

COMING SOON: 251K SF BUSINESS COMMUNITY



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Indian Trail Corporate Park

Indian Trail Fairview Road and E Independence Boulevard
Indian Trail, NC 28079



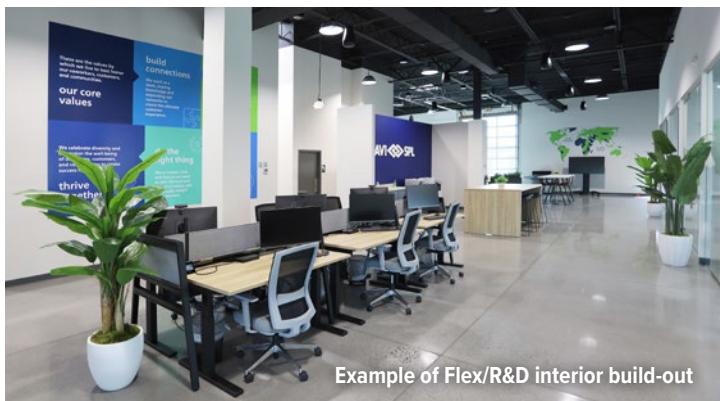
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About Indian Trail Corporate Park

- ▶ New 31-acre business community located off Indian Trail Fairview Road near Independence Boulevard (US 74), just 2 miles from I-485
- ▶ Conveniently located near a variety of retail amenities, as well as a diverse residential area featuring both mature and new communities
- ▶ Just 15 miles south of downtown Charlotte with convenient connections to Matthews, Monroe, South Park, and Weddington

Building Features:

- ▶ Flexible suite sizes ranging from 2,550 square feet up to 53,160 square-feet with full-building opportunities
- ▶ 80–100 ft. building depths with 30 ft. column spans and 18 ft. clear heights
- ▶ Rear service courts with dock and drive-in loading, additional parking, with ability to accommodate accessory uses



Flex/R&D Buildings

Building A	32,040 SF	
Building B	39,120 SF	
Building C	40,120 SF	FUTURE
Building D	45,120 SF	FUTURE
Building E	53,160 SF	FUTURE
Building F	42,120 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,550 up to 53,160 SF
Ceiling Height	18 ft. clear
Loading	Dock or drive-in
Construction	Brick on block
Sprinkler	ESFR System
Parking	4 spaces per 1,000 SF
Zoning	CZ-LI

Traffic Count (MDOT)

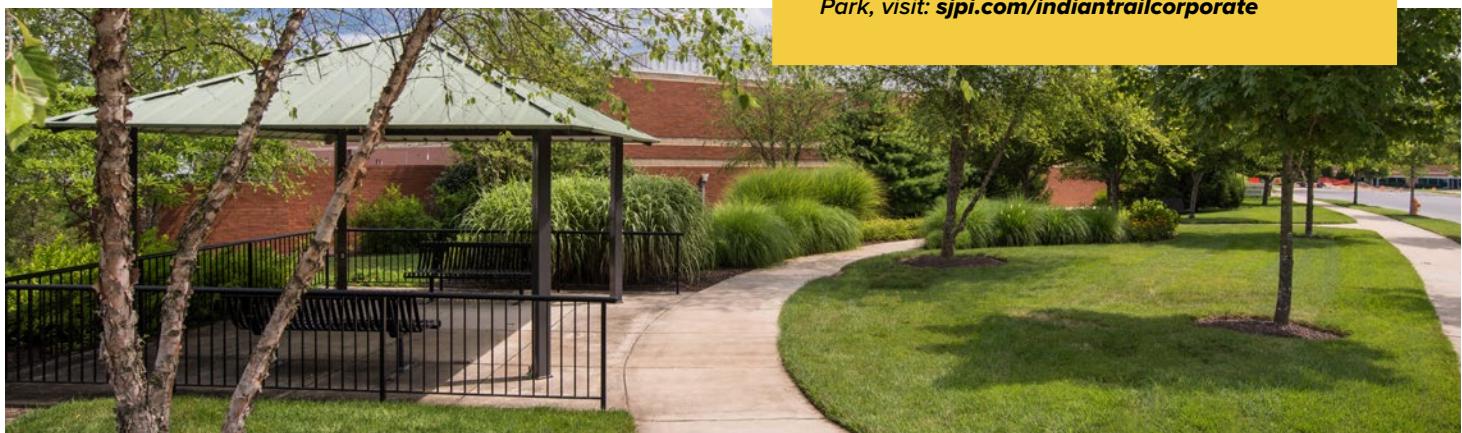
US 74 at Indian Trail Fairview Road: 60K vehicles/day

Monroe Expressway at US 74: 45K Vehicles/day

Demographics

	1 Miles	3 Miles	5 Miles
Population	2,977	48,293	124,340
Avg. Household Income	\$95,731	\$126,163	\$140,630

For more information on Indian Trail Corporate Park, visit: sjpi.com/indiantrailcorporate





Indian Trail Corporate Park | Site Plan





Distances to:

- | | |
|---|------------|
| Interstate 485 | 6.5 miles |
| Matthews, NC | 5.5 miles |
| Monroe, NC | 10.5 miles |
| South Park, NC | 14 miles |
| Charlotte, NC (Downtown) | 15 miles |
| South End, NC | 16 miles |
| Charlotte Douglas International Airport | 23 miles |
| Columbia, SC | 94 miles |
| Greensboro, NC | 97 miles |
| Greenville, SC | 122 miles |

Contact Us

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