

# FLEX / WAREHOUSE SPACE FOR LEASE

1010 Van Buren Ave- Suite D - Indian Trail, NC 28079

+/- 2,940 SF - 2,000+ SF warehouse

Charlotte MSA - Union County Submarket

\$13.50-\$16.00 PSF MG



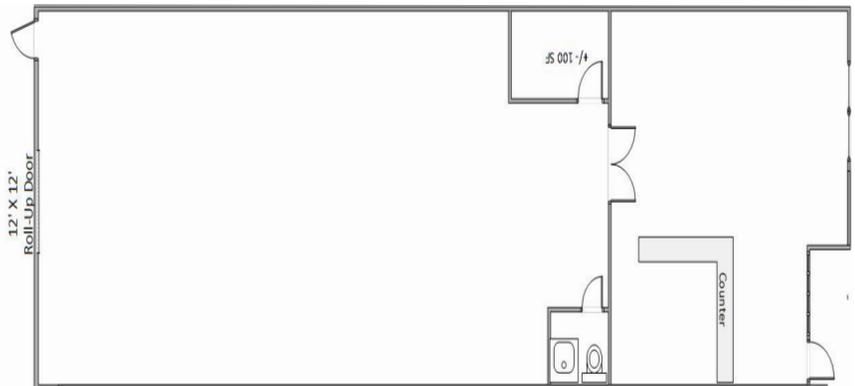
## Highlights

- Zoning: Indian Trail - LI
- Fenced rear parking
- 18' ceiling clearance
- Ground level access
- 12' x 12' rollup door
- Open floorplan ready to customize
- 250 AMP electrical panel

## At a Glance

**Flex:** Prime flex space in Indian Trail Industrial Park · Charlotte MSA  
**Excellent access:** Near Hwy 74, I-485, and Charlotte Douglas International Airport. Established park offering great functionality for a wide range of users, strategic hub for regional distribution and business operations.

Not To Scale



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