

# 620 Radiator Rd

620 RADIATOR RD, INDIAN TRAIL, NC 28079



**Industrial**

**FOR**

| Lease

**SIZE**

| 30,024 SF

**PRICE**

| \$7.25/SF NNN



## Overview

30,024 SF available for lease

Zoned LI (Light Industrial)

ESFR Sprinkler

18' plus to the beam

3 Dock Doors

3-Phase Power, and LED Lighting

Newly paved truck court

Trailer storage

±1.5 acres of outside storage available separately

## 30,024 SF of Industrial Space Available



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## Property Overview

### Demographics

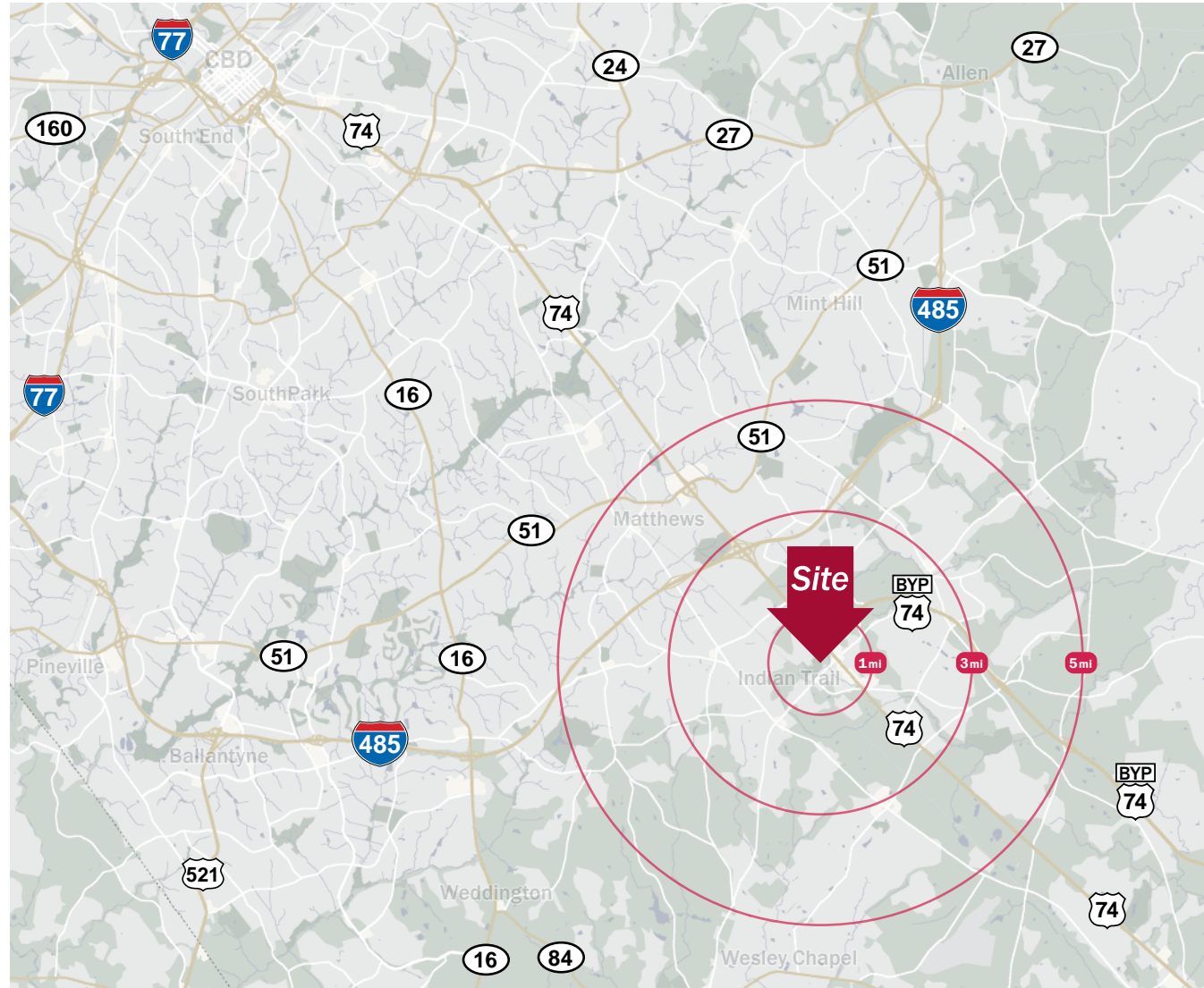
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	2,650	42,687	108,122
Growth Rate	3.11%	1.61%	2.71%
Avg. HH Income	\$110,098	\$111,154	\$124,428

### Traffic Count

Source: NCDOT

	AADT
Hwy 74	49,500 (2021)
Old Monroe Rd	21,500 (2021)



