

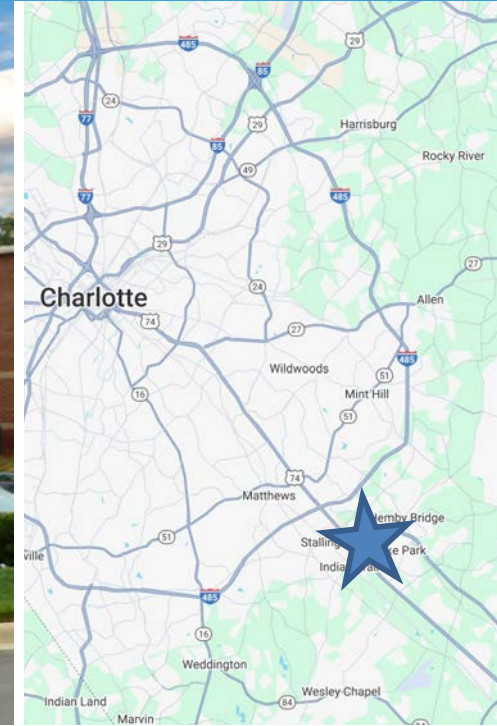
1015 VAN BUREN AVENUE

INDIAN TRAIL, NC 28079

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 12,000 SF INDUSTRIAL BUILDING AVAILABLE



PROPERTY HIGHLIGHTS

- 1.28 acres
- Zoned Light Industrial
- Fully fenced in yard
- 24 parking spaces
- Available in December 2025

BUILDING FEATURES

Total SF:	± 12,000
Office SF:	± 3,000
Warehouse SF:	± 9,000
Year Built:	2002
Office Renovations:	2024
Roof:	Metal

WAREHOUSE FEATURES

Clear Height:	17' 2"
Dock Doors:	2
Drive-In Doors:	2
Powered by:	400A, main breaker 277/480V, 3 phase panel

ASKING PRICE

\$2,300,000

BROKER CONTACT

HOLLY ALEXANDER
704.927.2884
halexander@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com



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SITE AERIAL

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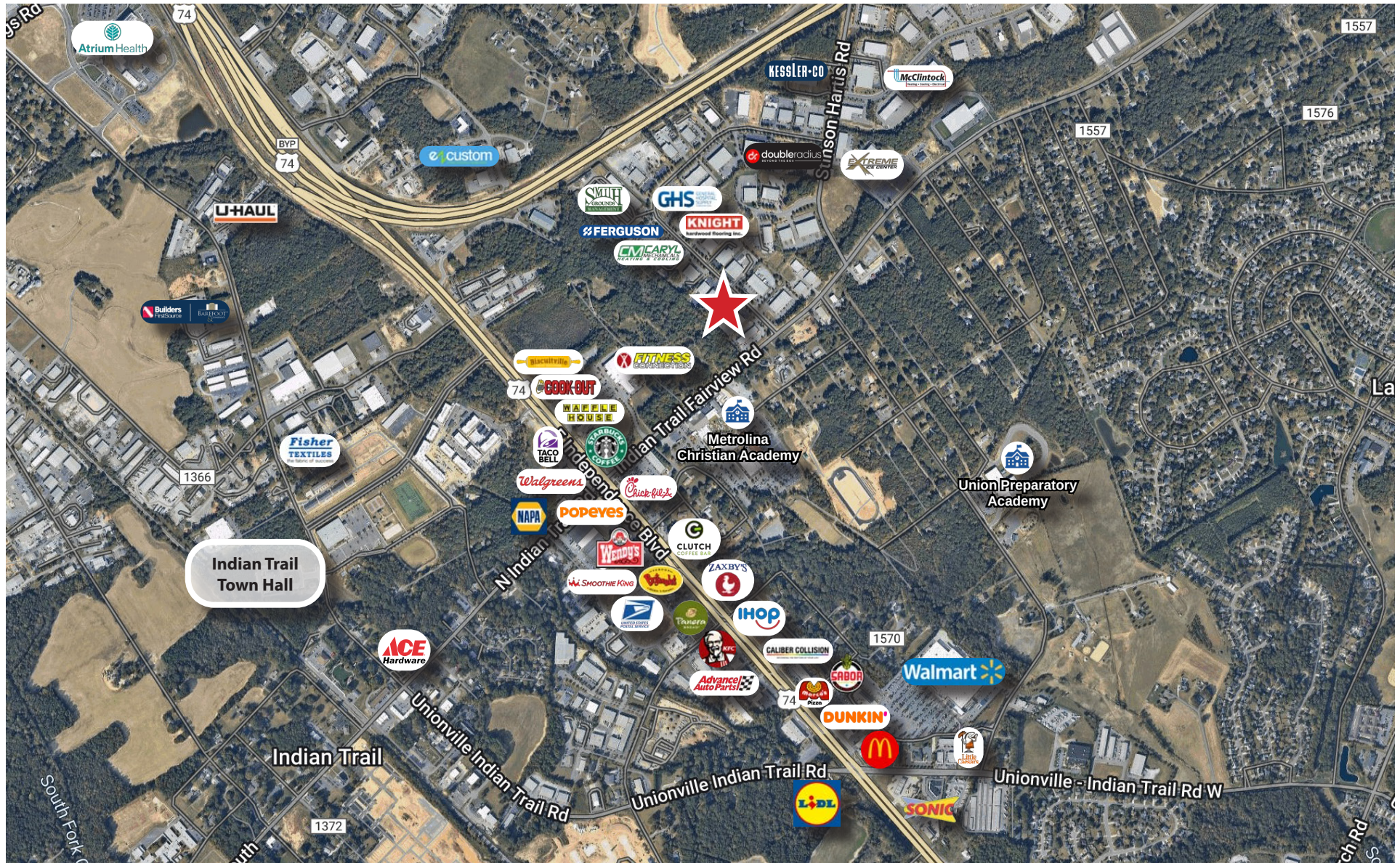
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MARKET AERIAL

