8,000 SF Flex Unit For Lease or Sale



OFFERING MEMORANDUM

2040 A Independence Commerce Dr Matthews, NC 28105

Emily Cline

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Exclusively Marketed by:



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01 Executive Summary

Investment Summary

OFFERING SUMMARY

2040 A Independence Commerce Dr Matthews NC 28105
Union
.79
2005
07099011D02
Fee Simple

FINANCIAL SUMMARY

PRICE			\$1,600,000
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	3,009	47,389	135,486
2024 Median HH Income	\$88,622	\$96,974	\$103,322
2024 Average HH Income	\$112,061	\$122,036	\$132,837

 Offered at \$2,000,000 or \$16.00/SF NNN lease, 2040 A Independence Commerce Dr. Stallings, NC, features 8,000 SF of flex space. Zoned for light industrial use, the property includes 2,825 SF of warehouse space, complemented by one drive-in door and one dock-high door to support efficient logistics and shipping. The remainder of the unit is configured as office and open space, offering versatility for administrative functions or collaborative work environments. Strategically located in highly sought-after Union County, this property provides an ideal combination of warehouse and office capabilities to meet diverse operational needs.

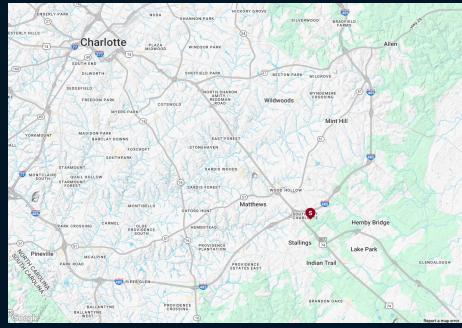


02 Location

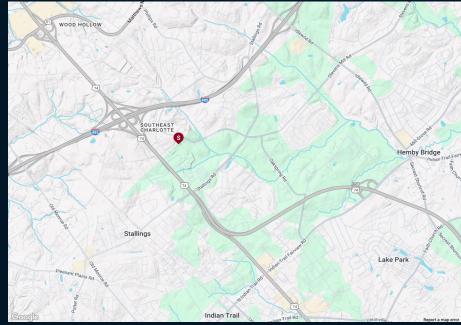
Location Summary

• Conveniently located in Stallings, NC, with close proximity to Hwy 74, I-485 and the Monroe Bypass.

Regional Map



Local Map





03 Property Description

Aerial Map