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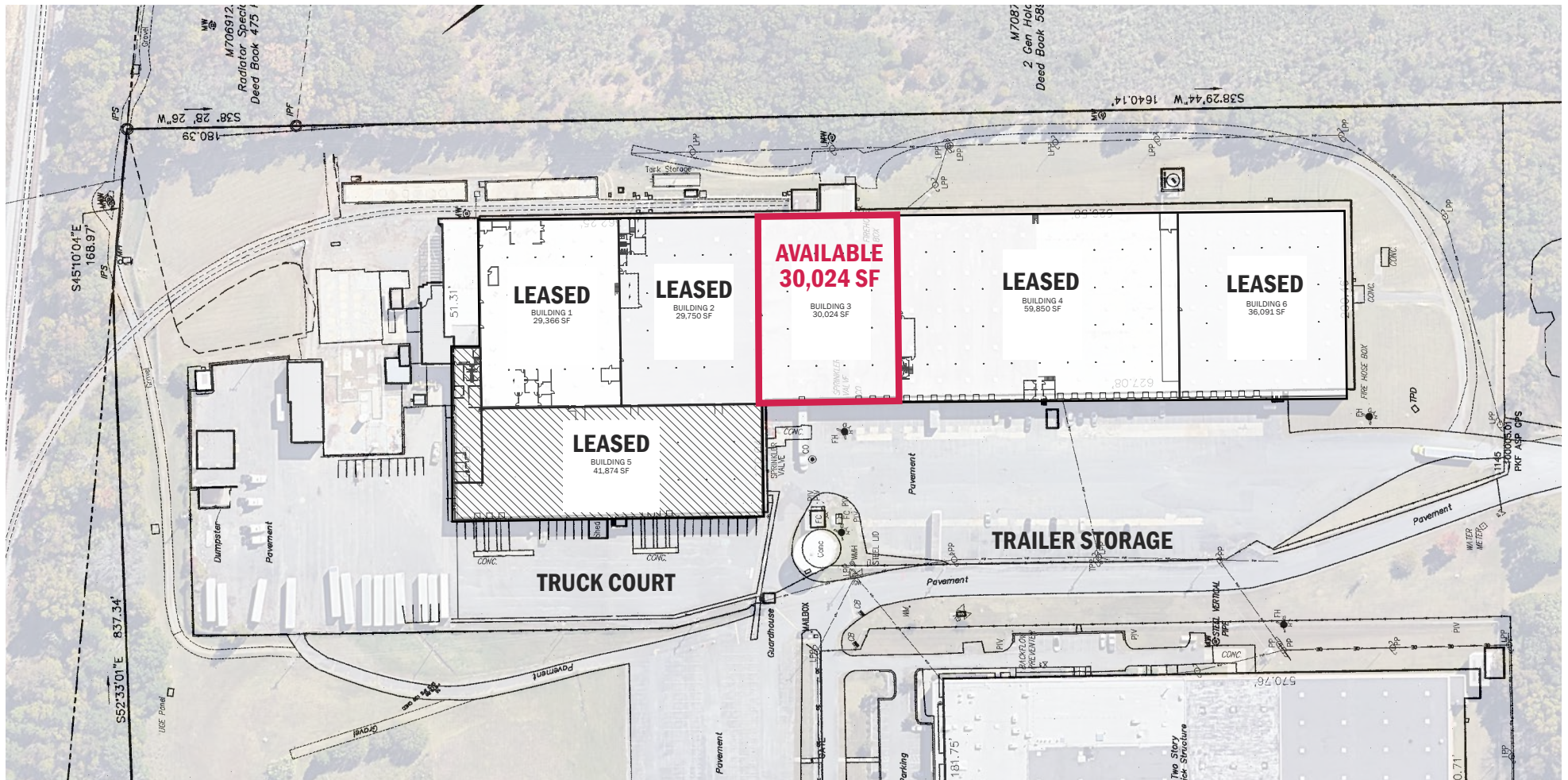
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## Overall Plan