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EXTERIOR
PHOTOS

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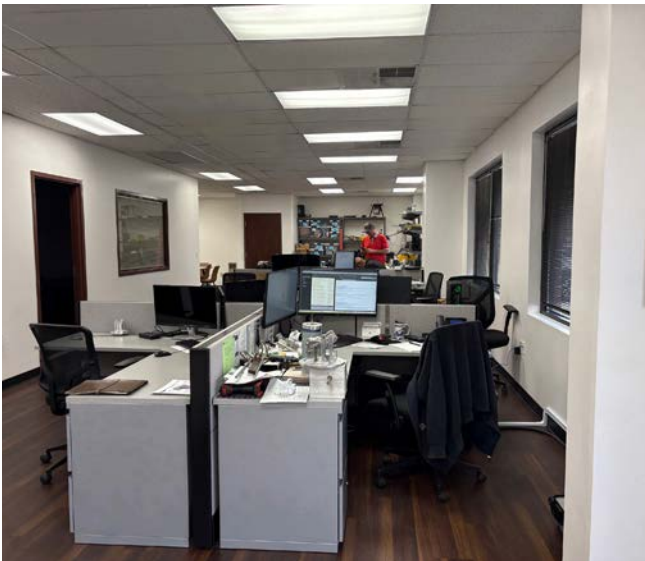
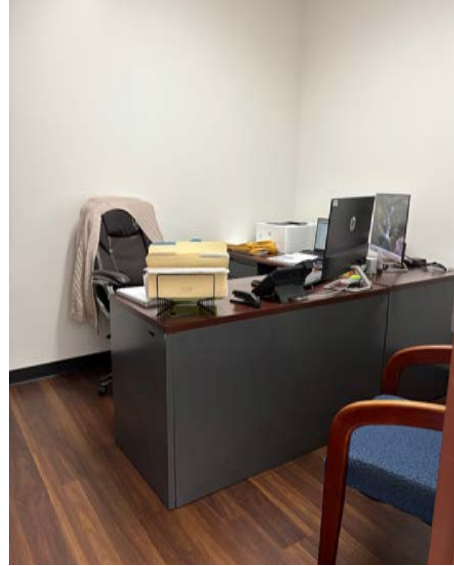
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INTERIOR
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WAREHOUSE
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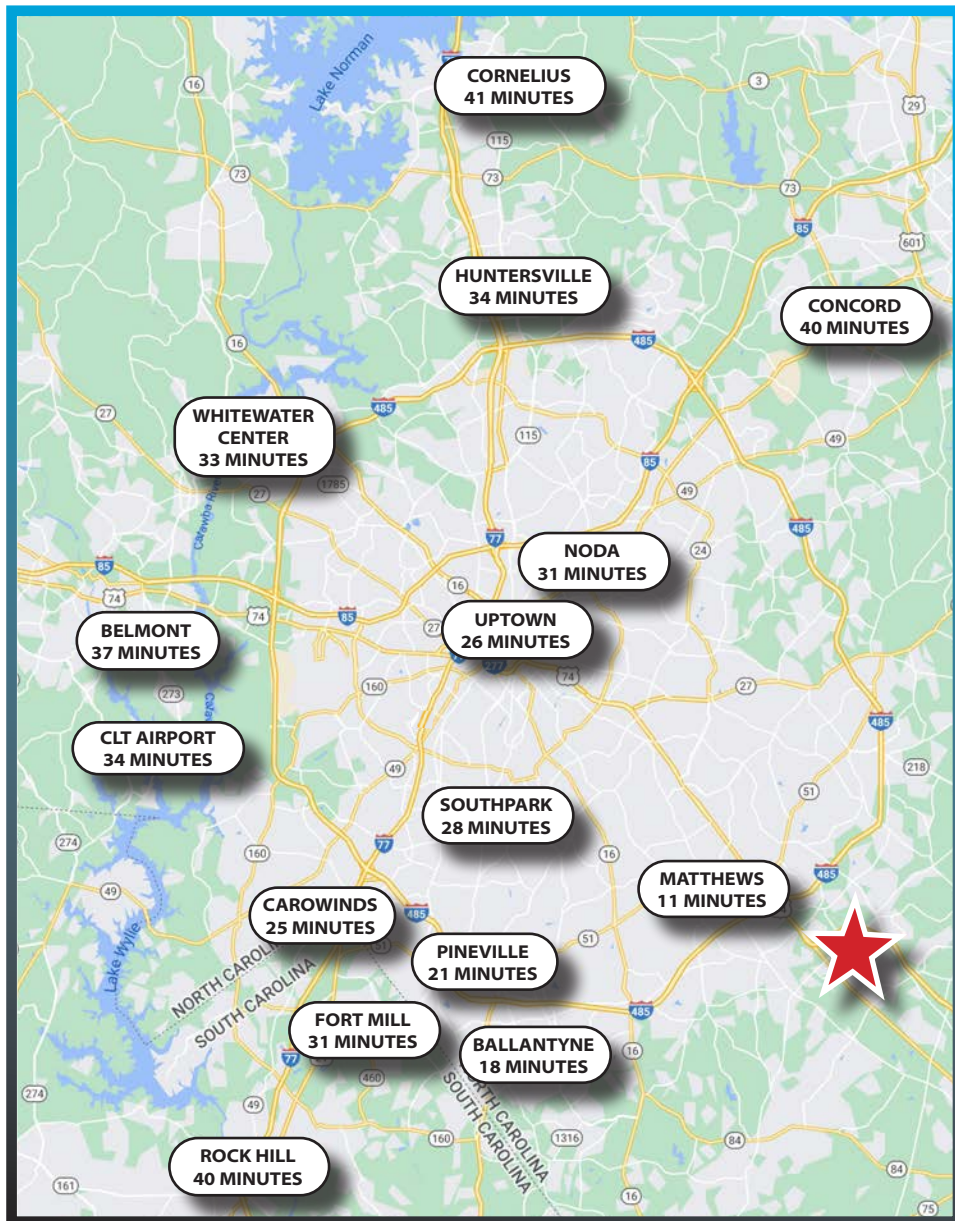
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SITE
PROXIMITY

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Properties
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PRIME LOCATION!



3.2 MILES



20 MILES



22 MILES



34 MINUTES TO
CHARLOTTE
INTERNATIONAL
AIRPORT



25 MINUTES TO
CAROWINDS



38 MINUTES TO
LAKE WYLIE



26 MINUTES TO
UPTOWN



U.S. NATIONAL
WHITewater CENTER

33 MINUTES TO
U.S. NATIONAL
WHITewater
CENTER

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