



Industrial Space For Lease

915 Curtis St, Monroe, NC 28112



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Industrial Space For Lease

\$6.95 /SF/YR

915 Curtis Street is an industrial building in Monroe, North Carolina. It offers small to large industrial spaces suitable for warehouse, distribution and light-manufacturing uses for lease. 17-foot ceilings create a lot of room for stacking inventory. LED lighting ensures brightly lit spaces and energy efficiency. Many loading docks allow for rapid loading and unloading. The large lot makes parking and maneuvering trucks easy. The property is located just 2 minutes from Route 74 and 35 minutes southeast of Charlotte, allowing for easy access to a major city.

The building provides a great industrial lease opportunity in a rapidly growing area in close proximity to Charlotte....

- 17-Foot Ceilings & Full LED Lighting
- Renovated Offices and Bathrooms
- Many Loading Docks
- Large Lot Size Allowing For Easy Loading/Unloading
- Located Just 30 Minutes Southeast of Charlotte
- 2-Minutes Off Route 74, A Major Thoroughfare



Rental Rate: \$6.95 /SF/YR

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 92,100 SF

Year Built: 1956

Rental Rate Mo: \$0.58 /SF/MO

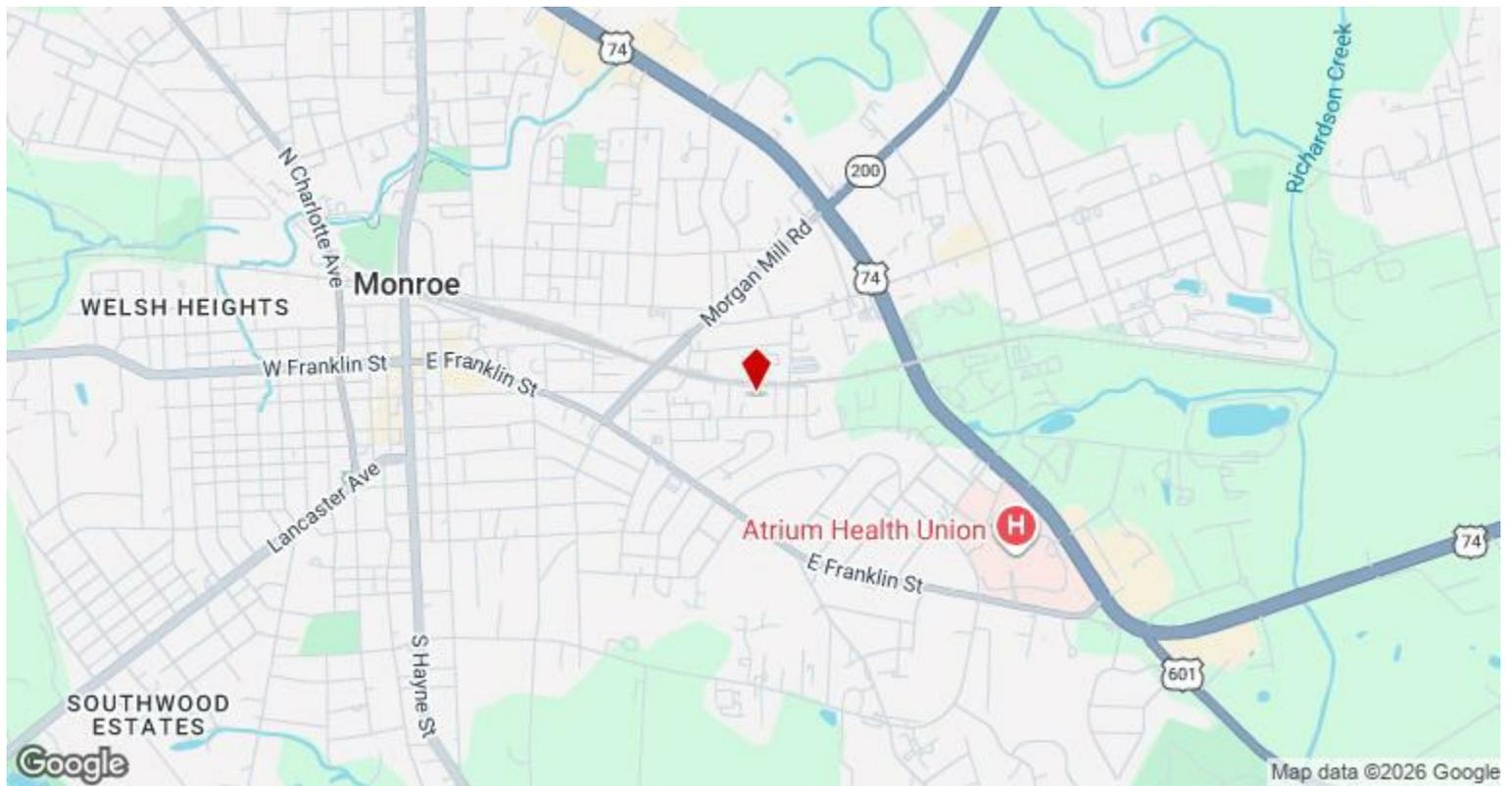
1st Floor

Space Available	25,000 SF
Rental Rate	\$6.95 /SF/YR
Date Available	Now
Service Type	[object Object]
Office Size	400 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

25,000 Square Feet of industrial space for lease available immediately. Renovated offices and bathrooms with expanded loading docks. 17-foot ceilings allow for stacking opportunities. Full LED lighting provides energy efficiency. 3 loading docks and 1 interior loading dock make loading/unloading easy. 400 square feet of office space is included. A 1,300 square foot office/flex space not connected to this space is available for an additional \$2,500 per month. The space includes two offices, a conference room, a lounge, kitchenette and bathroom with shower. Located in a growing industrial corridor just 30 minutes southeast of Charlotte, the property offers logistical advantages and access to a skilled labor pool. The building's affordability and functionality make it a standout option for regional operators seeking value and efficiency.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
BluMare	-	
Green Electronic Solutions Inc.	-	
Luxe Cabinetry & Flooring Inc.	-	
Omnova Solutions	-	
Petra Homes	-	

