



1000 B Van Buren Avenue | For Sale

Flex Industrial Investment Opportunity in Indian Trail, NC

2,440 RSF

Building Size

\$524,600

Price

LI

Zoning

0.06 Acres

Lot Size

This flex property is ideally suited as a **Value-Add Investment**, offering prime versatility and in a thriving industrial corridor. This investment with current submarket rates presents an opportunity to capitalize on a value-add scenario by bringing the rates up to market values upon renewals.

Property Address

1000 B Van Buren Ave
Indian Trail, NC 28079

Key Features

- Proximity to HWY 74, I 485, and Monroe Expressway
- 18.5 Clear Height and large drive-in roll up ideal for many light industrial uses
- Current remaining term provides residual income
- Below market rents provides great upside to a new owner
- Submarket is in high demand and consistently has little to no vacancy.
- 200-amp power



Contact:

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Property Overview & Specifications

Investment Highlights



Prime Industrial Location

Positioned within a strong industrial corridor, offering convenient access and proximity to major transportation corridors.



Ease of Mobility

Ample space provides open area for light manufacturing and logistics.



Mezzanine/Professional Office level

Mezzanine provides private office or additional storage area. Houses one HVAC systems servicing reception and mezzanine areas.



Investment Potential

Lease structure and below market rates provide great potential for a value-add opportunity in a market that continues to grow substantially.

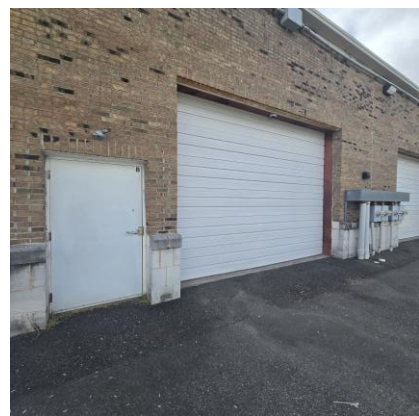
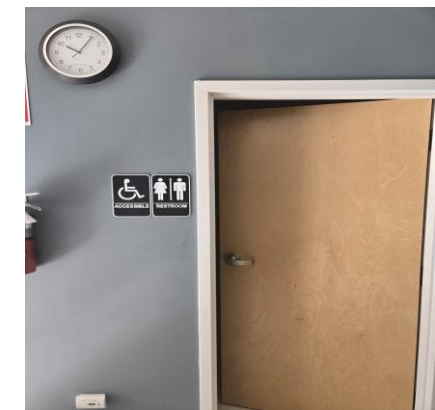
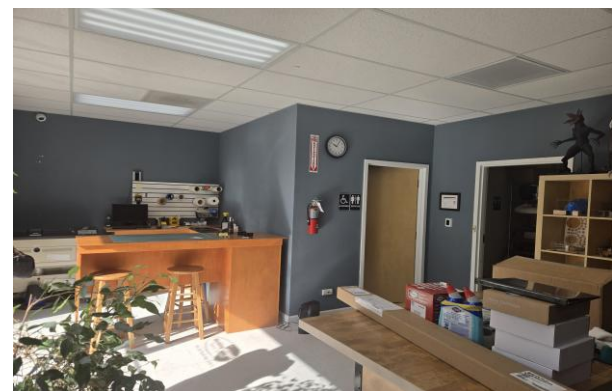
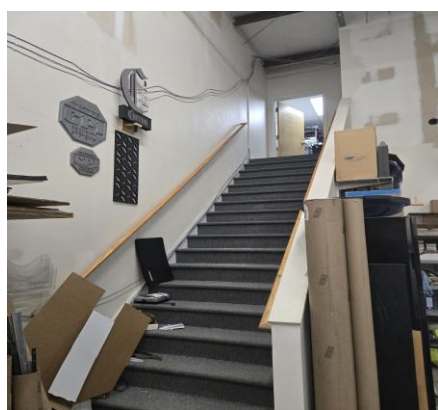
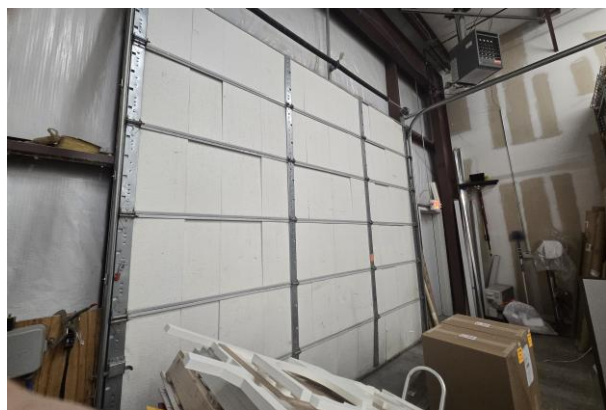
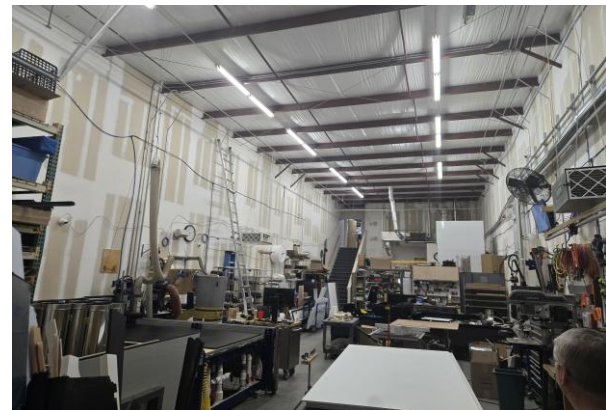
Property Specifications

