

3380 SMITH FARM RD

MATTHEWS, NC 28104



FOR SALE/LEASE
+/-24,860 SF WAREHOUSE



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**\$3,250,000
FOR SALE**

**\$12/NNN
FOR LEASE**

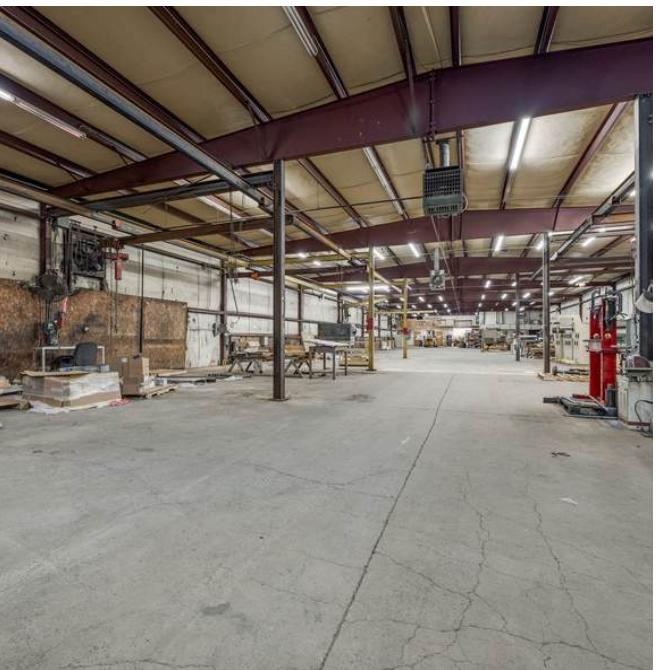
PROPERTY SUMMARY

OVERVIEW

PROPERTY TYPE	▪ Industrial
ADDRESS	▪ 3380 Smith Farm Rd Matthews, NC 28104
BUILDINGS	▪ 2
YEAR BUILT	▪ 1988/1996
BUILDING SF (combined)	▪ 24,860 SF
LOT SIZE	▪ +/- 2.28 AC
DOCK DOORS	▪ 2
DRIVE-IN DOORS	▪ 2
POWER	▪ 460V 3P

BUILDINGS

- 1: 16,860 SF. Build 1988. ~14K SF of Warehouse
- 2: 8,000 SF. Built 1996. 8K SF Warehouse



