FOR LEASE

7204 Stinson Hartis Road

Suite B

INDIAN TRAIL, NC

FLEX INDUSTRIAL



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Deal *summary*

7204 Stinson Hartis Road offers a single leasing opportunity — Suite B, 5,000 SF — in a multi-tenant flex industrial property in Indian Trail, one of the Charlotte region's southeast outer submarkets. The rest of the property is fully leased. Suite B is offered at $15.50/SF NNN.

The building pairs a brick office frontage with a metal warehouse, roll-up doors, and a paved loading court. The suite is approximately 80% warehouse with 16–18 ft clear height, one dock-high door, and one ramped drive-in door.

The property sits beside the US-74 Monroe Expressway at the Stinson Hartis Road overpass, in an established concentration of industrial and flex buildings, with US-74 (Independence Boulevard) leading west toward Charlotte.

View property video and *dedicated website*



5,000
Available SF (Suite B)

$15.50
Asking Rate /SF NNN

16–18′
Clear Height

2
Dock-High + Ramped Drive-in

±80%
Warehouse

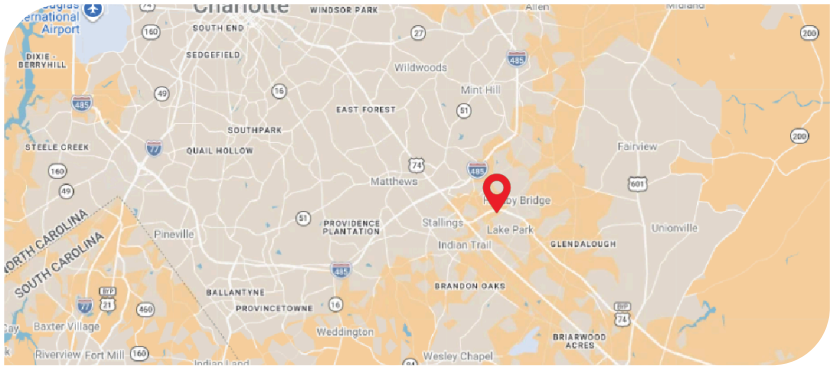
US-74
Monroe Expressway

100%
Balance Leased

Union
County

Key *Deal Points*

- **Suite B, 5,000 SF** — the property's only availability
- **$15.50/SF NNN** asking rate
- **US-74 corridor** — beside the Monroe Expressway
- **Industrial and flex neighbors** on every side
- **16–18 ft clear height** — 1 dock-high + 1 ramped drive-in, ±80% warehouse

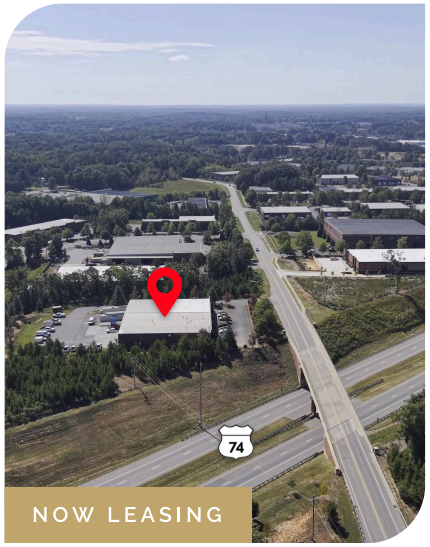


OFFERING SNAPSHOT	
Address	7204 Stinson Hartis Rd, Ste B
City, State	Indian Trail, NC 28079
County	Union
Submarket	Indian Trail / US-74
Property Type	Multi-tenant flex industrial
Available SF	5,000 (Suite B)
Asking Rate	$15.50 /SF NNN
Office / Warehouse	±20% / ±80%
Loading	1 dock-high + 1 ramped drive-in
Clear Height	16–18 ft
Balance of Property	100% leased

Property *photos*



SUITE B ENTRY



NOW LEASING


BRICK OFFICE FRONTAGE


LOADING COURT


SUITE B OFFICE INTERIOR

Embedded in *industrial submarket*



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2026

Year-to-Date

28M
SF Valued

$4.04B+
Assets Consulted

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