

620 Radiator Rd

620 RADIATOR RD, INDIAN TRAIL, NC 28079



Industrial

FOR

Lease

SIZE

30,000 - 226,955 SF

PRICE

\$4.95 - \$7.25/SF NNN



Overview

30,000 - 226,955 SF available for lease

4,473 SF of new office space

Zoned LI (Light Industrial)

ESFR Sprinkler

18' plus to the beam

37 Dock Doors and 2 Drive-in doors

CSX rail served via spur to Property

3-Phase Power, and LED Lighting

Newly paved truck court

Trailer storage

±1.5 acres of outside storage available separately

30,000 - 226,955 SF of Industrial Space Available



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

Robby Kirby
Senior Director of Office & Industrial
(704) 248 2105
rkirby@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

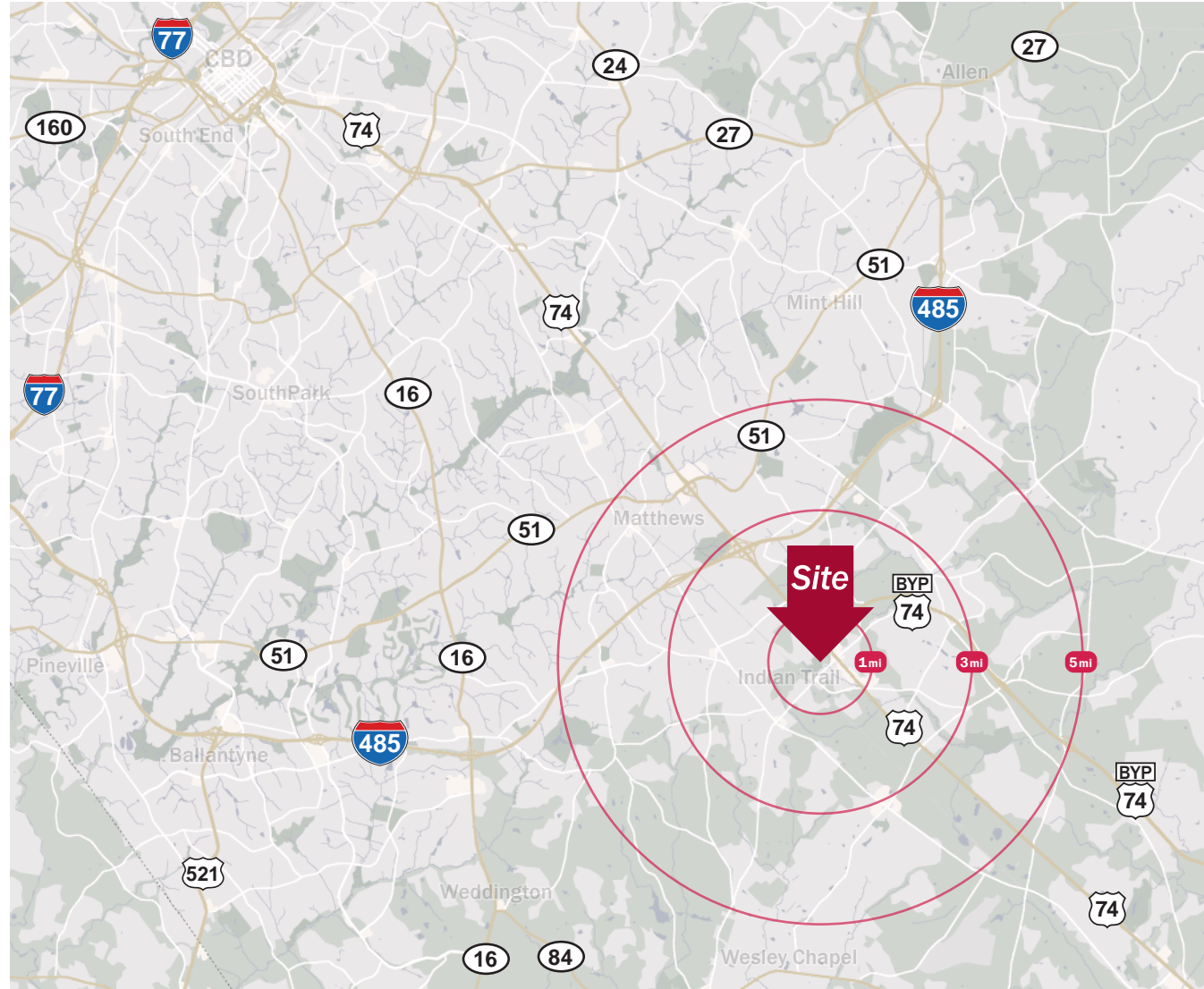
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	2,650	42,687	108,122
Growth Rate	3.11%	1.61%	2.71%
Avg. HH Income	\$110,098	\$111,154	\$124,428