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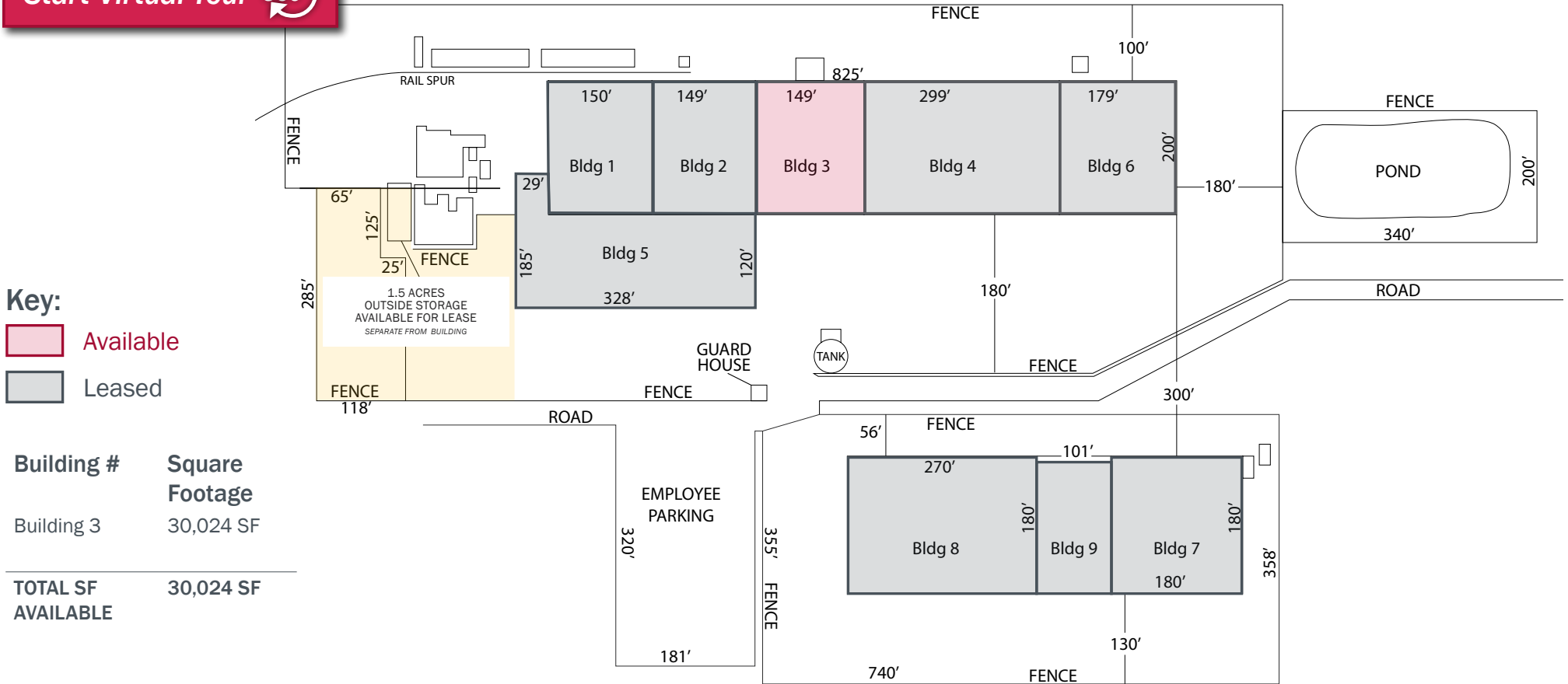
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## Floor Plan

Start Virtual Tour 



**Key:**

- Available
- Leased

Building #	Square Footage
Building 3	30,024 SF
<b>TOTAL SF AVAILABLE</b>	<b>30,024 SF</b>



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## Building Specifications

<b>Building Name</b>	Radiator Specialty Company
<b>Location</b>	620 Radiator Road
<b>City, State Zip</b>	Indian Trail, NC 28079
<b>County</b>	Union
<b>Cross Street</b>	Old Monroe Road
<b>Total Available SF</b> Manufacturing & Warehouse	30,024 SF
<b>Acreage</b>	73 Acres
<b>Tax ID#</b>	Portion of tax parcel #07087009
<b>Zoning</b>	LI (Light Industrial)
<b>Present or Former Use</b>	Distribution & Manufacturing

<b>Condition</b>	Good
<b>Floors</b>	Concrete
<b>Walls</b>	Masonry/Brick
<b>Roof</b>	Tar & gravel with metal deck; modified bitumen roof membrane w/ metal deck. Recent TPO replacement in Building 1
<b>Ceiling Heights</b> (under joist)	18' plus to the beam
<b>Column Type</b>	Steel
<b>Column Spacing</b>	30'x40'
<b>Dock High Doors</b>	3
<b>Size</b>	Sizes Vary: 8x9, 8x10
<b>Levelers</b>	Yes
<b>Lights</b>	Yes
<b>Other Features</b>	Bumpers & seals



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## Building Specifications

<b>Truck Court</b>	110' with concrete apron
<b>Air Conditioning</b>	Offices only
<b>Heating</b>	Suspended gas unit heaters in warehouse & manufacturing areas
<b>Sprinkler</b>	ESFR
<b>Lighting</b>	LED & skylights
<b>Rail</b>	Rail served by CSX; spur to property

