

INVESTMENT SALE OFFERING

139 BUSINESS PARK DRIVE

INDIAN TRAIL, NC

Value Add Single Tenant Industrial
100% Leased with 1.4 Years WALT

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EXECUTIVE SUMMARY

Foundry Commercial is pleased to present the opportunity to acquire 139 Business Park Drive (the “Property”), a 41,936 SF industrial facility located within the high-growth corridor of the southeast Charlotte MSA.

The Property offers investors the chance to acquire a fully leased, single-tenant industrial asset strategically positioned just outside Charlotte’s city limits in Union County—the tightest industrial submarket in the metro area, reporting the lowest vacancy rate in the region.

The building is 100% leased to Assa Abloy, a global leader in access solutions with substantial manufacturing operations in the surrounding submarket. Located in Indian Trail, NC, a rapidly growing community at the northern end of one of North Carolina’s fastest-growing counties, the Property benefits from direct access to I-485, the Monroe Expressway, and a deep, skilled regional labor pool.

Union County’s industrial market continues to demonstrate consistent tenant demand, low vacancy, and rising rental rates, which are driving sustained institutional investor interest.

Supported by a weighted average lease term (WALT) of 1.4 years, 139 Business Park Drive provides near-term flexibility for revenue growth while maintaining stable short-term income—offering investors a balanced combination of income security and upside potential.

INVESTMENT SUMMARY

Address	139 Business Park Drive, Indian Trail, NC 28079
Year Built	1993
Rentable Building Area	41,936 SF
Occupancy	100%
Tenant	Assa Abloy
Lease Term Remaining	1.4 years



