

# INDIAN TRAIL, NC OFFICE | WAREHOUSE FOR LEASE



OFFERED EXCLUSIVELY BY

**ISAAC HARROW**

Broker

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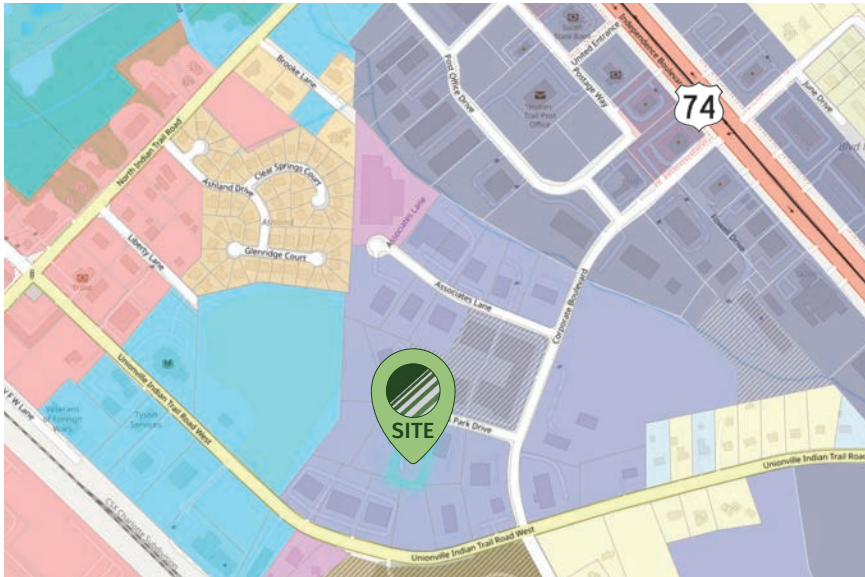
**163 ASSOCIATES LANE**

**INDIAN TRAIL, NC 28079 ± 6,500 SF | \$15/SF | NNN**

## AERIAL VIEW



## ZONING MAP



## PROPERTY DETAILS



**163**  
Associates Lane  
Indian Trail, NC 28079



**Zoning**  
GB



**Lease**  
\$15/SF NNN



**Available SF/AC**  
± 6,500 SF (OFFICE | WAREHOUSE)  
± 0.84 ACRES



**Dock Doors**  
1 Drive in Door (14 x14)  
1 Dock High Door (14 x14)  
10 ton crane  
(Can stay in Warehouse)



**Property Type**  
Industrial



**Parcel ID**  
07084421

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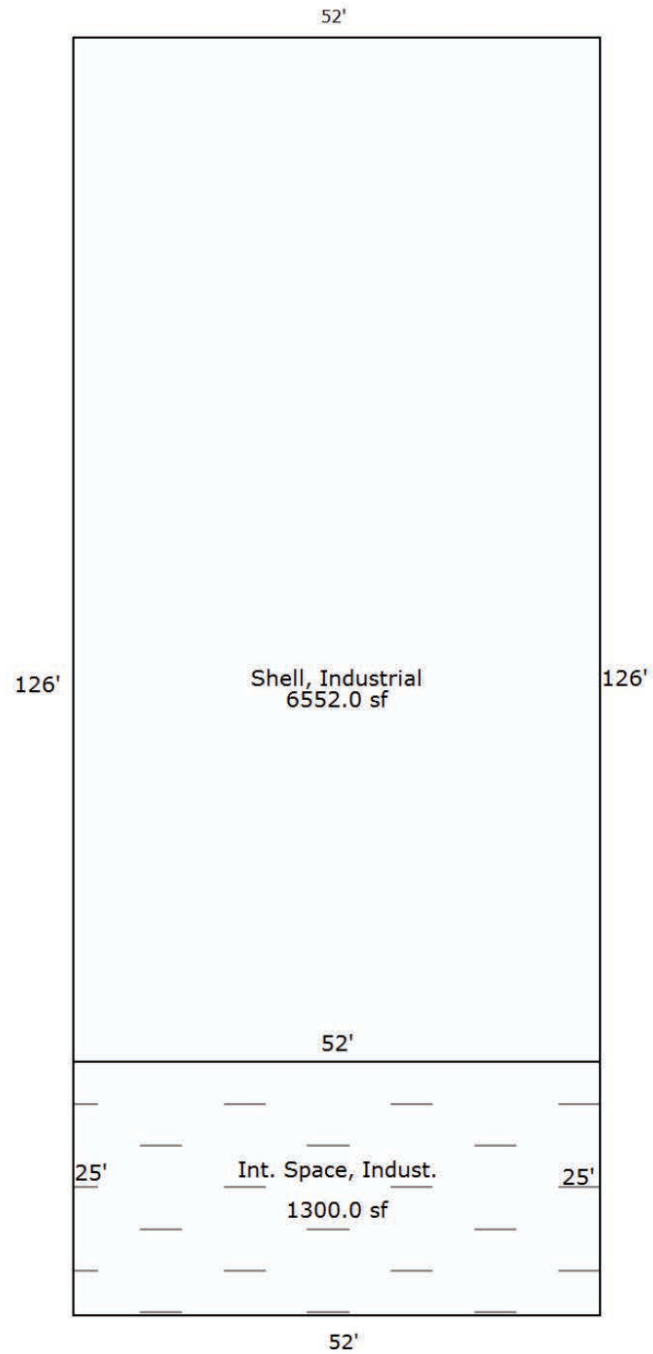
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**MOSER**  
COMMERCIAL REAL ESTATE

# BUILDING PLAN





## PROPERTY OVERVIEW

163 Associates Lane offers a unique opportunity to lease  $\pm$  6,500 SF Office / Warehouse on  $\pm$  0.84 acres in the heart of Indian Trail. This highly functional Commercial property features a superior mix of office and warehouse space, making it ideal for light industrial users, distribution, or service-based businesses. Zoned GB in Indian Trail, the site is in an excellent location with easy access to HWY 74, I-485 and surrounding retail.

## PROPERTY OVERVIEW

- 5 private offices (1 in warehouse), conference room, storage/server room, kitchenette, 3 restrooms (1 in warehouse)
- Office is approximately  $\pm$  1,250 sf and the rest is warehouse
- (1) 14' x 14' drive in door, (1) 14' x 14' dock high door, 10 ton crane that can stay in warehouse
- Level, cleared yard space with easy access

# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# LOCATION OVERVIEW



