



**8,000 SF Flex
Unit For Lease or
Sale**

OFFERING MEMORANDUM

**2040 A Independence Commerce Dr
Matthews, NC 28105**

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MW
COMMERCIAL REALTY
LLC

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2040 A Independence Commerce Dr Matthews NC 28105
COUNTY	Union
LAND ACRES	.79
YEAR BUILT	2005
APN	07099011D02
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,600,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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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.

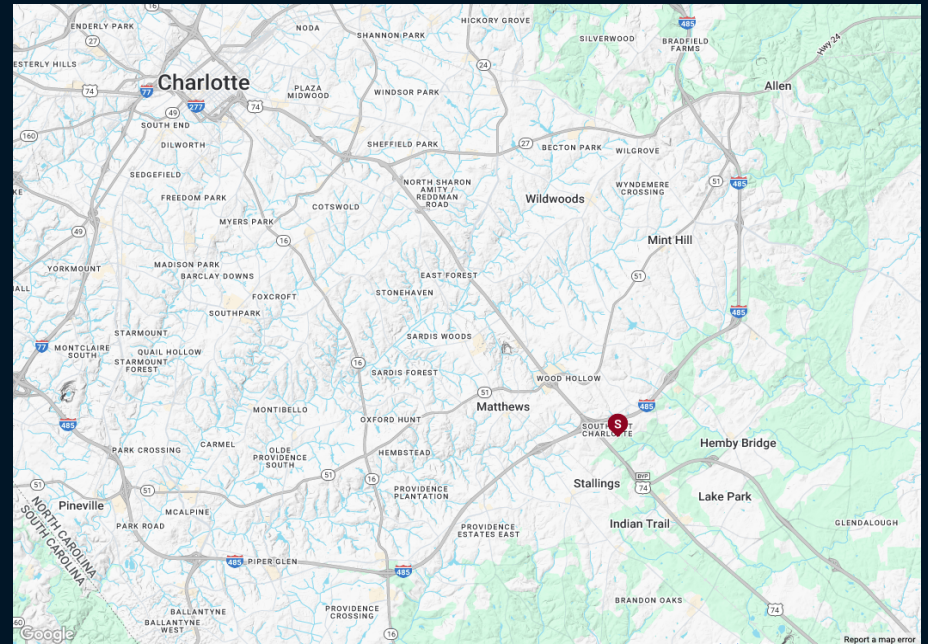
02

Location

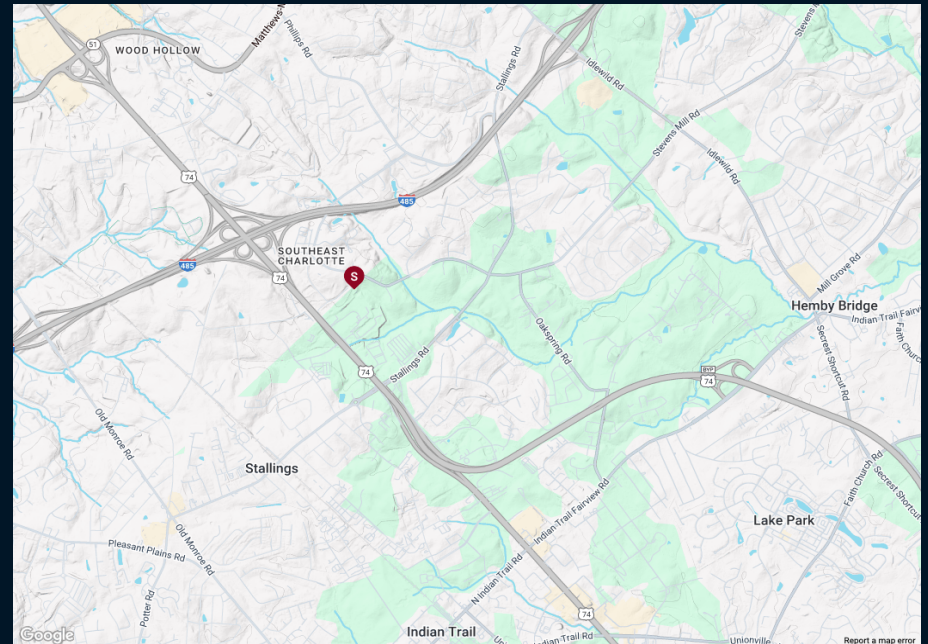
Location Summary

- 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



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