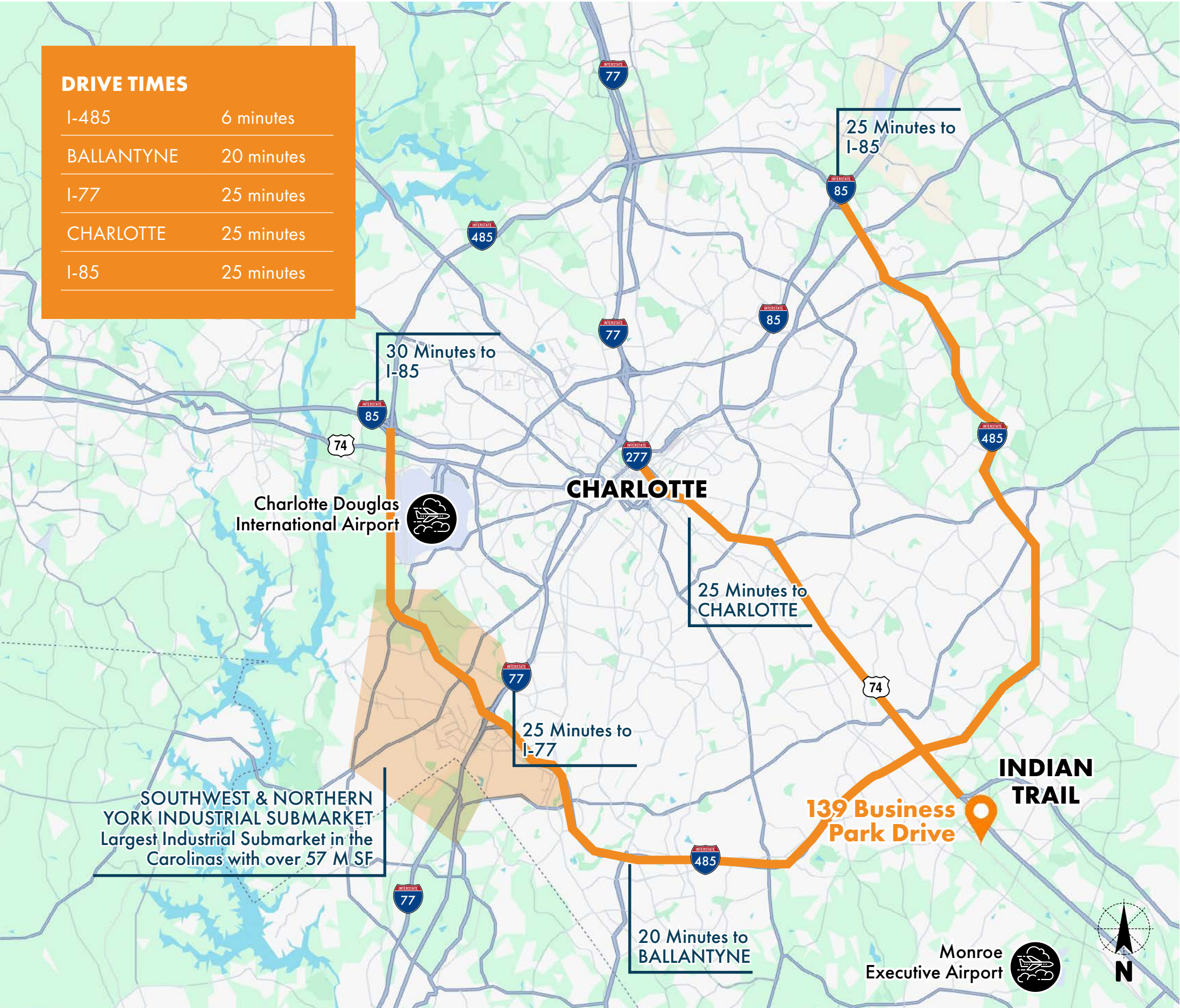
STRATEGIC LOCATION

- Union County has experienced an estimated **34% population growth** over the last 15 years, fueled largely by Mecklenburg County’s limited housing availability and from out of state migration.
- **Annual growth rates of 2-3%** are expected to continue in the near term.
- Over the **next 25 years**, population increases of nearly **60%** are projected in Union County, with 50% growth in Indian Trail.

Indian Trail

The Town of Indian Trail sits roughly 22 miles from Charlotte Douglas International Airport and 15 miles from both Uptown and SouthPark, which are home to roughly 25% of Charlotte’s population. With completion of Charlotte’s beltway, I-485, Indian Trail offers an alternative solution for companies looking for space with easy access around the Charlotte Metropolitan Area.

Indian Trail benefits immensely from the Charlotte - Monroe Executive Airport. This is the only private airport between Atlanta and Washington DC that offers international customs. It allows for many multinational companies to set up North American HQs and Operations in the area with easy access for C-suite personnel. Those companies include Assa Abloy, Greiner Bio-One, Glenmark Pharmaceuticals, and Bona AB.





PROPERTY SPECIFICATIONS

Address	139 Business Park Drive Indian Trail, NC 28079
County	Union
Parcel ID	7084412
Acreage	2.81
Total SF	41,936
Office SF	5,320
Office %	13%
Clear Height	14'-16'
Year Built	1993
Zoning	L-I (Light Industrial)
Structure/Exterior	Insulated Steel Frame with Brick Exterior Walls
Column Spacing	Varies
Loading Configuration	Side
Dock High Doors	3
Drive-In Doors	1
Auto Parking	31
Site Improvements	Concrete Truck Court
Lighting	Fluorescent
Building Power	Two Services: 277/480v & 120/208v
HVAC	68% of Warehouse
Roof Type	Metal

EXTERIOR PROPERTY PHOTOS



UNION COUNTY

1.75M

Square Feet of New
Industrial Product

Delivered over the next 1-2 years

2%

Average Vacancy Rate
over the Past 3 Years

Lowest among Charlotte industrial markets

Emerging Submarket

Union County is the last of Charlotte's immediate industrial submarkets to experience significant development and increased interest from companies across the region. The completion of I-485, utility constraints in surrounding counties, and Charlotte's continued population growth have unlocked this previously untapped market—creating opportunities for service providers, contractors, and manufacturers to expand eastward. Current tracking indicates that Union County is projected to see approximately 1.75M square feet of new industrial product delivered over the next one to two years.

Infrastructure and Logistics Revamp

The submarket's primary corridor, Highway 74, has historically experienced heavy congestion and limited efficiency due to numerous stoplights. In 2018, the completion of the Highway 74 Expressway- a toll road designed for 53-foot trucks and logistics providers- greatly improved travel efficiency by eliminating stoplights along key routes. Additionally, the completion of the I-485 and Highway 74 interchange has enhanced connectivity around Charlotte's beltline. Combined, these infrastructure improvements have positioned Union County as an attractive and practical location for industrial users as Charlotte's population and industrial footprint continue to expand outward.

Market Low Vacancies

Union County consistently maintains the lowest vacancy rate among Charlotte's industrial submarkets, averaging around 2% over the past three years. The market is primarily composed of shallow-bay and small-bay facilities, with limited speculative development during this same period. As a result, rental rates have increased by nearly 30% over the last three years. Given the pent-up tenant demand migrating eastward, new developments are expected to achieve absorption rates comparable to Charlotte's established infill submarkets.



CONTACT

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INDIAN TRAIL, NC 28079

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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.