

74 JUNCTION

TWO BUILDINGS
±16K - 119K SF AVAILABLE

3066 EATON AVENUE
5303 INDIAN TRAIL FAIRVIEW ROAD



±16K - 119K SF AVAILABLE

3066 EATON AVENUE & 5303 INDIAN TRAIL FAIRVIEW ROAD

BUILDING 2

117,703 SF

5303 Indian Trail Fairview Road

BUILDING 1

119,321 SF

3066 Eaton Avenue

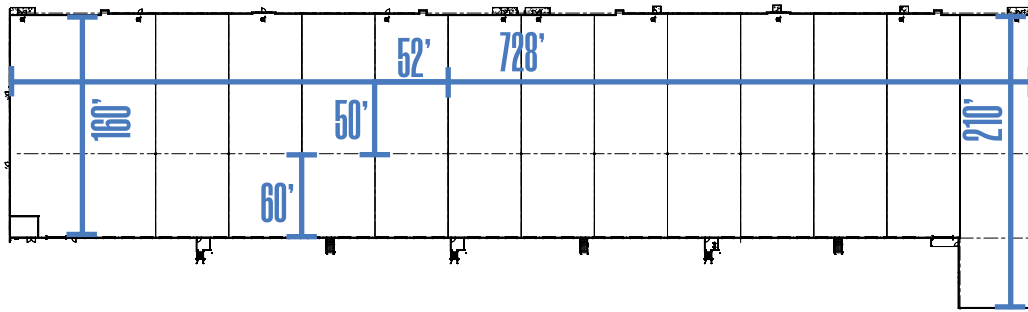


BUILDING SPECS

BUILDING 1

3066 EATON AVENUE, INDIAN TRAIL, NC, 28079

119,321 SF

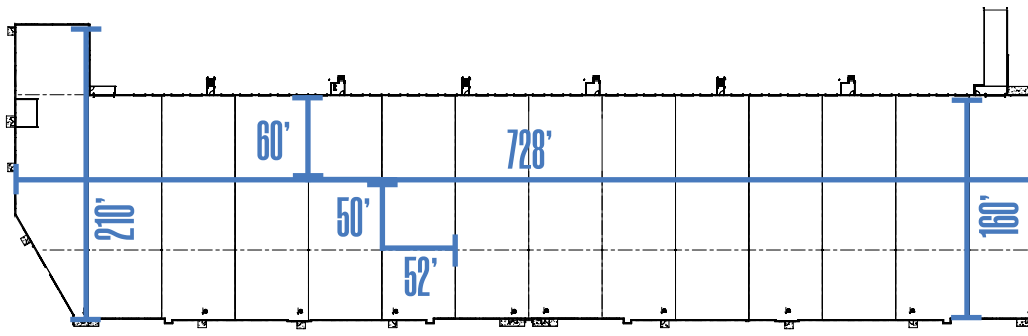


- SF: 16,000 – 119,321
- OFFICE: ±2,000 SF
- CLEAR HEIGHT: 32'
- STAGING BAY: 60'
- TRUCK COURT DEPTH: 130'
- DRIVE-INS: (2) 14' X 16'
- DOCK HIGHS: (40) 9' X 10'
- SLAB: 6", 4,000 PSI
- SPRINKLER: ESFR
- AUTO PARKING: 107 SPACES

