

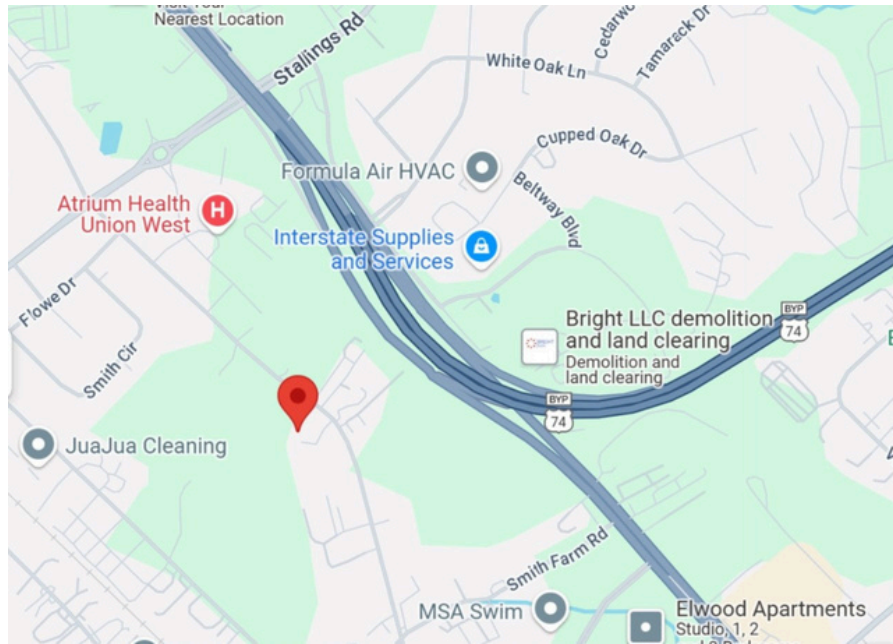
3840-6,7,8,9 Matthews Indian trail Rd

7,150 SQ FT INDUSTRIAL SPACE
4 UNITS FOR SALE

CHOYOUNG
LEE

kw CHARLOTTE
Ballantyne Area
KELLERWILLIAMS.





GREAT INVESTMENT OPPORTUNITY! THIS WAREHOUSE BUILDING FEATURES 4 SPACIOUS UNITS, CURRENTLY UTILIZED BY ONE TENANT BUT EASILY DIVISIBLE INTO 4 SEPARATE SPACES (UNIT 6,7,8,9) TO MAXIMIZE RENTAL INCOME. CONVENIENTLY LOCATED NEAR HIGHWAY 74, OFFERING EXCELLENT ACCESSIBILITY. THE PROPERTY IS WELL-SUITED FOR VARIOUS INDUSTRIAL OR STORAGE NEEDS, WITH FLEXIBLE LAYOUT OPTIONS FOR FUTURE TENANTS. DON'T MISS THIS CHANCE TO OWN A VERSATILE INCOME-PRODUCING ASSET IN A PRIME LOCATION!

1. STRATEGIC LOCATION ADVANTAGES

ACCESS TO MAJOR HIGHWAYS: LOCATED ALONG US HIGHWAY 74 AND CLOSE TO I-485, INDIAN TRAIL PROVIDES SEAMLESS CONNECTIVITY TO THE CHARLOTTE METROPOLITAN AREA AND BEYOND.

PROXIMITY TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT: APPROXIMATELY 25-30 MILES AWAY, OFFERING CRITICAL ACCESS TO DOMESTIC AND INTERNATIONAL LOGISTICS.

REGIONAL GROWTH: PART OF THE RAPIDLY EXPANDING CHARLOTTE METRO AREA, WHICH INCREASES DEMAND FOR WAREHOUSE AND INDUSTRIAL FACILITIES.

