

SALE

20,000 SF WAREHOUSE - INDIAN TRAIL, NC

3502 Choctaw Road, Indian Trail, NC 28104



OFFERING SUMMARY

Address:	3502 Choctaw Rd Indian Trail, NC
Sale Price:	\$3,000,000
Zoning:	H-I (Heavy Industrial)
Total SF:	±20,000 SF
Warehouse:	±19,240 SF
Office:	±760 SF
Loading:	Two platform docks + drive-in access
Doors:	Two 10'x10' roll-up
Clearance:	14' Peak 10' Edge
Lot Size:	±1.7 Acres
Utilities:	Water, Sewer, Internet, Power (3 Phase, 120/208V)
Submarket:	Union County

PROPERTY HIGHLIGHTS

- ±20,000 SF warehouse in the Indian Trail industrial corridor
- Heavy Industrial (H-I) zoning with yard
- Wide-open warehouse layout with minimal office build out
- ±760 SF office area with bathroom (shower) and den/break area
- Clear height ±14' at center and ±10' at edges
- Two 10' x 10' roll-up doors with exterior dock platforms
- Combination dock/drive-in loading configuration
- Additional ±1.8 acres of contiguous Heavy Industrial land available (sold separately)
- Neighboring residence (original owner's home) available separately
- Quick access to US-74, Old Monroe Rd, and the US-74 Bypass
- Convenient drive times to Matthews, Ballantyne, Uptown Charlotte, and Monroe
- Rare opportunity in one of the Charlotte region's most in-demand pockets

Patrick Register
Commercial Real Estate Agent
(704) 621-0190
Patrick@CBCNRT.com



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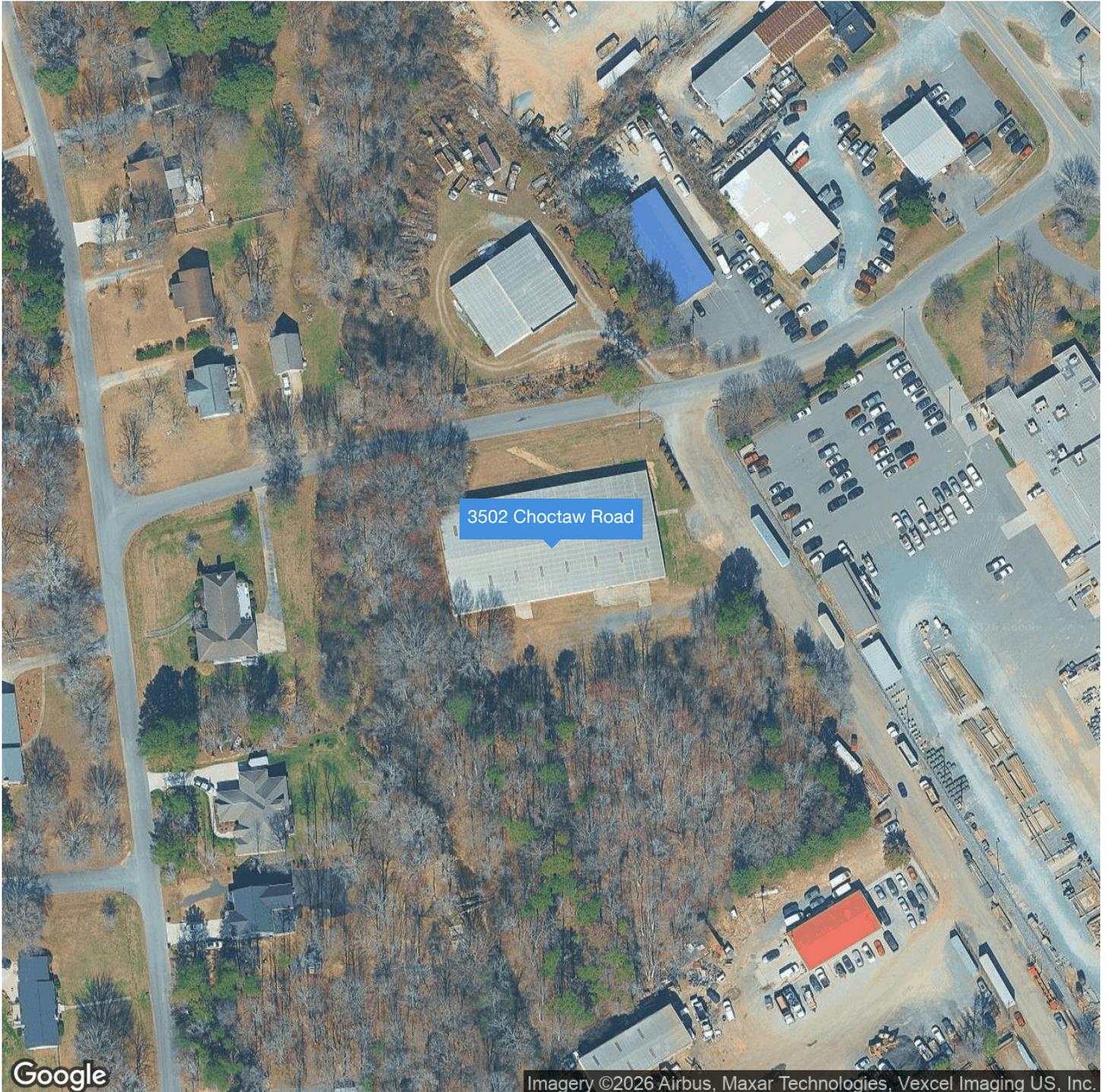


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