

INDUSTRIAL-FLEX OPPORTUNITY

FOR LEASE

2004 Van Buren Avenue

INDIAN TRAIL, NC

2004 Van Buren

TRINITY
PARTNERS



Property Overview



**Call for
Lease Rate**

L-I
Zoning

2006
Year Built

Rare Full-Building Opportunity in Indian Trail's Premier Business Park

2004 Van Buren Avenue offers a unique opportunity to lease an entire 24,125 SF industrial-flex building in one of Union County's most sought-after business parks. Situated in the heart of Indian Trail, this highly functional facility features a superior mix of office and warehouse space, making it ideal for light industrial users, distribution, or service-based businesses.

Property Details

24,125 SF Available

3% Office

97% Warehouse

2.19 Acres

25' Clear Height

3 Loading Docks | 1 Drive-In

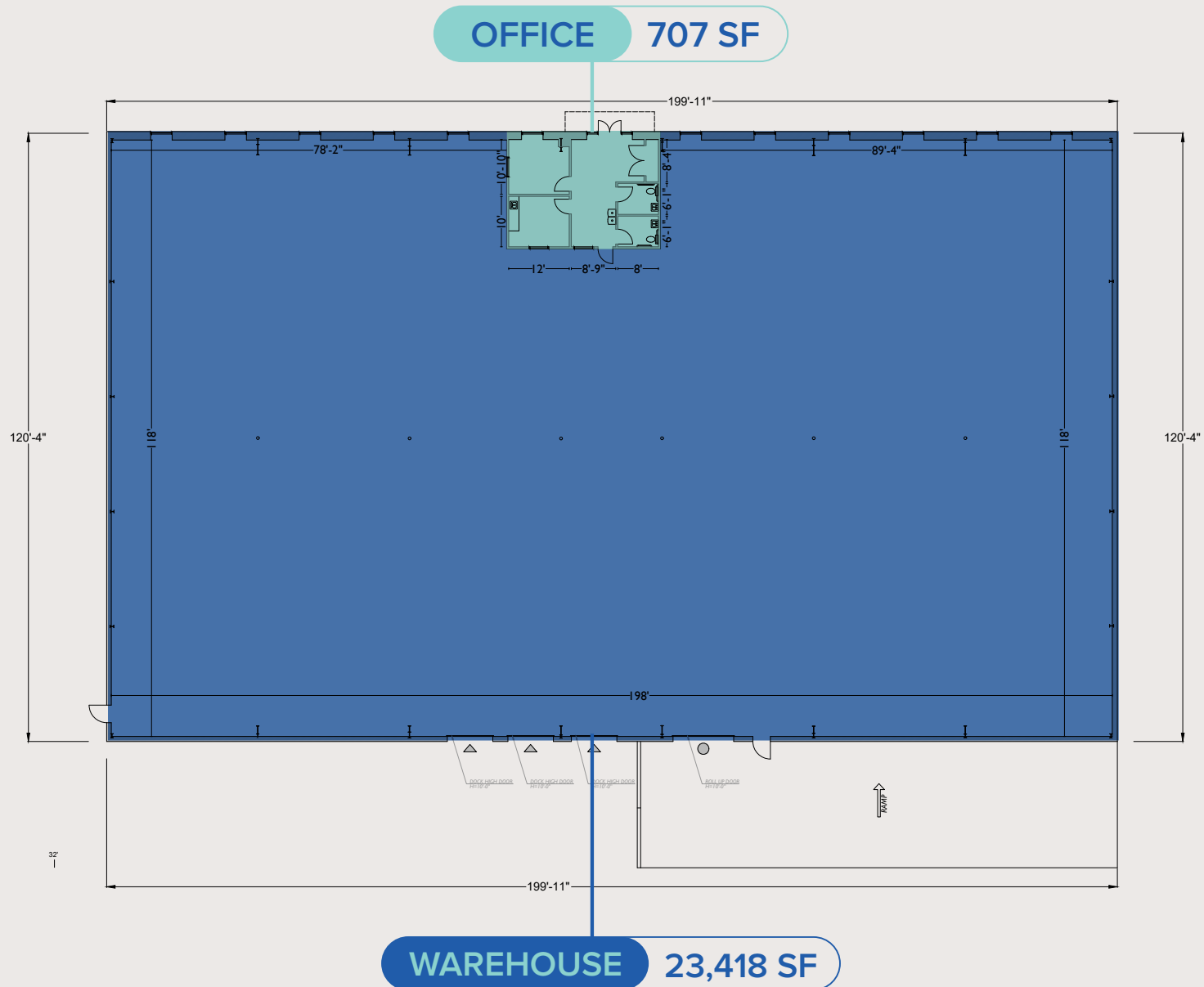
Office Only HVAC

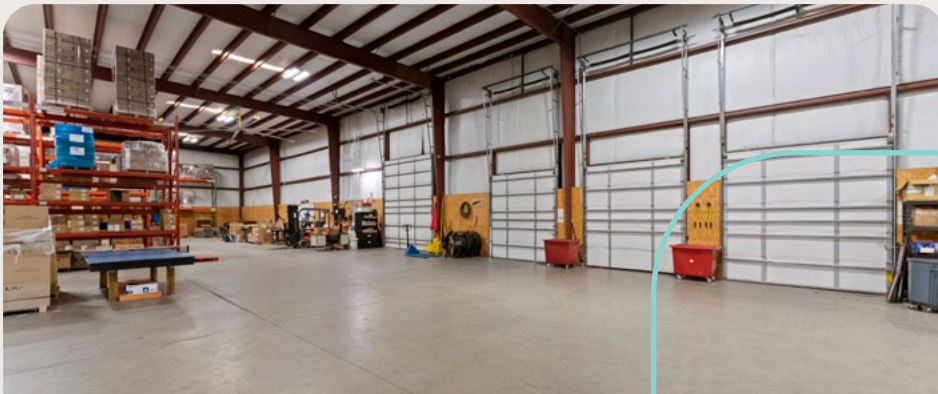
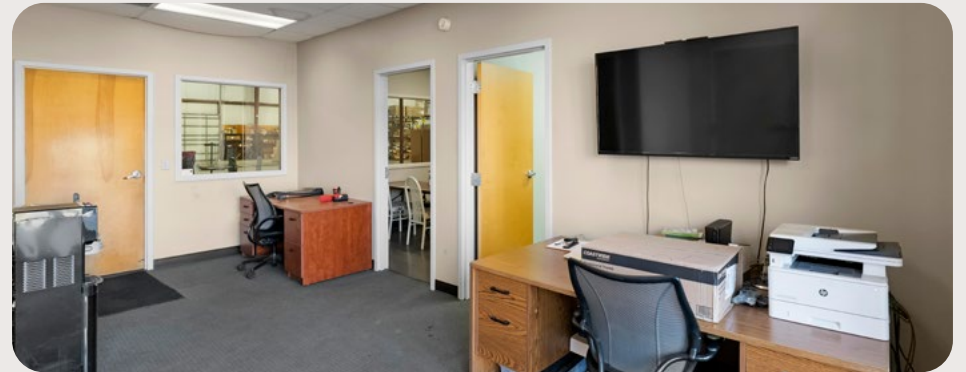
Metal Standing Seam Roof

