



Seaboard Warehouse

416 Seaboard St | Matthews, NC, 28104



Available for Lease
+/- 5,600 SF Heavy Industrial Building

Property Overview

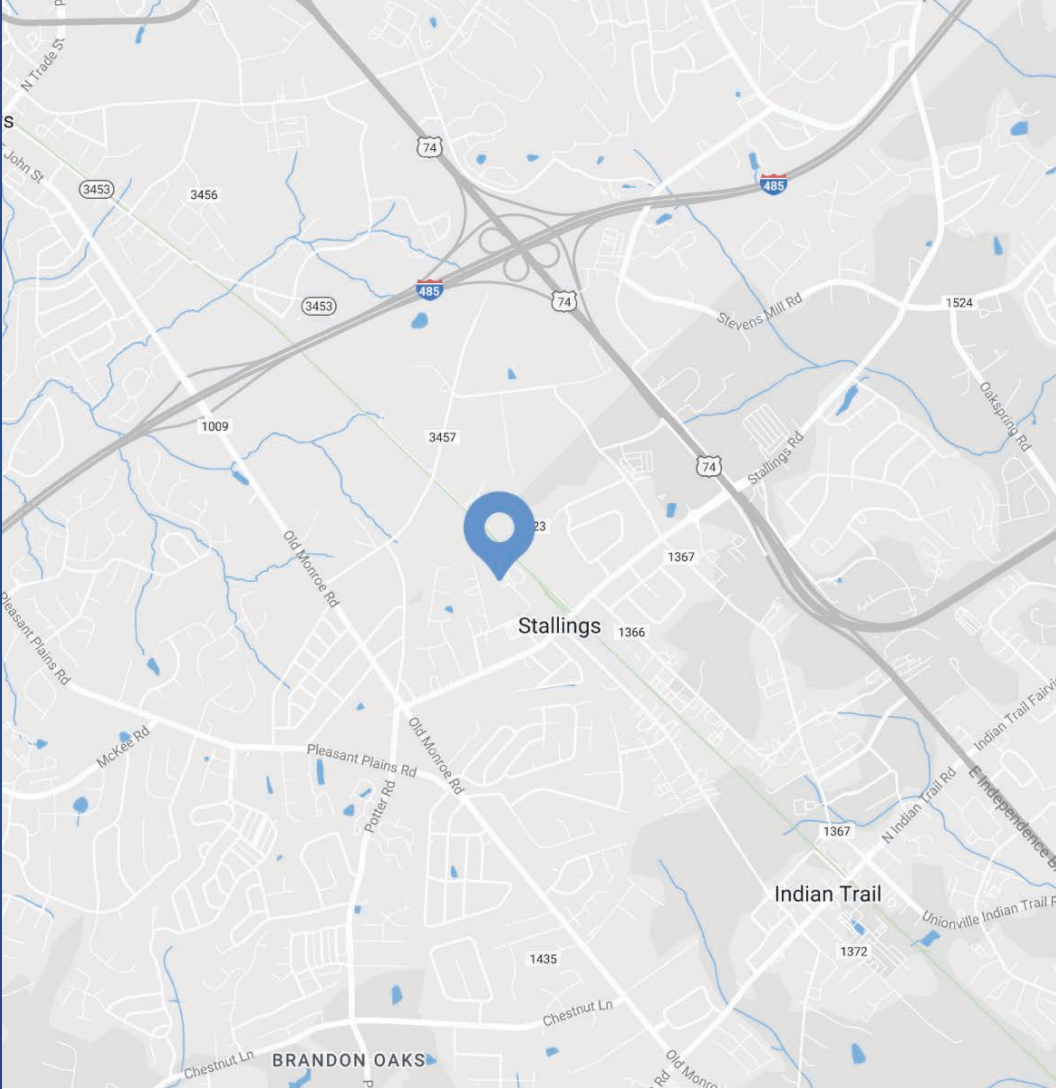
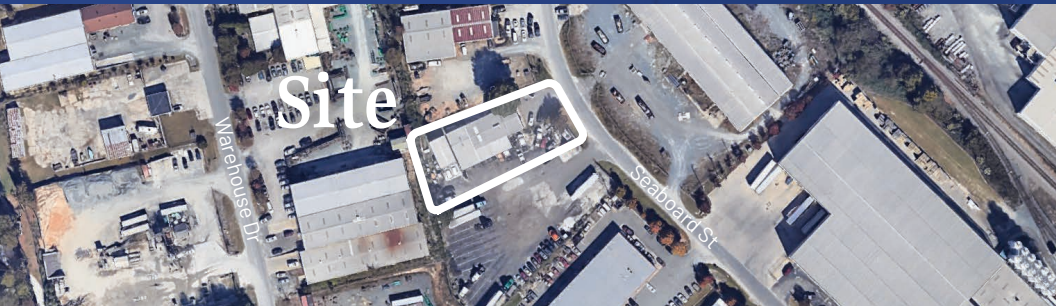
416 Seaboard Street

