

FULLY ENTITLED DEVELOPMENT OPPORTUNITY

±7.439 AC site with ±61,800 SF of proposed industrial space



215 & 221 GARMON RD, INDIAN TRAIL, NC 28079

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215 & 221 GARMON ROAD



Located on ± 7.439 acres in Indian Trail, this new industrial development will feature two modern buildings with adjacent parking, offering a versatile mix of warehouse and office space.

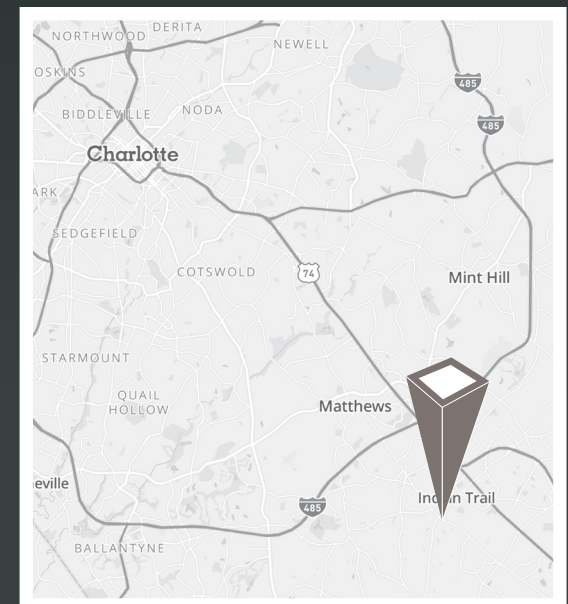
Together, the buildings provide over 61,000 square feet, designed with convenient access from Old Monroe Road and truck-friendly entrances and exits. Just minutes from Interstate 485, the property offers excellent regional connectivity and efficient access for distribution, logistics, and service operations.



± 7.439 AC SITE AVAILABLE FOR SALE

PROPERTY OVERVIEW

Address:	215 & 221 Garmon Rd
City / State:	Indian Trail, NC
County:	Union County
Parcel ID:	07114009
Acreage:	± 7.439 AC
Zoning:	LI (Light Industrial)



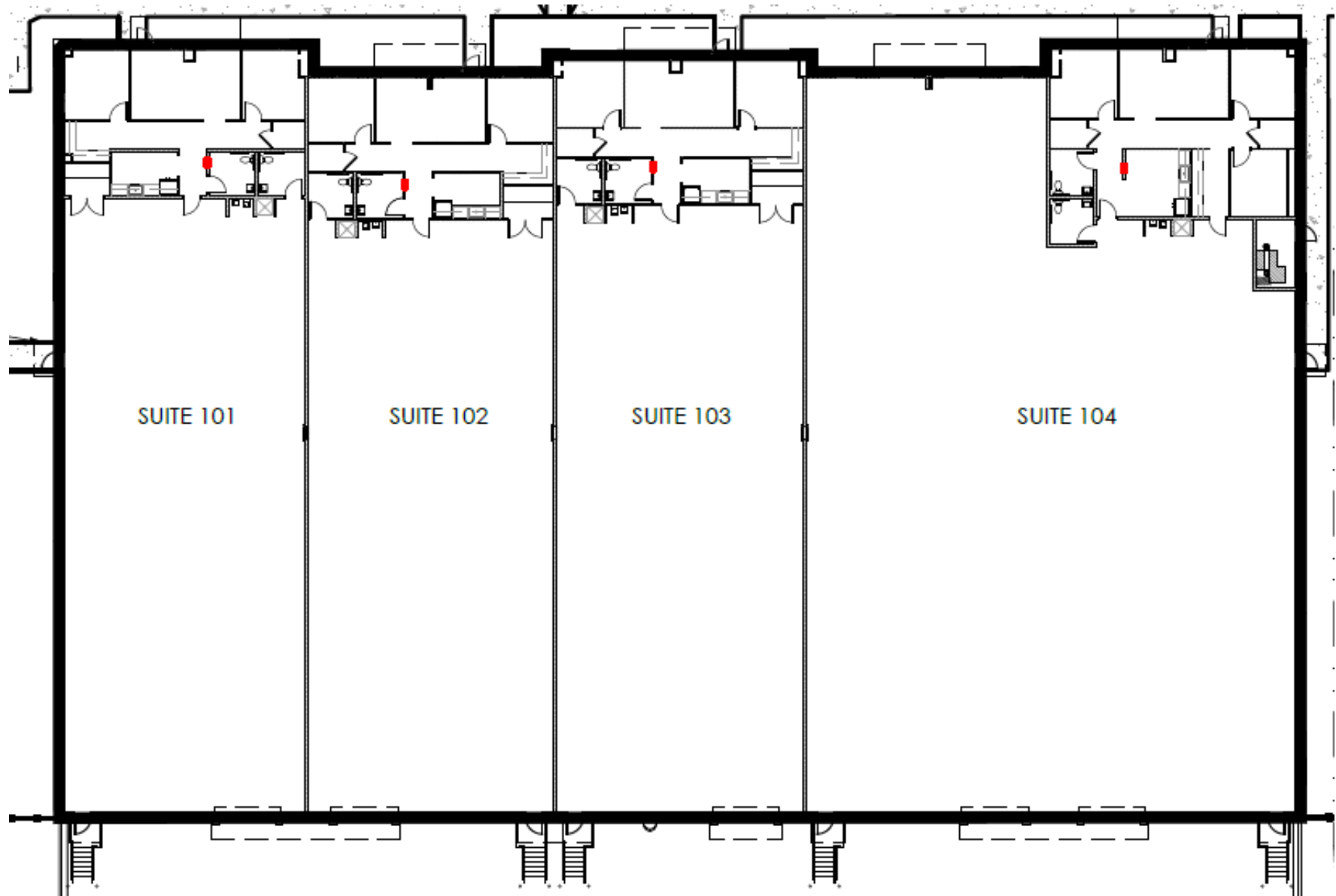
215 & 221 GARMON ROAD

Conceptual Site Plan



215 & 221 GARMON ROAD

Conceptual Floor Plan



215 & 221 GARMON ROAD



LOCATION HIGHLIGHTS



Easy access to US-74 (Independence Blvd) and I-485, both major regional transportation corridors



Roughly 25-30 minutes to Charlotte Douglas International Airport, a major cargo and freight airport



Close proximity to rail corridors and intermodal logistics centers in Charlotte



Multiple trucking routes serve the area, supporting distribution and freight logistics

NAVIGATION OVERVIEW

Highway 74	1.6 miles
Interstate 485	3.5 miles
Uptown Charlotte	16.5 miles
South Carolina / North Carolina Border	17.0 miles
Interstate 77	17.0 miles
Interstate 85	20.0 miles
Charlotte Douglas Intl. Airport	26.5 miles

215 & 221 GARMON ROAD

Surrounding Businesses



215 & 221 GARMON ROAD

CURRENT PERMIT STATUS

1

NCDEQ



2

UCPW



3

CITY OF INDIAN TRAIL



4

NCDOT



5

UCW / NCDEQ
ENCROACHMENT PERMITS



FOR MORE INFORMATION

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