2. AFFORDABILITY

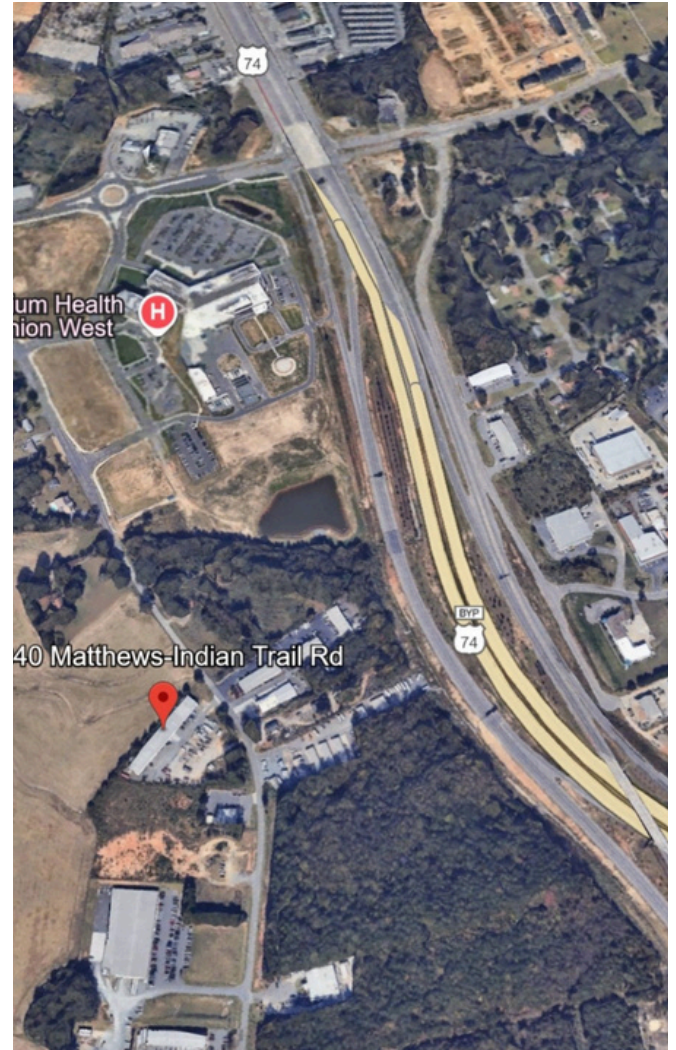
LAND COSTS: INDUSTRIAL-ZONED LAND IN INDIAN TRAIL IS TYPICALLY MORE AFFORDABLE COMPARED TO SIMILAR AREAS IN CHARLOTTE PROPER, OFFERING COST SAVINGS FOR DEVELOPERS AND BUSINESSES.

LOWER TAXES: UNION COUNTY'S TAX RATES ARE GENERALLY LOWER THAN NEIGHBORING MECKLENBURG COUNTY, MAKING INDIAN TRAIL A COST-EFFICIENT LOCATION.

3. MARKET TRENDS FOR INDUSTRIAL/WAREHOUSE SPACE

HIGH DEMAND FOR WAREHOUSING: THE E-COMMERCE BOOM HAS DRIVEN SIGNIFICANT DEMAND FOR WAREHOUSES, DISTRIBUTION CENTERS, AND LAST-MILE DELIVERY FACILITIES. INDIAN TRAIL'S LOCATION CATERES WELL TO THESE NEEDS.

VACANCY RATES: THE REGION HAS A RELATIVELY LOW INDUSTRIAL VACANCY RATE, SIGNALING HIGH DEMAND AND STRONG INVESTMENT POTENTIAL.





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4. INFRASTRUCTURE READINESS
UTILITIES: WELL-ESTABLISHED WATER, SEWER, AND POWER INFRASTRUCTURE SUPPORTS INDUSTRIAL OPERATIONS.
ROADS: INDIAN TRAIL HAS INVESTED IN ROAD IMPROVEMENTS TO SUPPORT THE INCREASED TRAFFIC FROM INDUSTRIAL DEVELOPMENTS.

5. WORKFORCE AVAILABILITY
SKILLED LABOR POOL: THE REGION BENEFITS FROM THE LARGE AND DIVERSE WORKFORCE AVAILABLE IN THE CHARLOTTE METRO AREA.
COMMUTER DRAW: INDIAN TRAIL IS AN ATTRACTIVE LOCATION FOR EMPLOYEES DUE TO ITS SUBURBAN SETTING AND ACCESSIBILITY.

6. ECONOMIC DEVELOPMENT AND INCENTIVES
UNION COUNTY AND INDIAN TRAIL OFFER TAX INCENTIVES AND GRANTS TO ENCOURAGE INDUSTRIAL AND WAREHOUSE DEVELOPMENT.
BUSINESS-FRIENDLY POLICIES: LOCAL GOVERNMENT ACTIVELY SUPPORTS INDUSTRIAL GROWTH THROUGH STREAMLINED PERMITTING AND ZONING FLEXIBILITY.

7. NOTABLE PROJECTS AND ACTIVITY
SEVERAL INDUSTRIAL PARKS AND WAREHOUSE DEVELOPMENTS HAVE ALREADY ESTABLISHED OR EXPANDED IN THE AREA,