BUILDING 2

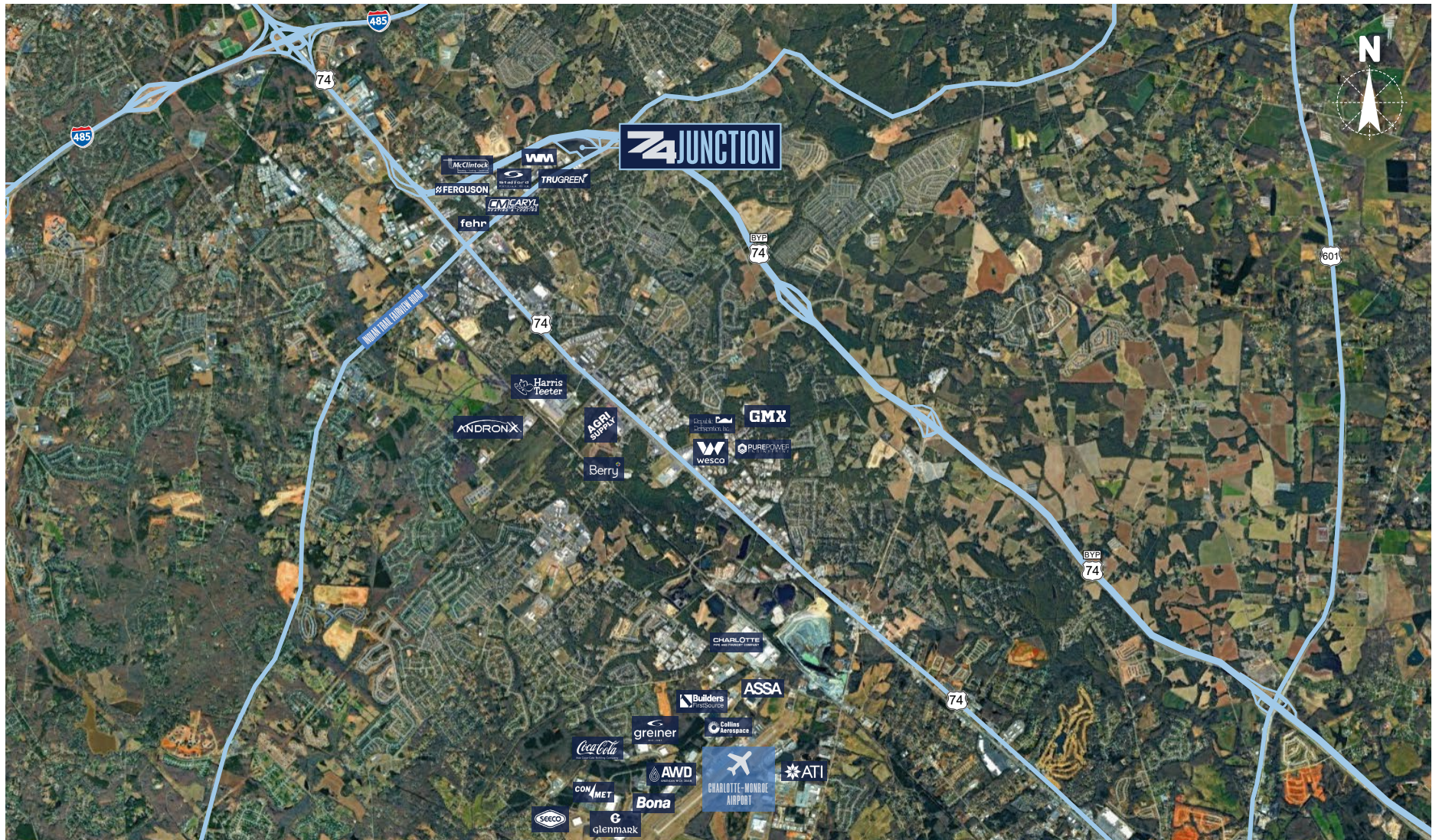
5303 INDIAN TRAIL FAIRVIEW ROAD, INDIAN TRAIL, NC, 28079

117,703 SF



- SF: 16,000 – 117,703
- OFFICE: ±2,000 SF
- CLEAR HEIGHT: 32'
- STAGING BAY: 60'
- TRUCK COURT DEPTH: 120'
- DRIVE-INS: (2) 14' X 16'
- DOCK HIGHS: (40) 9' X 10'
- SLAB: 6", 4,000 PSI
- SPRINKLER: ESFR
- AUTO PARKING: 106 SPACES

