

MONROE, NC INDUSTRIAL | SALE/LEASE



SELLING PRICE \$12,000,000
LEASE RATE \$4.75 psf NNN

Opportunity Zone

- Sale or Lease
- 194,706 SF Building
- 11,000 SF Office
- 20.465 Acres
- Available Fall 2024
- This a rare opportunity to purchase or lease a highly functional free-standing warehouse with acreage in the Charlotte region.

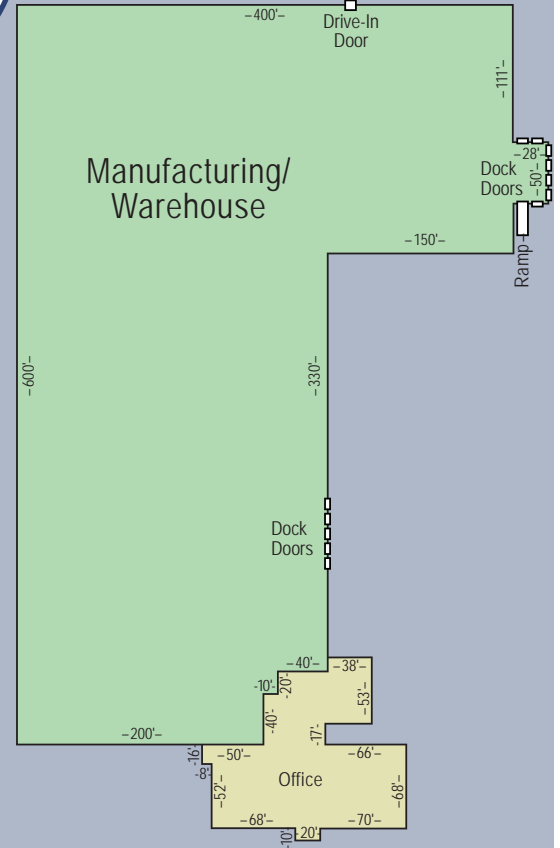
101 N. Sutherland Ave.
Monroe, NC
(Union County)



The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
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101 N. Sutherland Ave.
Monroe, NC



Highlights:

BUILDING SIZE	194,706	LEASE RATE	\$4.75 NNN
ACREAGE	20.465	AGE	1965 - 1990
OFFICE SPACE	11,000	CONDITION	Very good
CEILING HEIGHT	14' to 20' 7"	WALLS	Masonry
TRUCK DOORS	13 Dock High Doors; 1 Drive in Door	FLOORS	Concrete
DIMENSIONS	Varied	ROOF	Membrane (all new since 2016)
BAY SPACING	50' x 25'	WATER	Municipal
PARKING	95 Paved Spaces (Expandable)	SEWER	Municipal
ZONING	Industrial	ELECTRIC	City of Monroe
DATE AVAILABLE	Fall 2024	GAS	City of Monroe
LAST USE	Distribution	HEAT	Gas fired units
SELLING PRICE	\$12,000,000	SPRINKLER	100% Wet
		LIGHTING	LED
		A/C	Office



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.