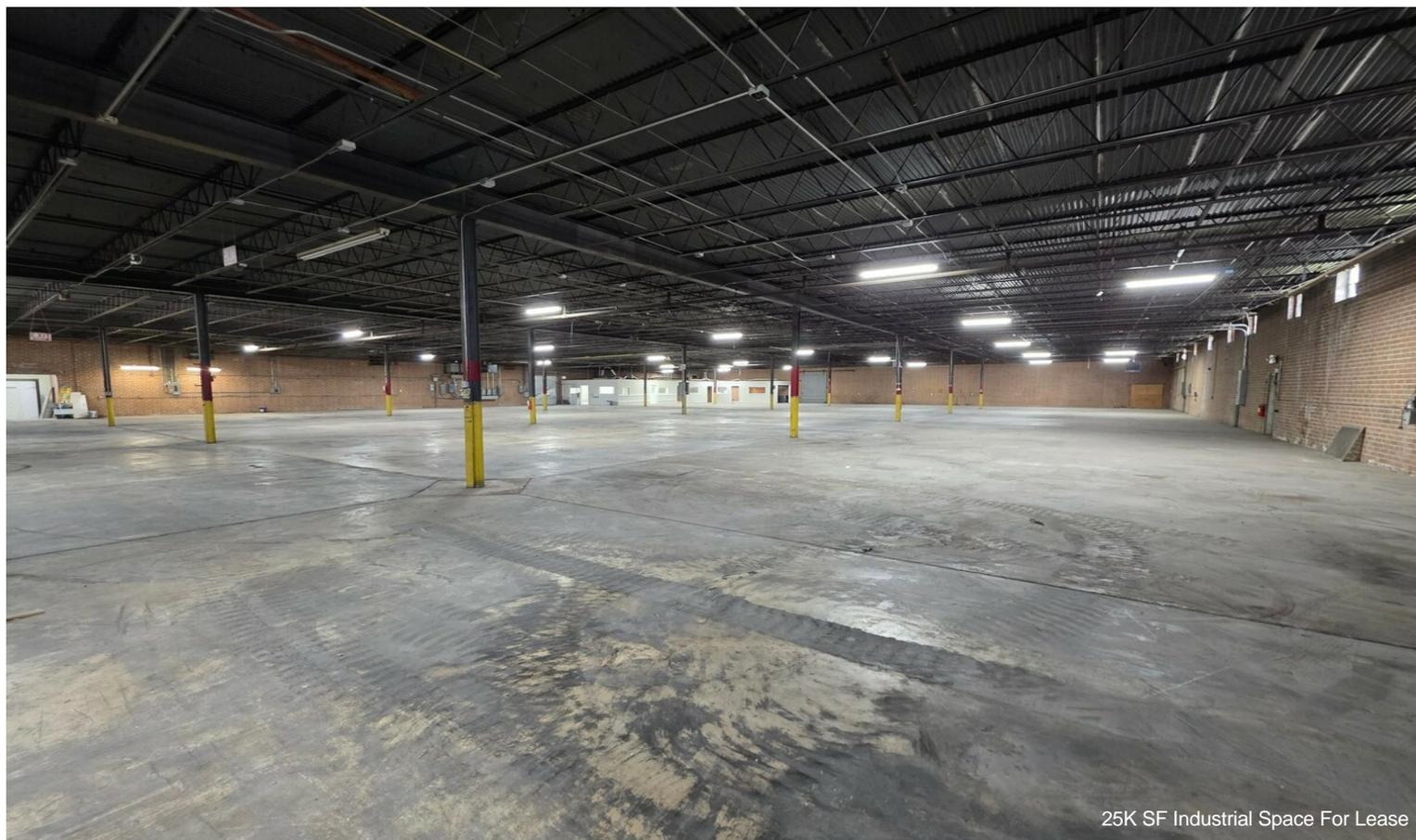
