

EXECUTIVE SUMMARY



LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	5.29 Acres
Year Built:	2004
Building Size:	15,760 SF
Zoning:	Light Industrial
Market:	Union County

PROPERTY OVERVIEW

Unique former waste management company property with numerous amenities in a great location!

LOCATION OVERVIEW

Located in Old Hickory Business Park with close proximity to the new Monroe Expressway interchange on Indian Trail/Fairview Road and 2.5 miles from US 74/I-485 Interchange.

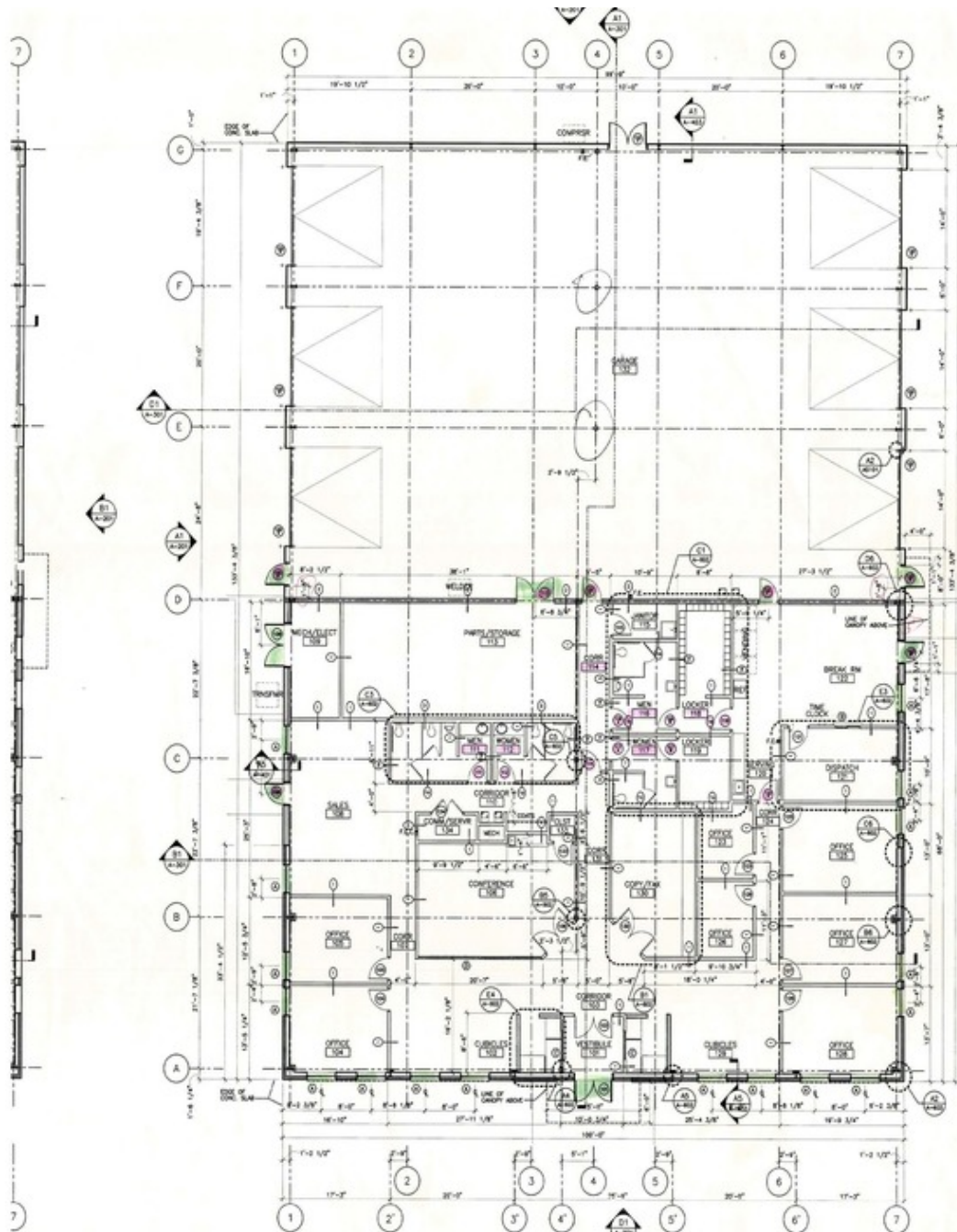
PROPERTY HIGHLIGHTS

- 13,000 sf office/warehouse building with 3 @ 14' x 16' drive-in doors
- Offices, cubicle area, conference room, break area, locker rooms, dispatch room, etc...
- 18' clear ceiling height
- Heavy 3 Phase power
- 2,760 sf shop building with 2 @ 14' x 14' drive-in doors
- Ample parking & outside storage yard

SITE PLAN



FLOOR PLANS



hallarchitects
Hall Architects, Inc.
501 North Church Street
Suite 200
Charlotte, North Carolina 28202
P: 704.334.2100 F: 704.334.1027
e: mail@hallarch.com

GEOSCIENCE GROUP
Incorporated

Ska
SUTTON-KENNERLY & ASSOCIATES
CONSULTING ENGINEERS
101 WEST VIRGINIA CENTER DRIVE, SUITE 200
CHARLOTTE, NC 28202
704.424.4444 FAX 704.424.4444
www.suttonkennerly.com