Property Type	Flex Industrial
Building Size	2,440 RSF
Lot Size	0.06 acres
Zoning	LI
Year Built	2007
Parking Spaces	6 spaces (2.77 per 1,000 RSF)
Occupancy	100% occupied

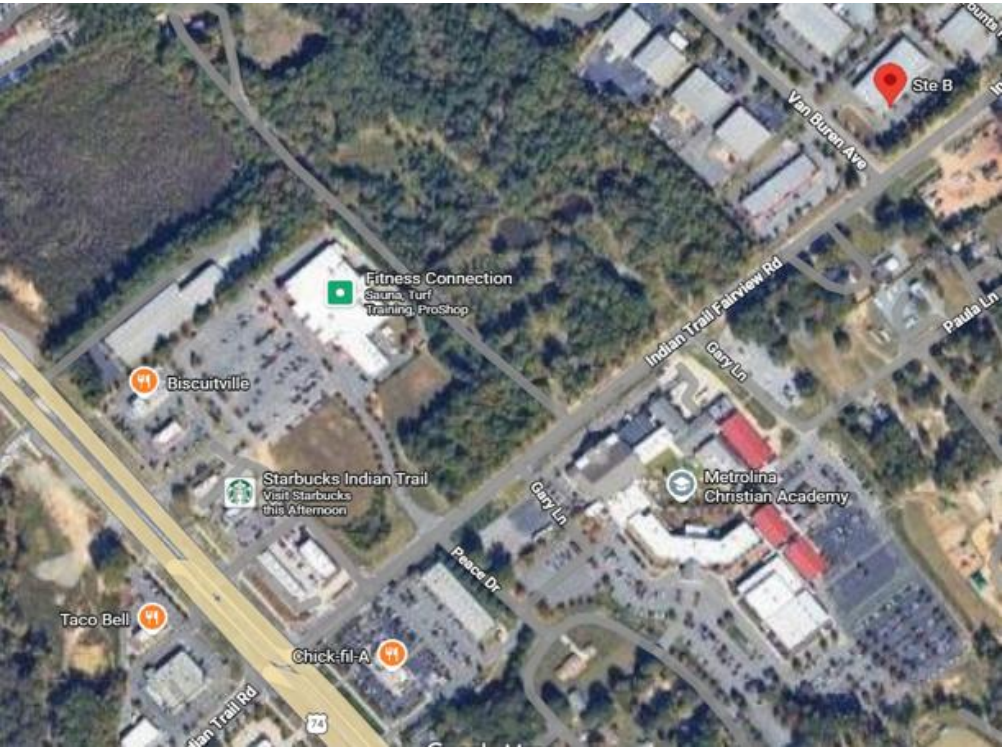


Industrial Corridor

Positioned within an established industrial hub, with proximity to transportation thoroughfares.



Location & Market Analysis



Regional Access

The property boasts excellent connectivity to the region's main transportation infrastructure, ensuring convenient and efficient access for patients, customers, staff, and visitors.

- Minutes to Highway 74 to Monroe or Matthews
- 5 minutes to Monroe Expressway
- Located in the heart of Indian Trail's industrial region
- Close to Monroe Executive airport

Area Economic Drivers

Logistical

Logistically located in a thriving industrial community providing ample opportunities for light manufacturing or distribution channels in the eastern region of Charlotte.

Owner User Potential

Investment in this income producing asset provides an opportunity for a business owner to reap potential benefits in conjunction with the business itself.

Economical Investment

Investors can gain great upside potential with an asset with below market rates and income that can be a great return upon specific areas of the lease structure.

📄 Detailed demographic reports and market studies available upon request from listing broker.

Site Plan & Lease Terms

Available Space

Suite	Square Feet	Condition	Notes
Suite B	2440 RSF	Built-out	Leased through January 2027 with one 1 year option remaining.

Pricing & Lease Details

Sale Price	\$524,600 / \$215 per RSF
Asking Lease Rate	\$9.59 per RSF Mod Gross (annual)
Estimated NNN	\$5.10 per RSF (taxes, insurance, CAM)
Lease Term Remaining	Lease expiration Jan 2027
Remaining Options	One (1) year option remains

Next Steps

Contact the listing broker to schedule a property tour or discuss terms for purchasing.



Exclusive Listing Agent

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