Traffic Count

Source: NCDOT

	AADT
Hwy 74	49,500 (2021)
Old Monroe Rd	21,500 (2021)



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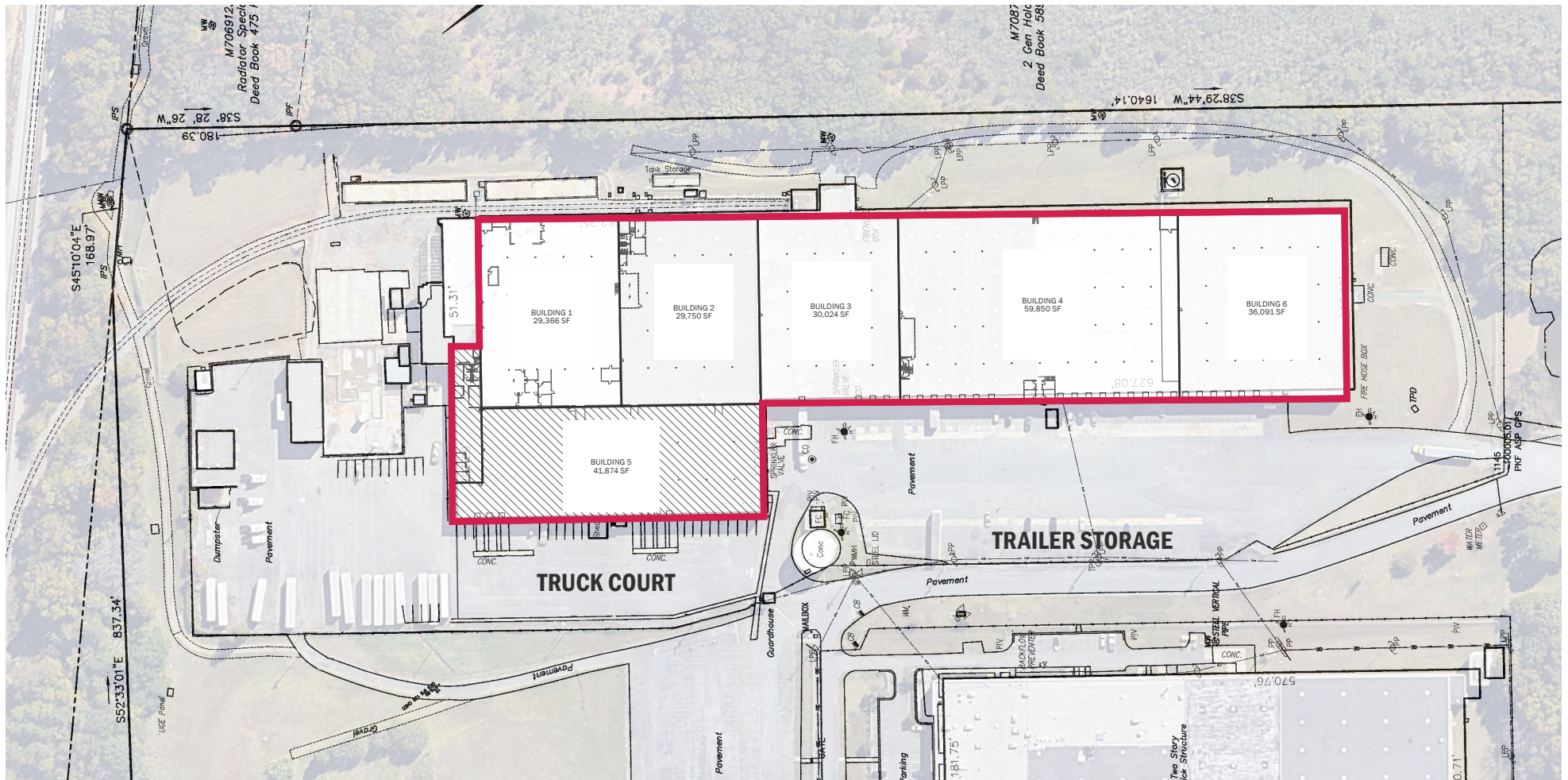
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Overall Plan