SUBMARKET OVERVIEW



±16K - 119K SF AVAILABLE

3066 EATON AVENUE & 5303 INDIAN TRAIL FAIRVIEW ROAD

PRIME LOCATION WITH HIGHWAY FRONTAGE

0.4 MI

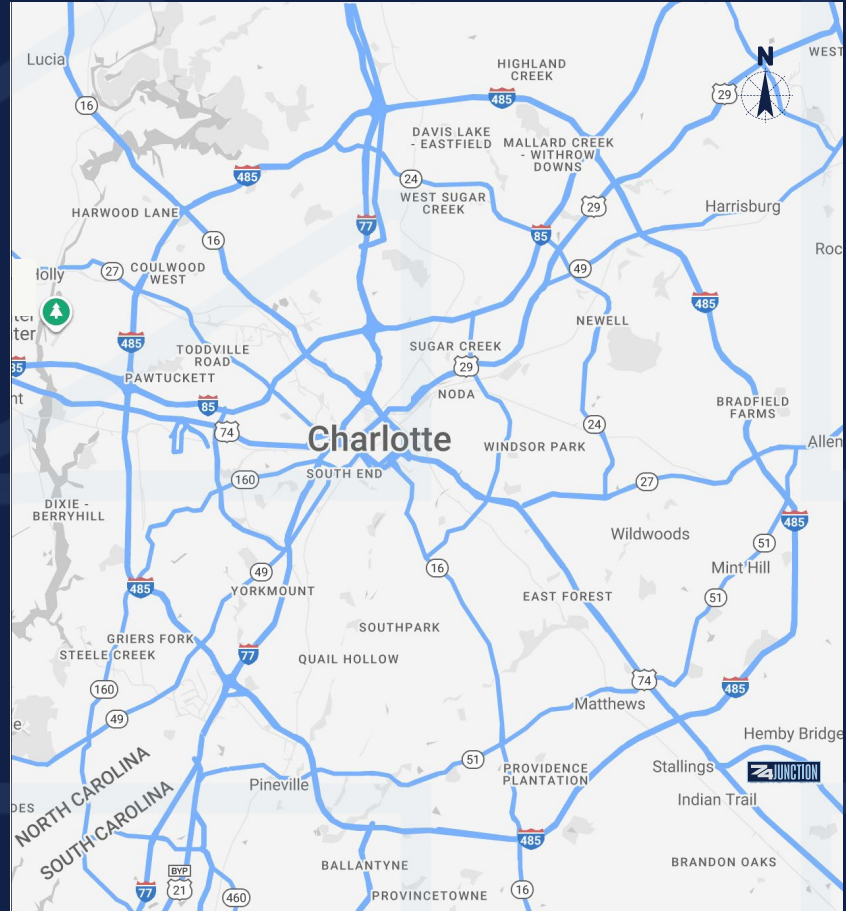
FROM US-74 Bypass

1.4 MI

FROM US-74

5 MI

FROM I-485



DRIVE TIMES FROM 74 JUNCTION

DESTINATION	TIME	DISTANCE
US-74 Bypass	1 minute	0.4 miles
US-74	3 minutes	1.4 miles
I-485	5 minutes	5 miles
Charlotte-Monroe Executive Airport	18 minutes	7.9 miles
Uptown Charlotte	24 minutes	15.7 miles
I-77	20 minutes	20.8 miles
I-85	24 minutes	21.3 miles
Charlotte Douglas Int'l Airport	35 minutes	22.8 miles
Columbia, South Carolina	1 hour, 42 minutes	93.7 miles
I-95	1 hour 45 minutes	87.5 miles
Wilmington, North Carolina	3 hours, 13 minutes	188 miles



FOR MORE INFO CONTACT

BEN ROWELL

Vice President

704.319.5080

ben.rowell@foundrycommercial.com

CASEY MULHERN

Senior Vice President

303.710.5481

casey.mulhern@foundrycommercial.com

