

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**



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
**NATIONAL
DEVELOPER
OF THE YEAR**
— 2018 —

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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)

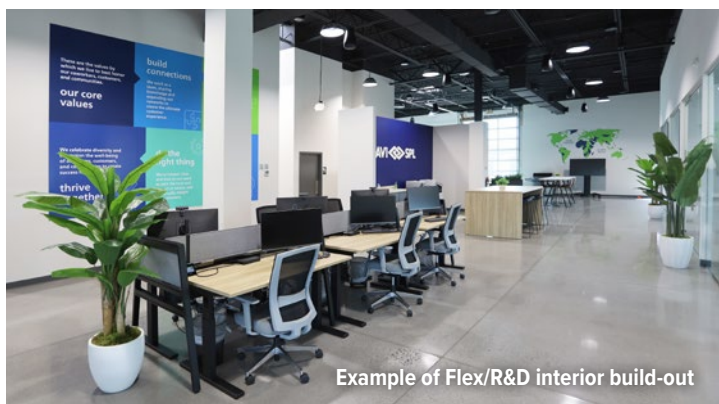
US 74 at Indian Trail Fairview Road: 60K vehicles/day

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



Example of Flex/R&D interior build-out





Indian Trail Corporate Park | Site Plan



45K VEHICLES/DAY



MONROE EXPRESSWAY

VAN BUREN AVE

OLD HICKORY
BUSINESS PARK

FOREST
PRESERVATION

BUILDING E 53,160 SF
SERVICE COURT

BUILDING F 42,120 SF

BUILDING D 45,120 SF
SERVICE COURT

BUILDING C 40,120 SF

BUILDING B 39,120 SF
SERVICE COURT

BUILDING A 32,040 SF

FOREST
PRESERVATION



60K VEHICLES/DAY



E INDEPENDENCE HIGHWAY

INDIAN TRAIL FAIRVIEW ROAD



SWEET UNION
- BREWING COMPANY -



METROLINA
CHRISTIAN ACADEMY
ESTABLISHED 1992





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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