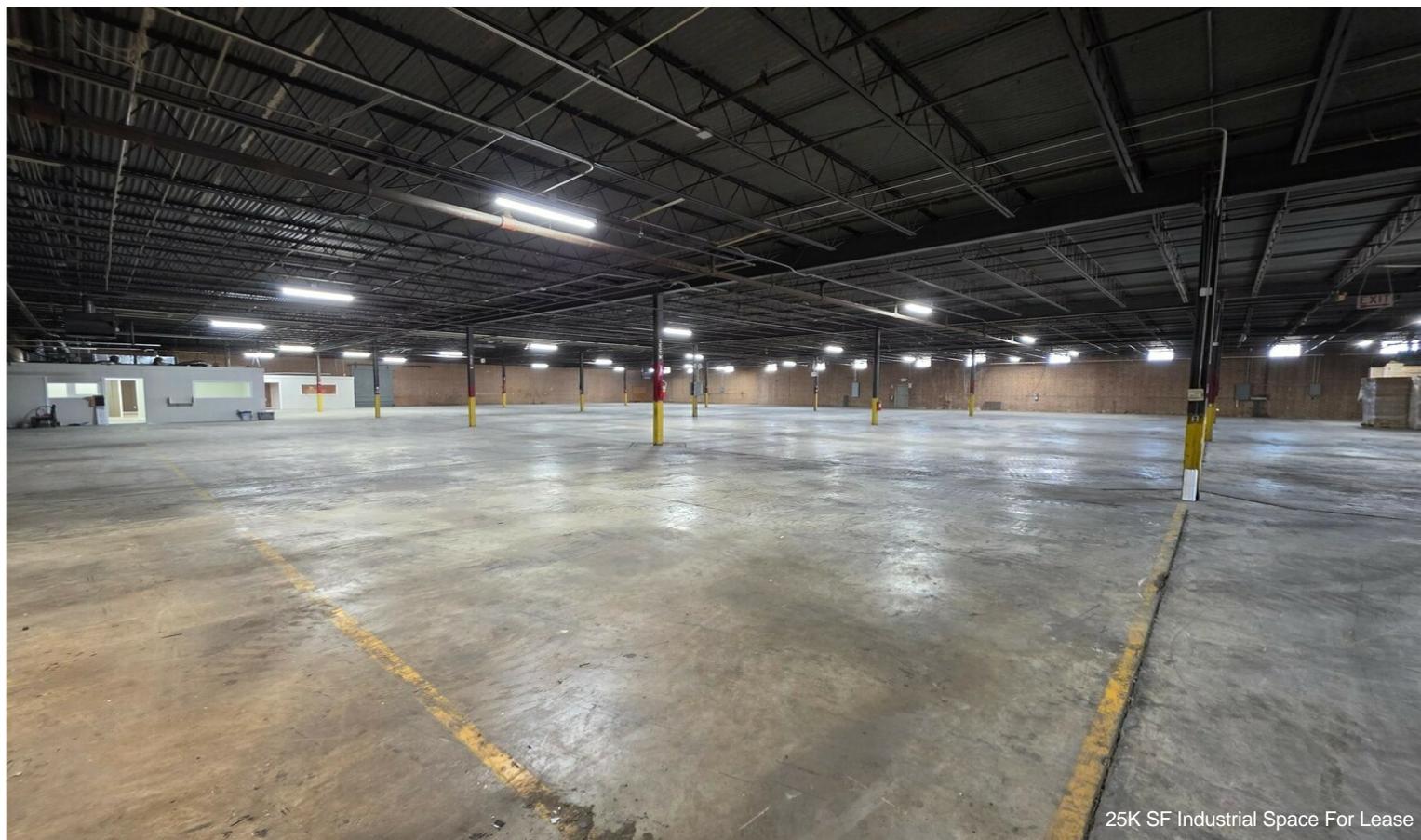