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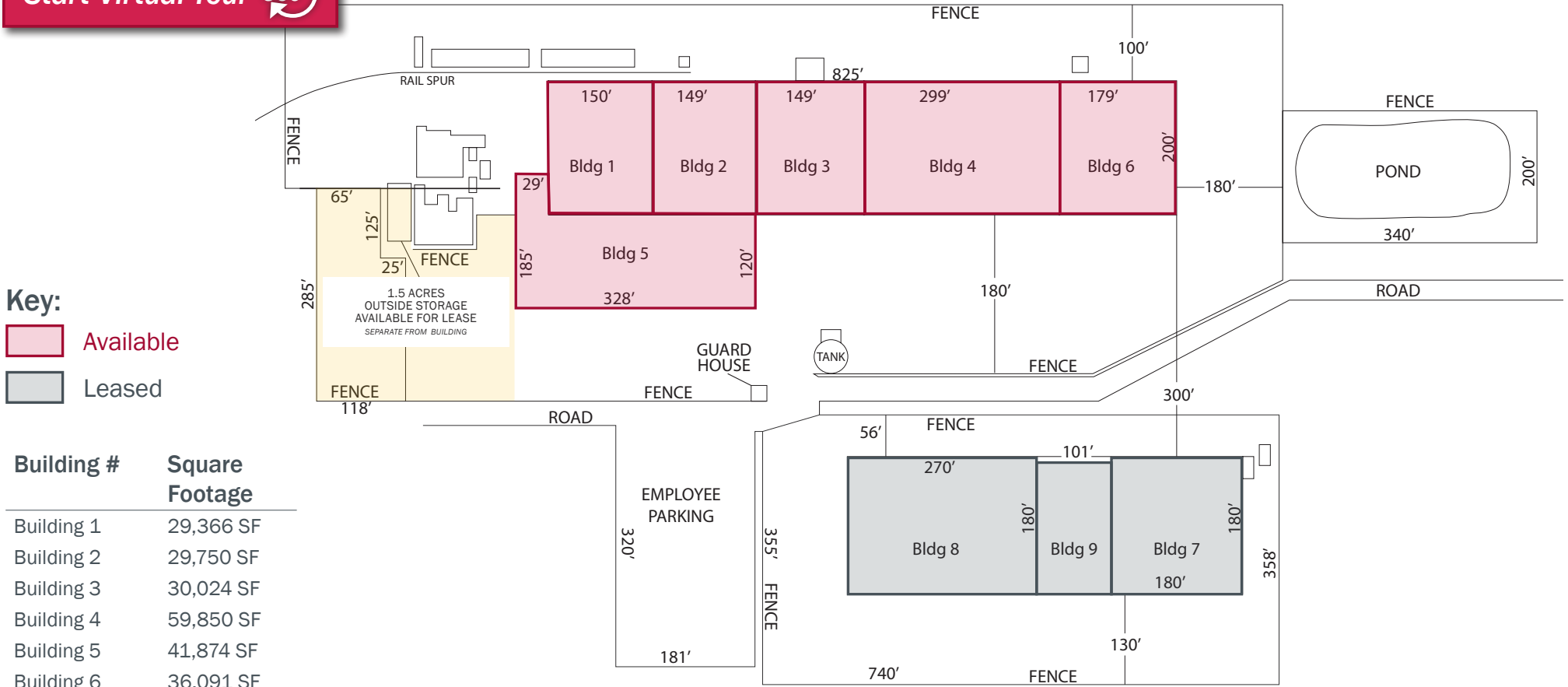
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Floor Plan

Start Virtual Tour 



Key:
 Available
 Leased

Building #	Square Footage
Building 1	29,366 SF
Building 2	29,750 SF
Building 3	30,024 SF
Building 4	59,850 SF
Building 5	41,874 SF
Building 6	36,091 SF
TOTAL SF AVAILABLE	226,955 SF



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Building Specifications

Building Name	Radiator Specialty Company
Location	620 Radiator Road
City, State Zip	Indian Trail, NC 28079
County	Union
Cross Street	Old Monroe Road
Total Available SF Manufacturing & Warehouse	30,000 - 226,955 SF
Office	4,473 SF of brand new office buildout
Acreage	73 Acres
Tax ID#	Portion of tax parcel #07087009
Zoning	LI (Light Industrial)
Present or Former Use	Distribution & Manufacturing

Condition	Good
Floors	Concrete
Walls	Masonry/Brick
Roof	Tar & gravel with metal deck; modified bitumen roof membrane w/ metal deck. Recent TPO replacement in Building 1
Ceiling Heights (under joist)	18' plus to the beam
Column Type	Steel
Column Spacing	30'x40'
Dock High Doors	37
Size	Sizes Vary: 8x9, 8x10
Levelers	Yes, pit levelers
Lights	Yes
Other Features	Bumpers & seals