PROPERTY HIGHLIGHTS

2 Buildings totaling 24,860 SF

2 Dock and 2 Drive-In doors

Main entrance office and mezzanine office
in the warehouse

Heated Warehouse

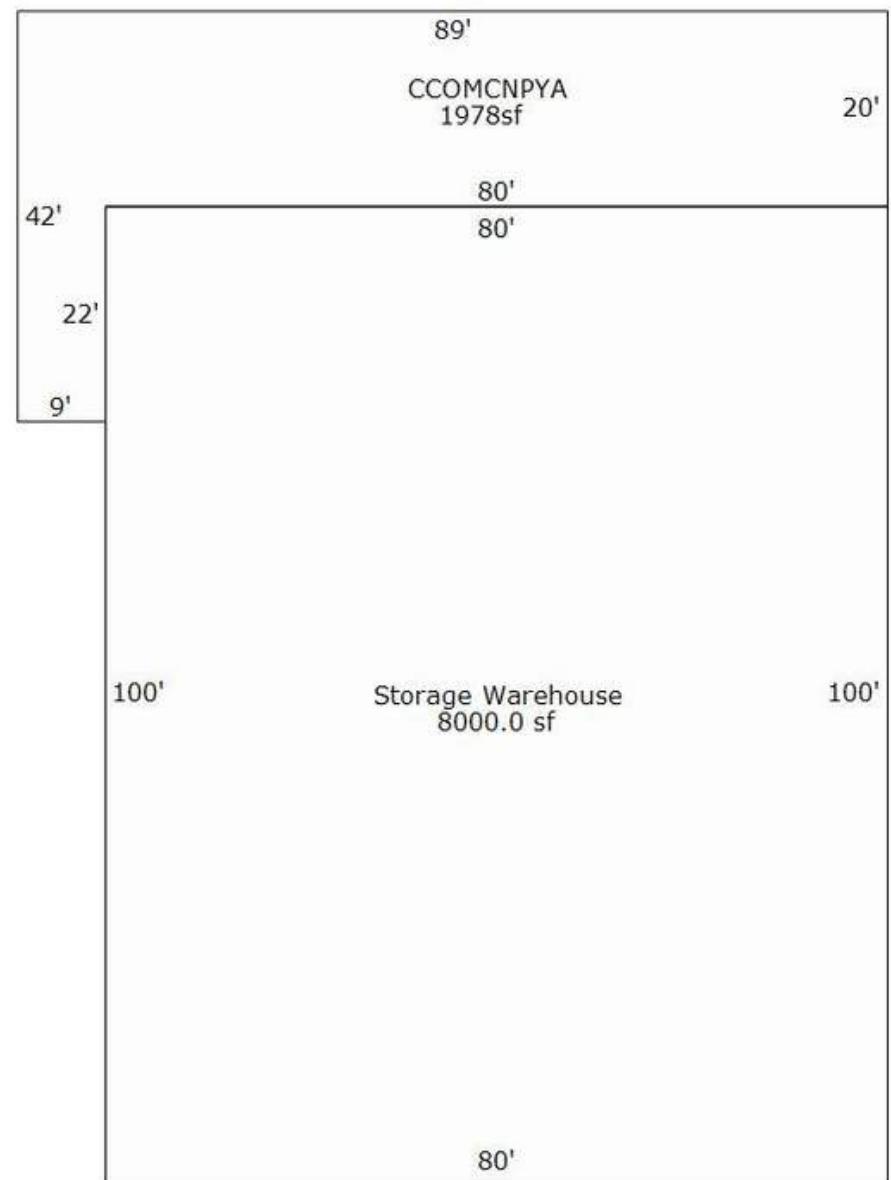
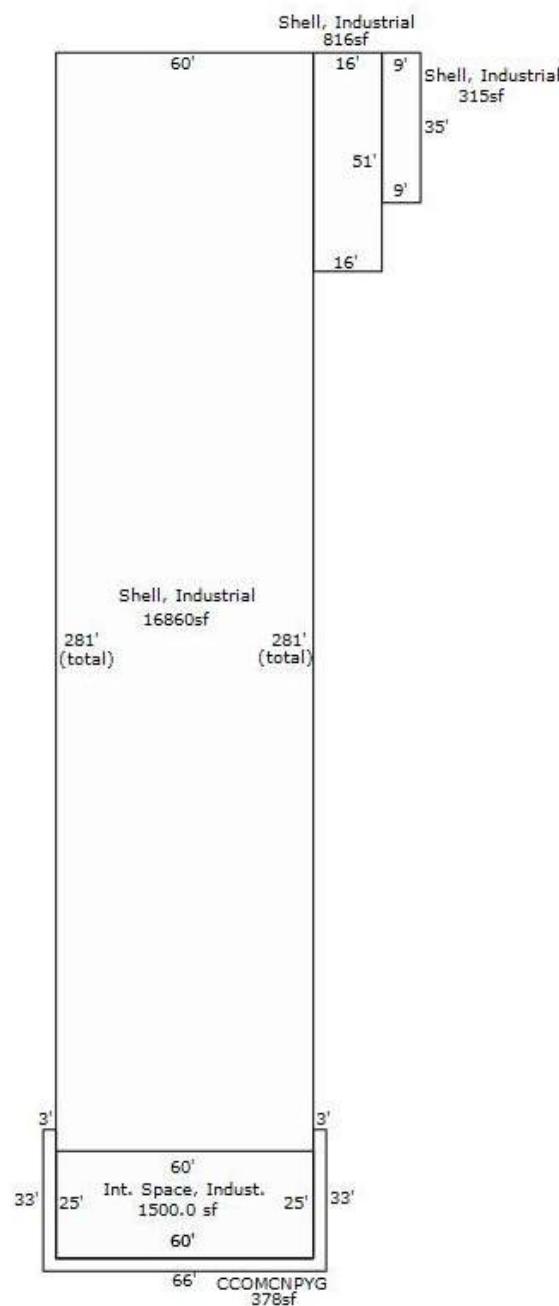
Lean-to outdoor storage in the rear

Easy access to I-485 and US-74





FLOOR PLANS



*Provided by Union County tax records