



**8,000 SF Flex
Unit Available for
Lease**

**2040 Independence Commerce Dr
Matthews , NC 28105**

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THE SPACE

Location	2040 Independence Commerce Dr Matthews , NC 28105
North Carolina	Union
Square Feet	8,000
Rent Per SF (Annual)	\$16.00
Lease Type	NNN

Notes One dock
One drive in
3,000 sf warehouse
Remainder office/Service Area



HIGHLIGHTS

- 8,000 SF Flex Unit Available
- Light Industrial Zoning
- 1 drive in door
- 1 dock high door
- 3,000 SF warehouse
- Remainder office/open area

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,716	45,786	134,870

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$97,179	\$114,252	\$126,607

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,012	17,656	49,835

PROPERTY FEATURES

YEAR BUILT	2005
ZONING TYPE	LI
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

CONSTRUCTION

EXTERIOR	Masonry
PARKING SURFACE	Asphalt



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MW Commercial Realty, LLC
602 Kintyre Dr, Monroe, NC 28112

Aerial Map | 8,000 SF Flex Unit Available for Lease