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Building Specifications

Drive-in Doors	2
Size	10x10 & 12x12
Truck Court	110' with concrete apron
Air Conditioning	Offices only
Heating	Suspended gas unit heaters in warehouse & manufacturing areas
Sprinkler	ESFR
Lighting	LED & skylights
Rail	Rail served by CSX; spur to property

Major Highways	
US Hwy 74	2.6 Miles
Monroe Expy	4.7 Miles
I-485	4.8 Miles
I-77	21.9 Miles
I-85	27.3 Miles
US HWY 321	41.4 Miles
I-40	66.1 Miles
Area Manufacturers	Charlotte Pipe & Foundry, Assa Abloy, ATI Specialty Materials, Windsor Windows & Doors, Tyson Foods, & Edwards Wood Products

Utilities	
Power	Duke Energy
Multiple Primary	3 Phase 480 Volt 1300 Amp Panels (multiple 480 volt panels)
Secondary	3 Phase 120/208 Volt Service
Water	Union County
Sewer	Union County
Gas	Piedmont Natural Gas
Other	Wall-mounted exhaust fans; water tank



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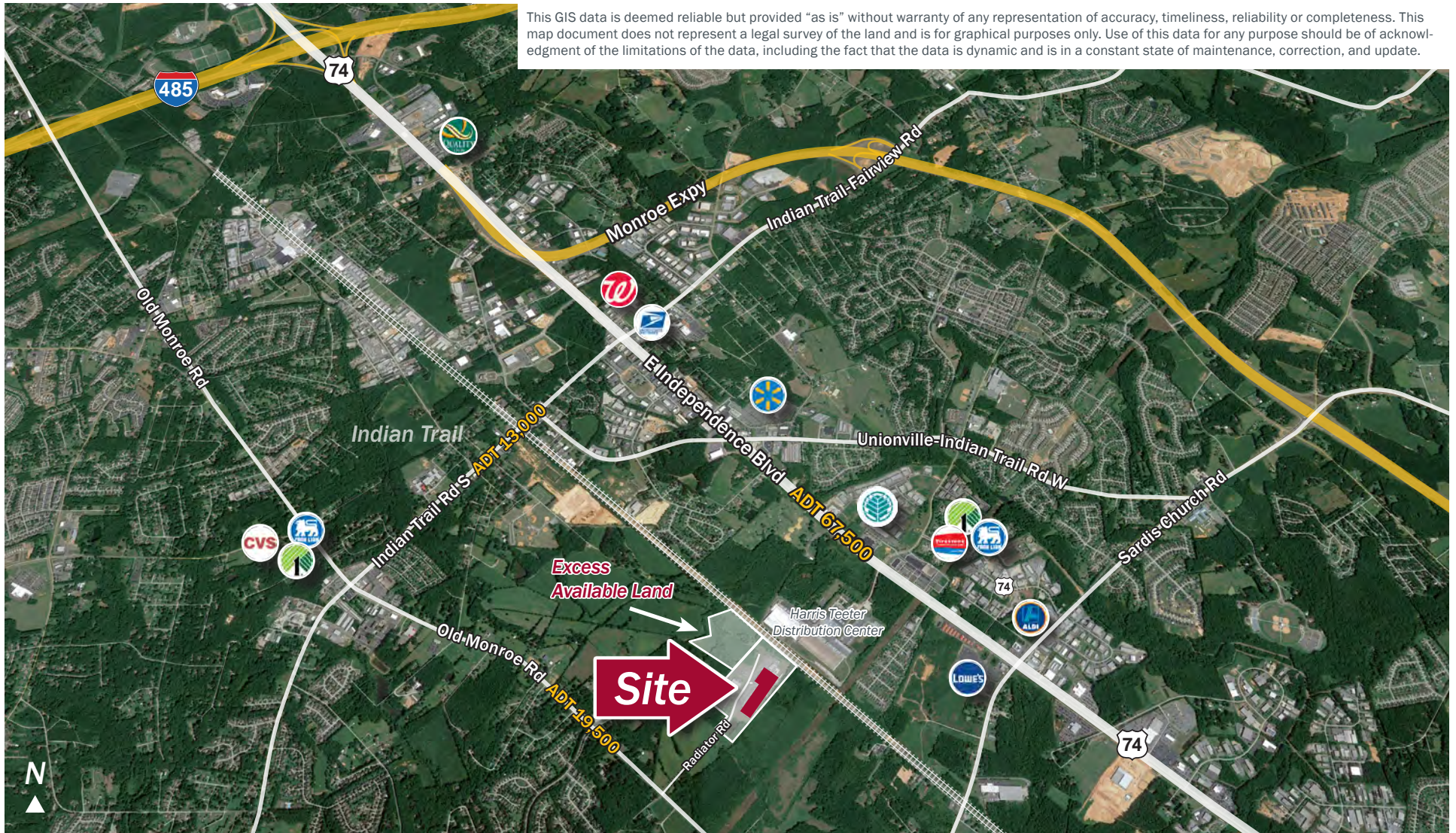
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Market Aerial