Available for Lease

This heavy industrial property in the Matthews-Stallings area offers a total of 5,600 SF of space, zoned for heavy industrial use. The main building includes an office and two bay doors, the secondary building adds an additional 1,200 SF with two bay doors. The property features ample parking for trucks and employees, along with a fully fenced yard. Situated among other heavy industrial properties, it is ideal for industrial operations requiring substantial space and secure parking. For more details and to schedule a viewing, please contact The Nichols Company.

Property Details

Address	416 Seaboard St Matthews, NC, 28104
Availability	+/- 5,600 SF Total Main Building: +/- 4,400 SF Secondary Building: +/- 1,200 SF
Acreage	+/- 1.50 AC
Use	Heavy Industrial
Parcel	07-126-300
Security	Fully fenced yard
Parking	Truck Parking: 6 spaces Employee Parking: Approximately 10 spaces
Lease Rate	\$7,000/Month
Additional Information	Main Building: (1) Office, (2) Bay Doors (12'x14' and 12'x12') Secondary Building: Built in 2021, (2) Bay Doors



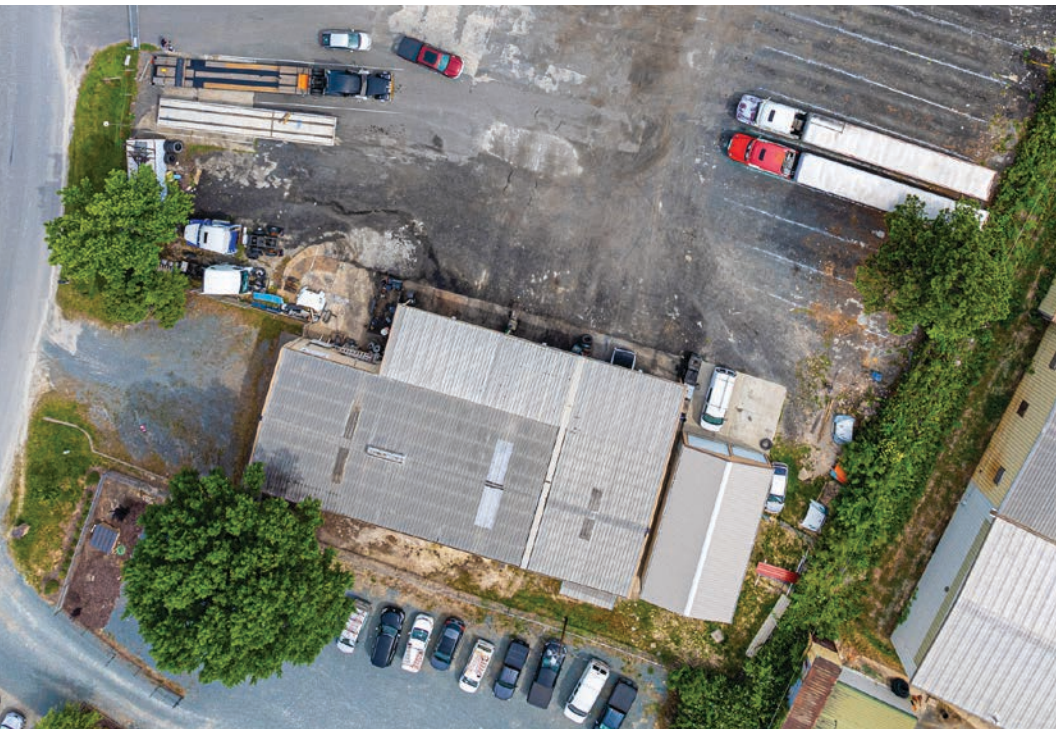
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	2,567	49,379	141,816
Avg. Household Income	\$97,914	\$123,261	\$134,584
Median Household Income	\$70,945	\$91,702	\$98,858
Households	1,005	18,321	51,635
Daytime Employees	2,240	31,139	55,258

Market Overview



Property Photos





Contact for Details



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.