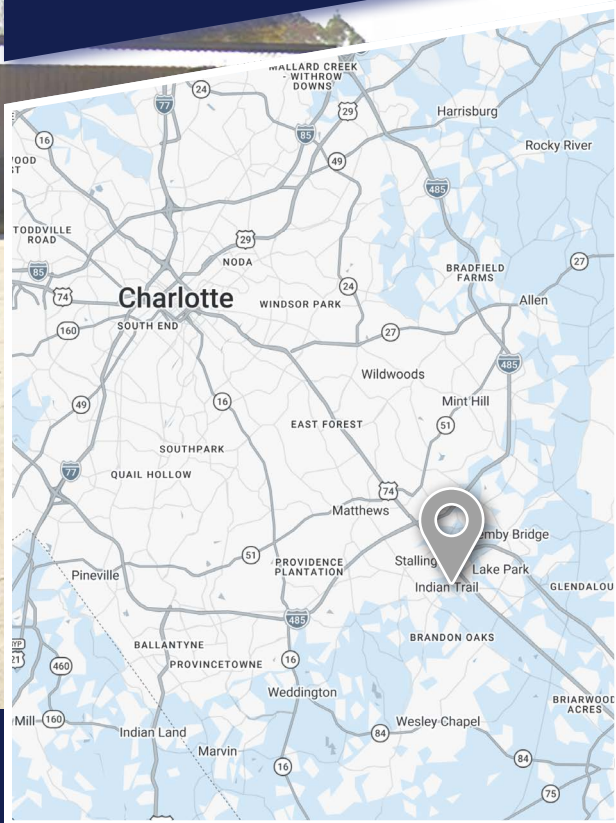


FOR SALE

Stand Alone Office Flex Property

200 Unionville Indian Trail Rd,
Indian Trail, NC 28079



VERV
COMMERCIAL REAL ESTATE

Investment or Owner/ User Opportunity



Exclusively Listed By:

MATT GONNERMAN, CCIM
Verv Commercial Real Estate
704-796-4885
matt@vervcre.com

PROPERTY DETAILS

Address	200 Unionville Indian Trail Road, Indian Trail, NC 28079
Parcel ID	07105012B
Building Square Footage	» Existing Flex Building that is 4,524 SF +/- 3,944 SF Office +/- 580 SF Warehouse » Ability to immediately expand building with in place concrete pad that is 4,636 SF » Potential for +/- 9,160 SF building or larger
Acreage	±1.92 Acre Lot
Zoning	» Legacy Light Industrial Zoning that can be grandfathered » DTD (Downtown Transitional District)
Loading	1 Grade Level Door that is 12' x 10'
Year Built / Renovated	1990 / 2017
Pricing	Contact Brokers for Pricing

LOCATION DESCRIPTION

- » Situated Within Well Established Industrial and Commercial Corridor
- » 0.7 miles from Highway 74 / East Independence Blvd
- » 2.7 miles from I-485 Interchange



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BUILDING PHOTOS



Investment or Owner/ User Opportunity

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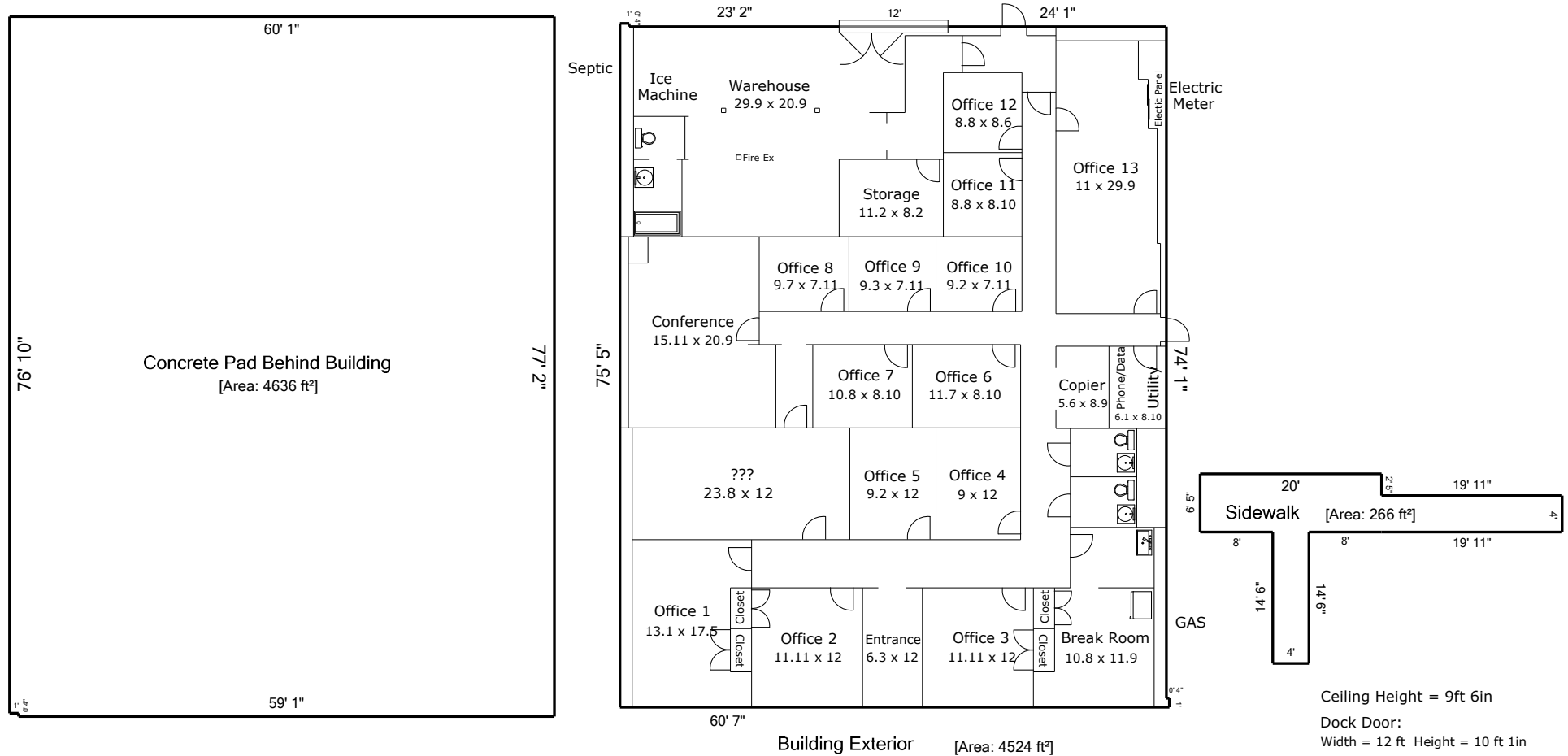
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FLOOR PLAN



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