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Property Photos



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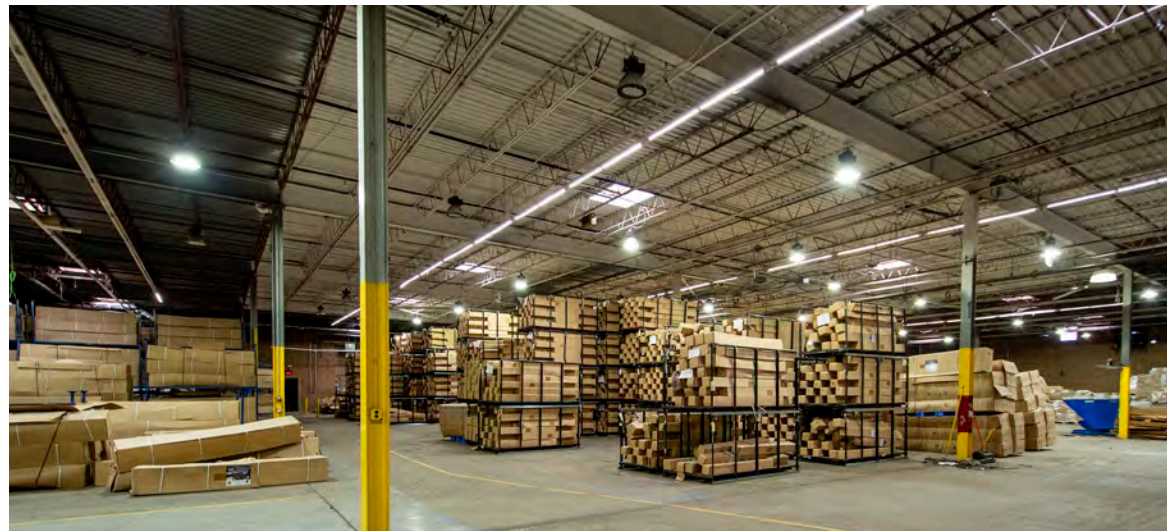
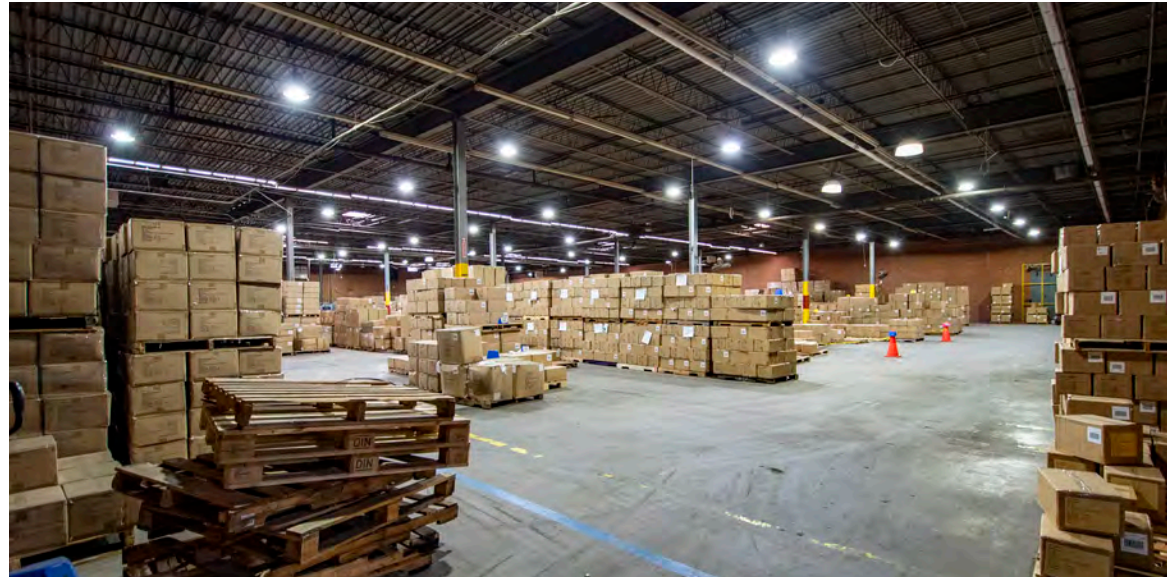
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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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