<b>Utilities</b>	
<b>Power</b>	Duke Energy
<b>Multiple Primary</b>	3 Phase 480 Volt 1300 Amp Panels (multiple 480 volt panels)
<b>Secondary</b>	3 Phase 120/208 Volt Service
<b>Water</b>	Union County
<b>Sewer</b>	Union County
<b>Gas</b>	Piedmont Natural Gas
<b>Other</b>	Wall-mounted exhaust fans; water tank

<b>Major Highways</b>	
US Hwy 74	2.6 Miles
Monroe Expy	4.7 Miles
I-485	4.8 Miles
I-77	21.9 Miles
I-85	27.3 Miles
US HWY 321	41.4 Miles
I-40	66.1 Miles
<b>Area Manufacturers</b>	Charlotte Pipe & Foundry, Assa Abloy, ATI Specialty Materials, Windsor Windows & Doors, Tyson Foods, & Edwards Wood Products



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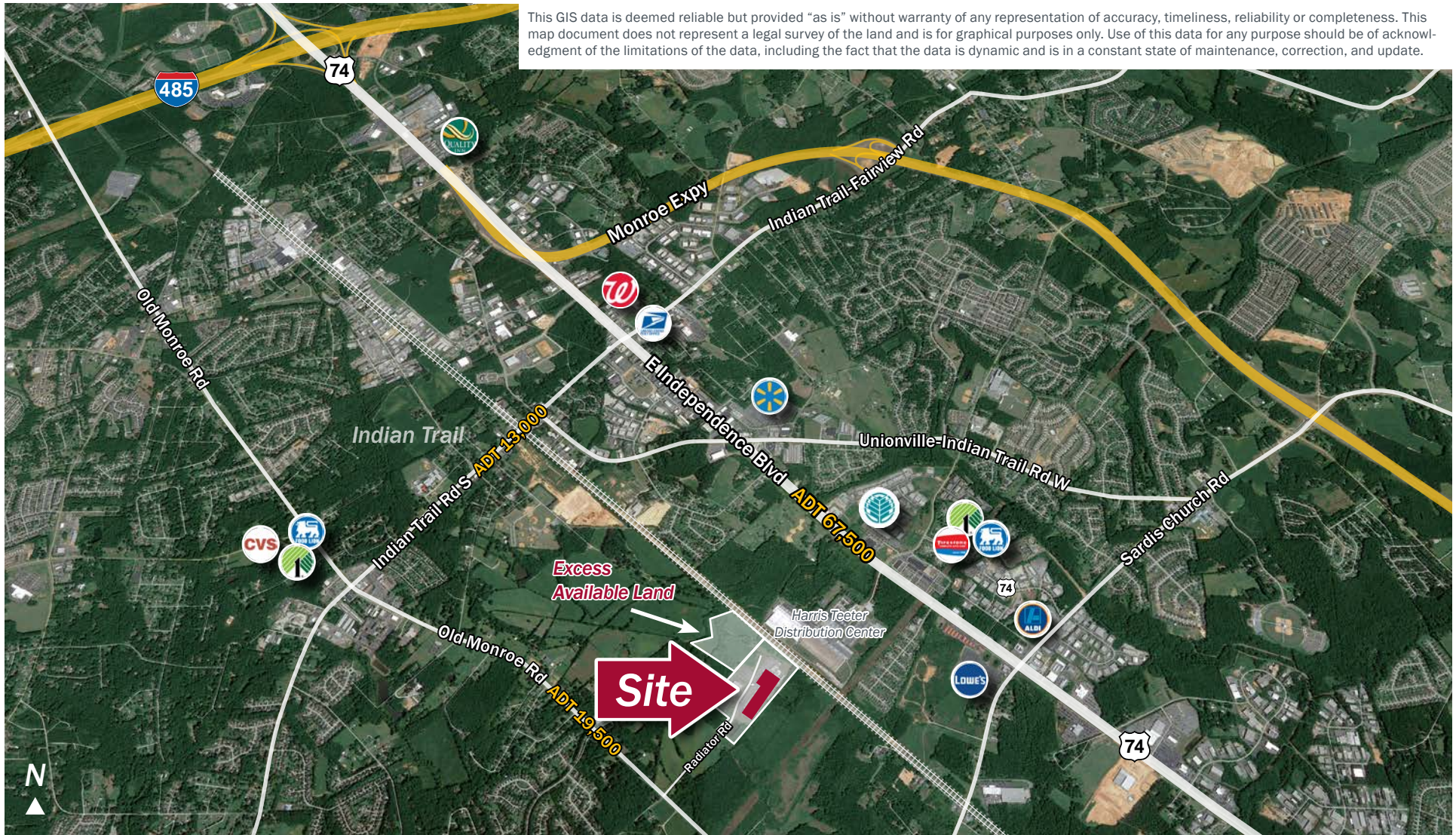
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## Market Aerial



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Property Photos

AVAILABLE



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Medical | Industrial | Retail | Land | Investment | Office

contact

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