

**+20,700 - 128,021 SF AVAILABLE**  
HIGHWAY 74 | INDIAN TRAIL, NC 28079

**74**  
GATEWAY



- Class A master-planned distribution and manufacturing park with two buildings ranging from  $\pm 104,349$  to 128,021 SF
- Located in Union County, one of the fastest-growing counties in North Carolina and the Charlotte MSA
- State-of-the-art building features in a prime distribution location with access to an established workforce and amenities
- With Highway 74 frontage, the park has an excellent infill location outside of I-485 with immediate access to I-485 and Charlotte-Monroe Executive Airport
- Developed by Beacon Partners, one of the largest, full-service commercial real estate firms in the Carolinas, providing maximum flexibility and service to customers and the community

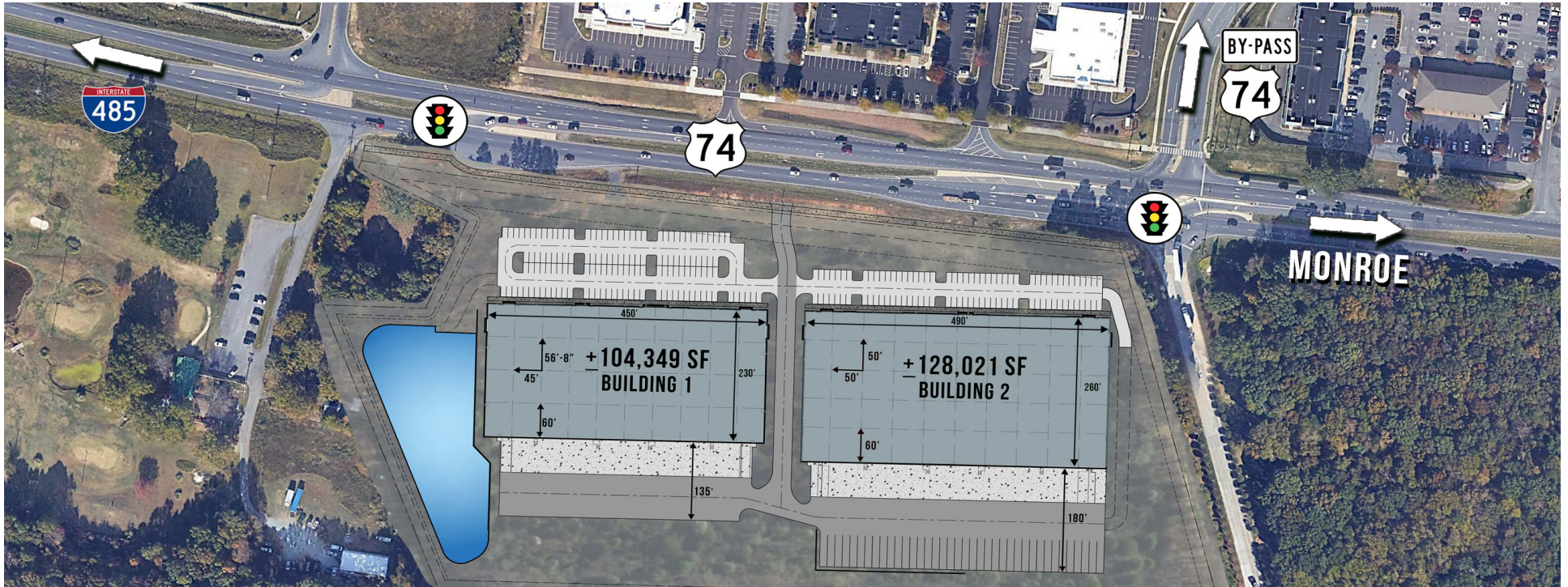


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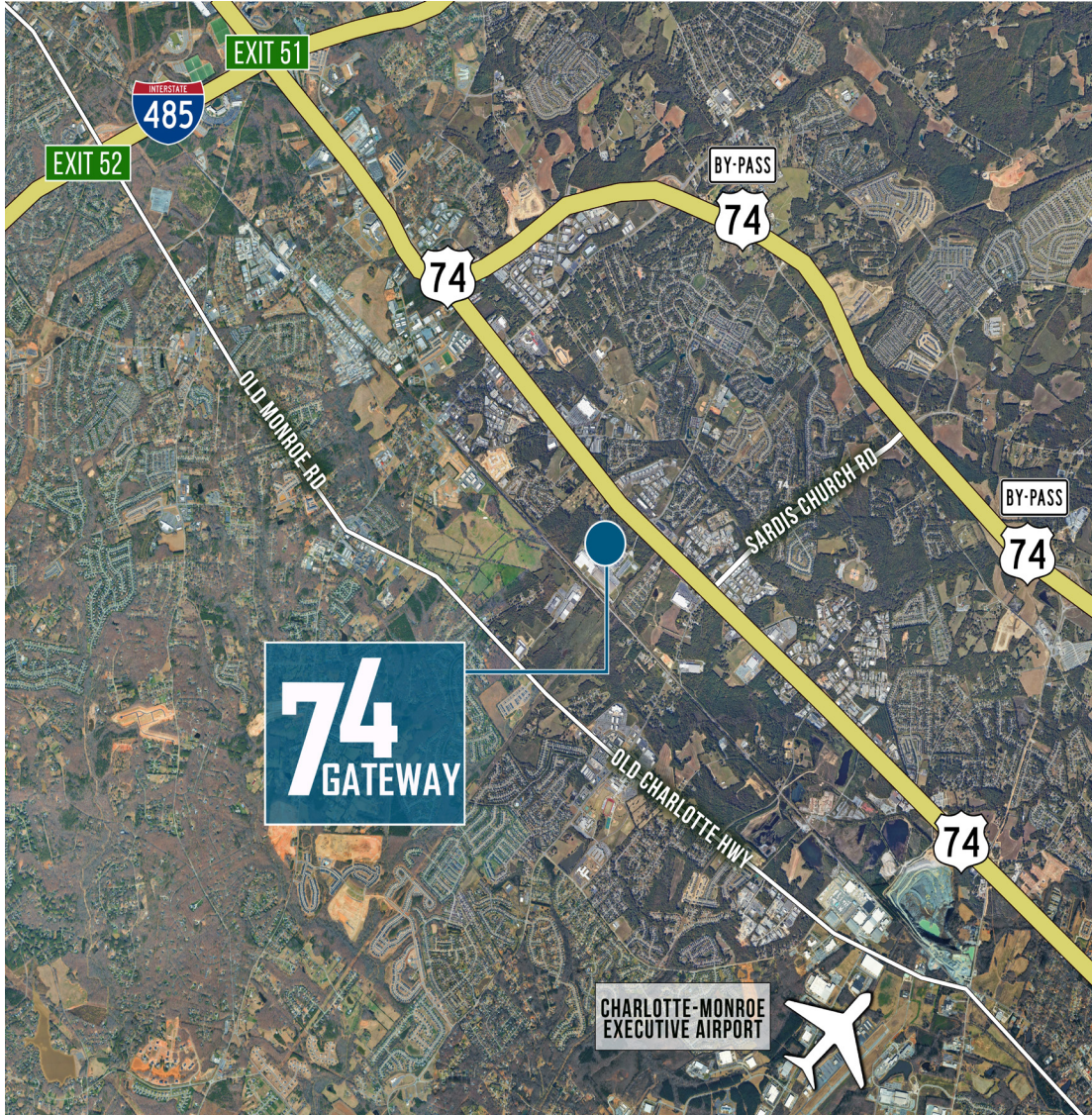


## BUILDING 1

ADDRESS	Highway 74, Indian Trail, NC 28079
AVAILABLE SF	±20,700 - ±104,349 SF
CLEAR HEIGHT	32'
LOADING	(22) 9' x 10' dock high doors (2) 14' x 16' drive-in doors
CAR PARKING	±140 spaces
TRUCK COURT	135'
COLUMN SPACING	56'-8" x 45' Typical with 60' Speed Bay

## BUILDING 2

ADDRESS	Highway 74, Indian Trail, NC 28079
AVAILABLE SF	±37,700 - ±128,021 SF
CLEAR HEIGHT	32'
LOADING	(25) 9' x 10' dock high doors (2) 14' x 16' drive-in doors
CAR PARKING	±92 spaces
TRUCK COURT	180'
TRAILER PARKING	38 spaces
COLUMN SPACING	50' x 50' Typical with 60' Speed Bay



## PARK OVERVIEW

COUNTY	UNION
ZONING	CZ-Light Industrial
FIRE PROTECTION	ESFR
CONSTRUCTION	Walls: Tilt Concrete Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C. Roof: 60 Mil TPO Membrane
ON-SITE UTILITIES	Water/Sewer: Union County Water Power: Duke Energy Gas: Piedmont Natural Gas