New Private LTE/Cellular Network Available

Floor Plan

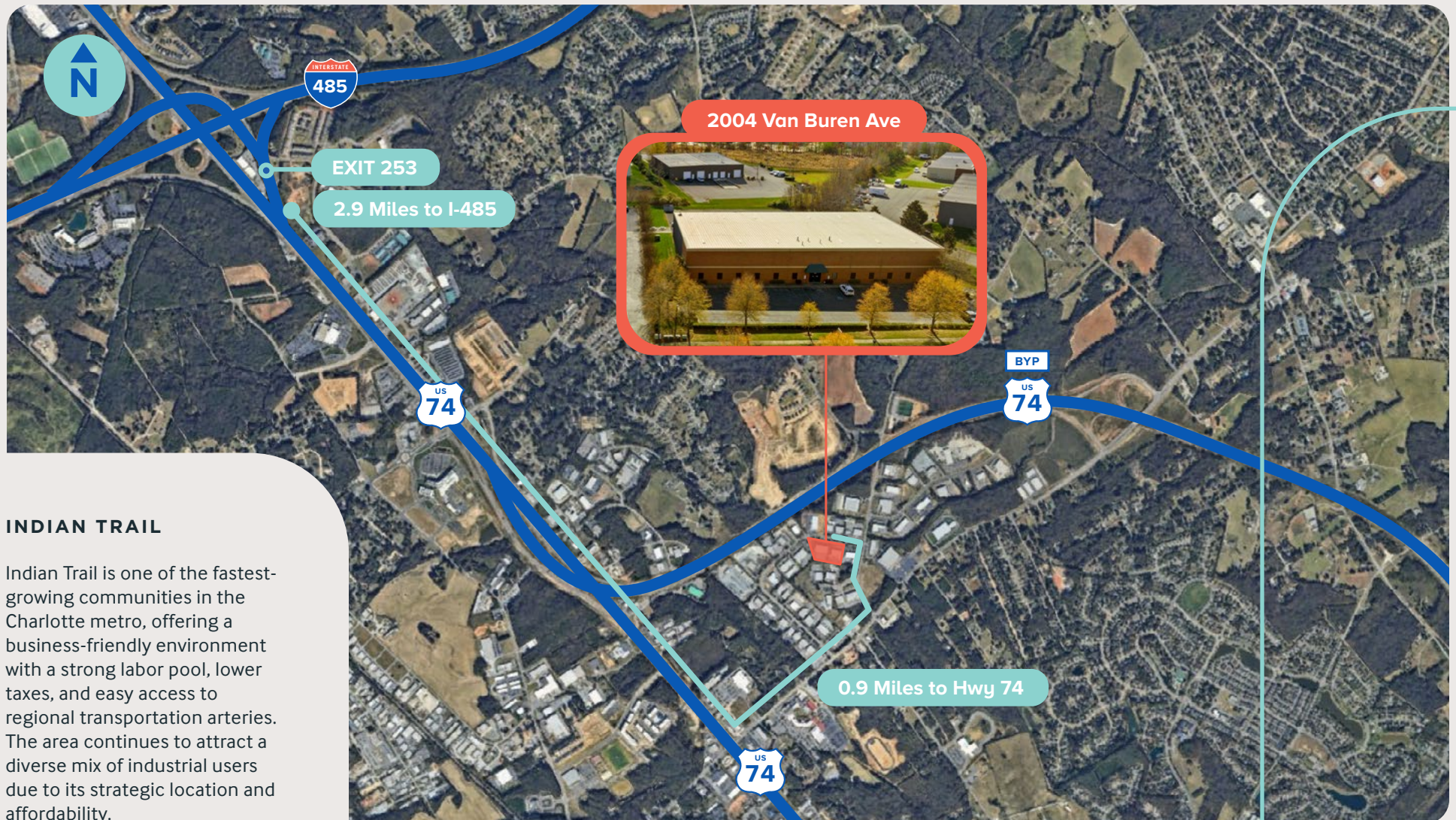
2004 VAN BUREN
24,125 SF





Prime Location & Access

- LOCATED WITHIN OLD HICKORY BUSINESS PARK, A WELL-MAINTAINED, PROFESSIONALLY MANAGED INDUSTRIAL HUB.
- IMMEDIATE ACCESS TO HWY 74 (MONROE EXPRESSWAY) AND LESS THAN 10 MINUTES TO I-485, PROVIDING UNMATCHED REGIONAL CONNECTIVITY.
- LESS THAN 25 MILES FROM CHARLOTTE'S CENTRAL BUSINESS DISTRICT AND UNDER 30 MINUTES TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT.



Surrounding Area

- CONVENIENT NEARBY AMENITIES FOR EMPLOYEES AND DRIVERS.
- BUSINESS PARK NEIGHBORS INCLUDE LEADING LOGISTICS AND MANUFACTURING FIRMS.





FOR MORE INFORMATION, CONTACT:

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