

5029 Smith Farm Road

Matthews, NC

UNIT G
4,425SF

UNIT F
2,850SF

UNIT E
2,850SF

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY



Available for Lease

Smith Farm Road

Located in the Town of Stallings with convenient access to Highway 74 and I-485, this newly completed industrial flex building is ready for move-in September 1, 2026 – offering businesses a modern workspace in one of Union County's fastest-growing commercial corridors. Positioned along one of the region's most traveled commercial routes, this property provides excellent visibility and connectivity to the greater Charlotte metro area

Each unit features a private office and open warehouse space, perfectly suited for a wide variety of uses including Office, Retail, Showroom, Flex Warehouse, Contractor Office, Distribution, and Light Commercial operations. Whether you need space to store equipment, run a crew, or serve local customers, this property delivers the flexibility and functionality to grow your business.

This is an exceptional opportunity for tenants seeking quality industrial flex space with long-term potential in one of the Charlotte metro's most active and fastest-growing suburban markets.

Property Details

Address	5029 Smith Farm Road, Matthews, NC 28104
Availability	+/- 10,125 SF
Units	Three (3) units, each 450 SF private office the remaining being warehouse
Use	Flex Space
Parcel	07105006E
Zoning	C-74
Traffic Counts	US 74 & Indian Trail Rd SE - 56,000 VPD



Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2030 Population Projection	7,175	49,174	193,361
Household Income Median	\$86,893	\$106,096	\$101,970
Household Income Avg	\$105,553	\$129,390	\$130,749
Daytime Employees	10,948	45,268	146,536

Available Suites

Available for Move-In September 1, 2026

E

2,850 SF

UNIT SPECIFICATIONS

Total Size	2,850 SF
Office Space	450 SF (HVAC)
Warehouse	2,400 SF
Ceiling Ht.	22–24 ft Clear
Power	200A Panel
OH Doors	1 Grade-Level Door
Lighting	High Bay LED
Internet	1 Gbps Fiber
Zoning	C-74 · Stallings
Parking	20 + 2 HC

BASE RENT + \$3.00 TICAM est.
\$16.00 PSF/yr ~\$4,512.50/Monthly

Available for Move-In September 1, 2026

F

2,850 SF

UNIT SPECIFICATIONS

Total Size	2,850 SF
Office Space	450 SF (HVAC)
Warehouse	2,400 SF
Ceiling Ht.	22–24 ft Clear
Power	200A Panel
OH Doors	1 Grade-Level Door
Lighting	High Bay LED
Internet	1 Gbps Fiber
Zoning	C-74 · Stallings
Parking	20 + 2 HC

BASE RENT + \$3.00 TICAM est.
\$16.00 PSF/yr ~\$4,512.50/Monthly

Available for Move-In September 1, 2026

G

4,425 SF

UNIT SPECIFICATIONS

Total Size	4,425 SF
Office Space	450 SF (HVAC)
Warehouse	3,975 SF
Ceiling Ht.	22–24 ft Clear
Power	400A · 3-Phase 208V
OH Doors	2 Grade-Level Doors
Lighting	High Bay LED
Internet	1 Gbps Fiber
Zoning	C-74 · Stallings
Parking	20 + 2 HC

BASE RENT + \$3.00 TICAM est.
\$16.00 PSF/yr ~\$7,006.25/Monthly

Market Overview



Highway 74

Smith Farm Road



CHARLOTTE



Contact for Details Roman Voronin

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