DSA
DAVID SHULTZ ASSOCIATES, P.C.
CONSULTING ENGINEERS
212 N. MADISON STREET
CHARLOTTE, NC 28202
PHONE: 704.334.7363
FAX: 704.347.0093

Signet Engineering
Signet Engineering
Civil & Mechanical
101 West Virginia Center Drive, Suite 200
Charlotte, NC 28202
704.334.7363

ALL-POINTS WASTE SERVICES INC.
HEADQUARTERS & VEHICLE
MAINTENANCE FACILITY

OLD HICKORY BUSINESS PARK
VANBUREN AVENUE
INDIAN TRAIL, NC

MARK	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR CONSTRUCTION DOCUMENTS
2	10/1/00	ISSUED FOR CONSTRUCTION DOCUMENTS

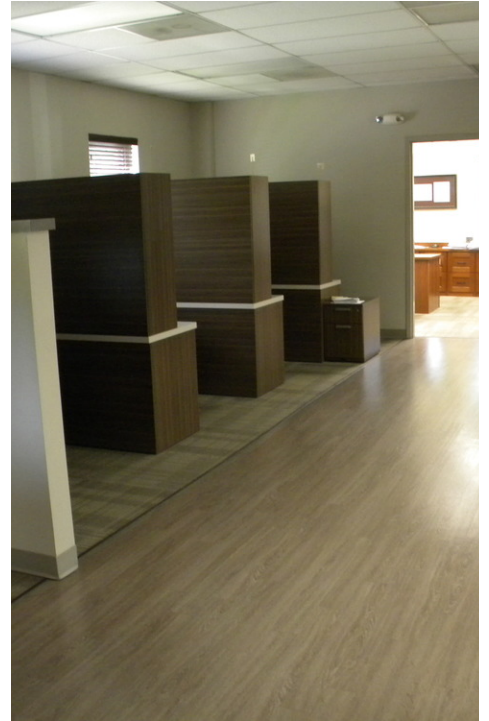
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CHECKED BY: GJM
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SHEET TITLE
BUILDING
PLANS

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

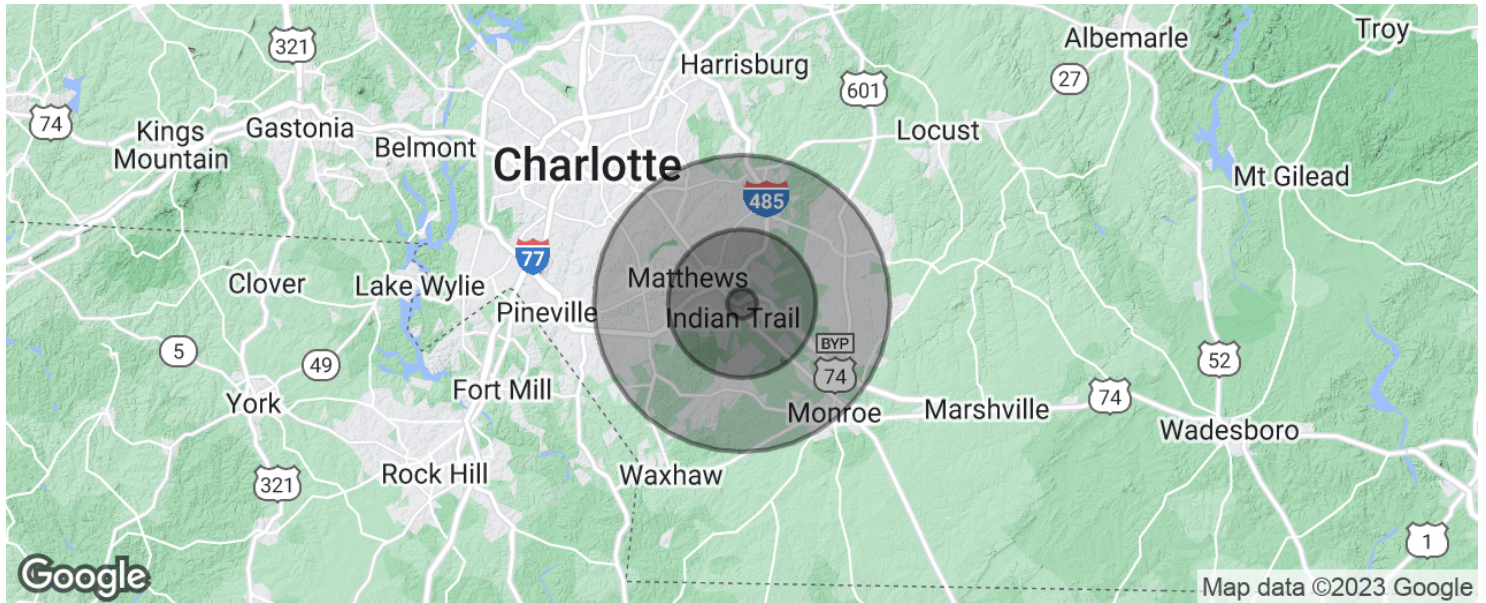


LOCATION MAPS



Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,917	91,243	345,757
Median age	33.5	35.9	36.2
Median age (Male)	35.0	35.2	35.3
Median age (Female)	32.8	36.6	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,081	32,320	128,433
# of persons per HH	2.7	2.8	2.7
Average HH income	\$69,410	\$85,179	\$83,549
Average house value		\$249,737	\$264,811

* Demographic data derived from 2020 ACS - US Census