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Property Photos



Property Photos



Offices in 25K SF Industrial Space for Lease



Offices in 25K SF Industrial Space for Lease

Property Photos



Offices in 25K SF Industrial Space for Lease



Offices in 25K SF Industrial Space for Lease

Property Photos



Bathroom in 25K SF Industrial Space For Lease



25K SF Industrial Space For Lease

Property Photos



Rear Side View



Rear Side View

Property Photos



Side View of building



Exterior Docks

Property Photos

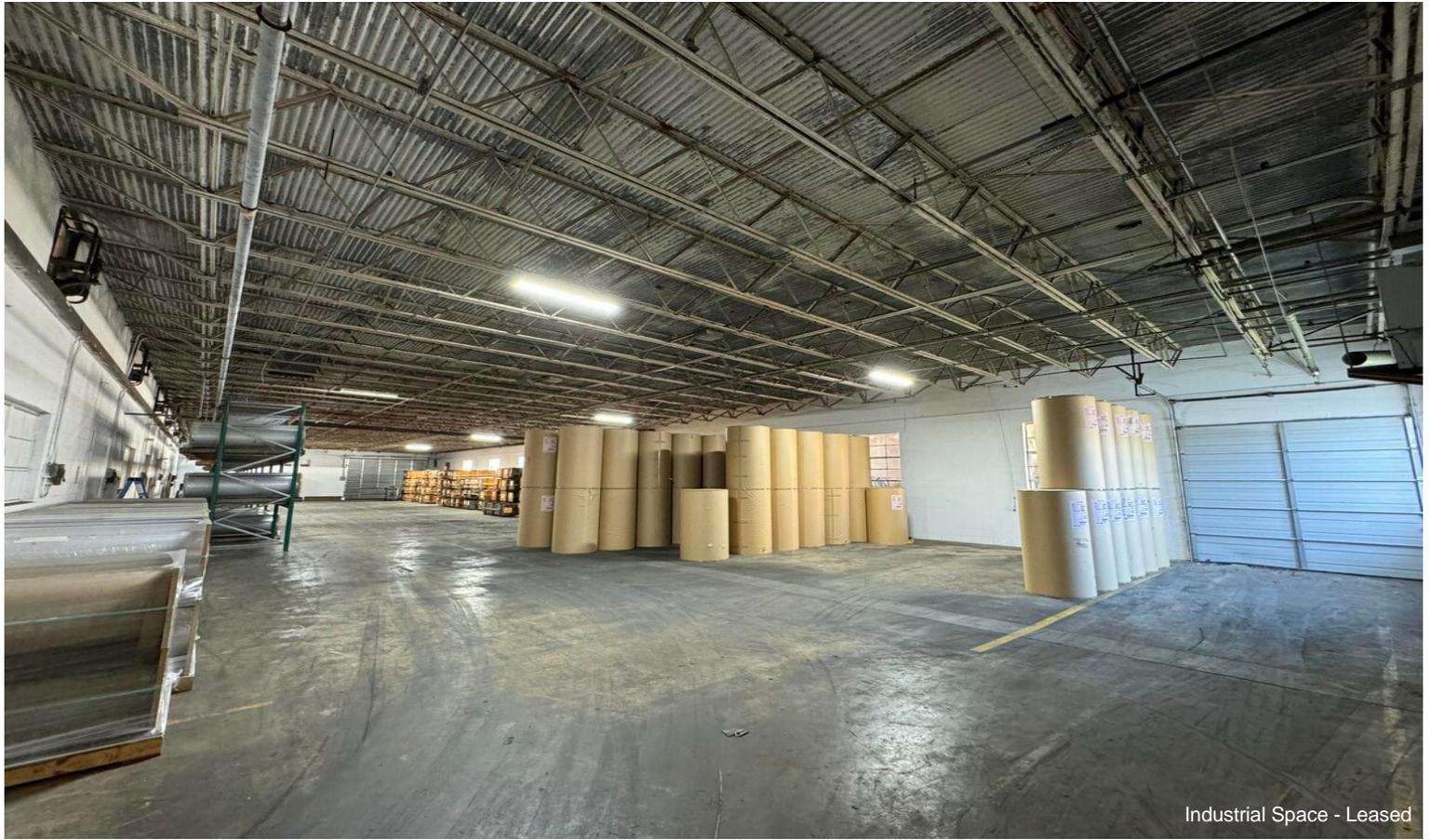


Conference Room - Office Suite

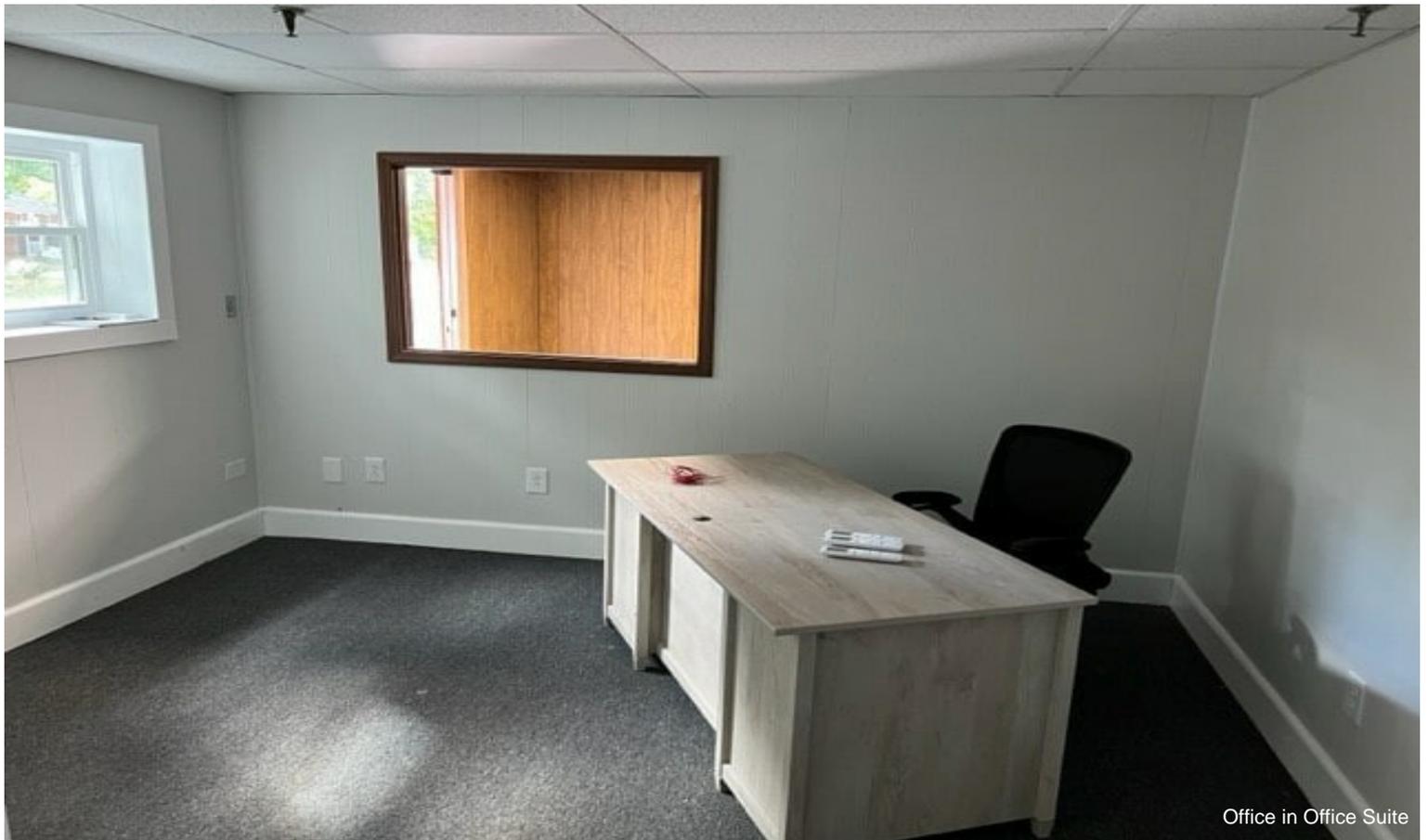


Offices in 25K SF Industrial Space for Lease

Property Photos



Industrial Space - Leased



Office in Office Suite

Property Photos



Lounge in Office Suite



Lounge in Office Suite

Property Photos



Property Photos



Bathroom in Office Suite



Bathroom in Office Suite

Property Photos



Property Photos

