



520 S MAIN ST.
MONROE, OH 45050

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PROPERTY HIGHLIGHTS

2,700 SqFt

- Located in City of Monroe minutes to I-75 at SR-63
- Onsite ownership and building management
- Potential for future expansion capabilities
- 14'-15' clear + One (1) – 12'x14' drive-in door
- Zoned General Commercial (Page 102-106) and [CLICK HERE](#) for Monroe Zoning Code
- Security cameras onsite
- Available approximately 4/1/2025
- Lease Rate: \$15.00/SqFt gross (\$3,375/month) + utilities (gas & electric). Water/sewer, trash, and grounds maintenance included in rent.

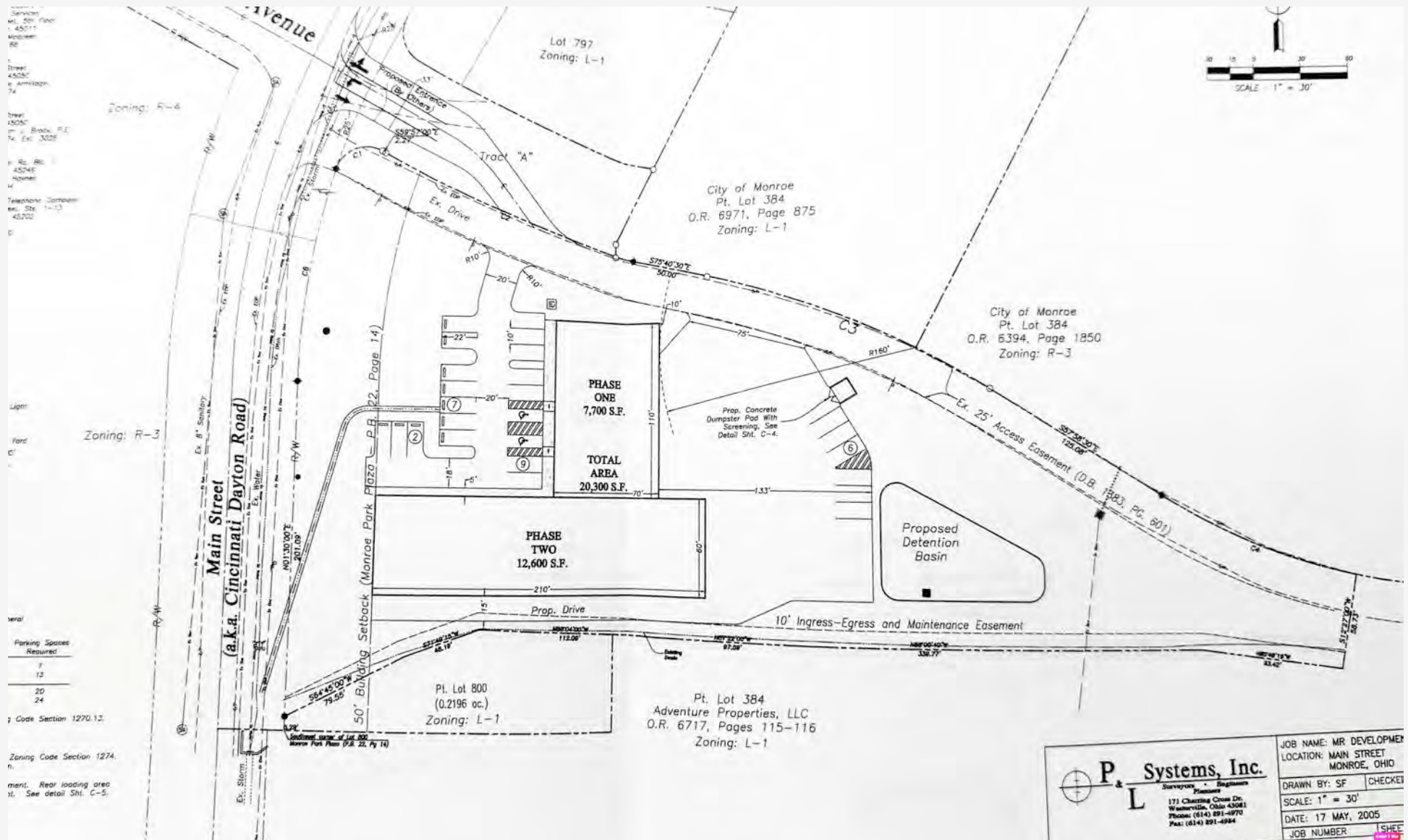
PROPERTY DETAILS

Total SqFt:	2,700
Warehouse SqFt:	2,000
Office SqFt:	700
Clear Height:	14'-15'
Year Built:	2005
Type Construction:	Concrete and metal; Fully insulated
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	None
Drive-in door:	One (1) – 12'x14' with motorized opener
Drive-in door:	One (1) - 12'x14'
Sprinkler:	None
Electrical Service:	3-phase, 200-amps
Heat:	Natural gas-fired unit heaters
Roof:	Metal standing seam
Truck court:	Asphalt
Parking Lot:	Five (5) spaces (expandable)
Restrooms:	Two (2)

FLOOR PLAN



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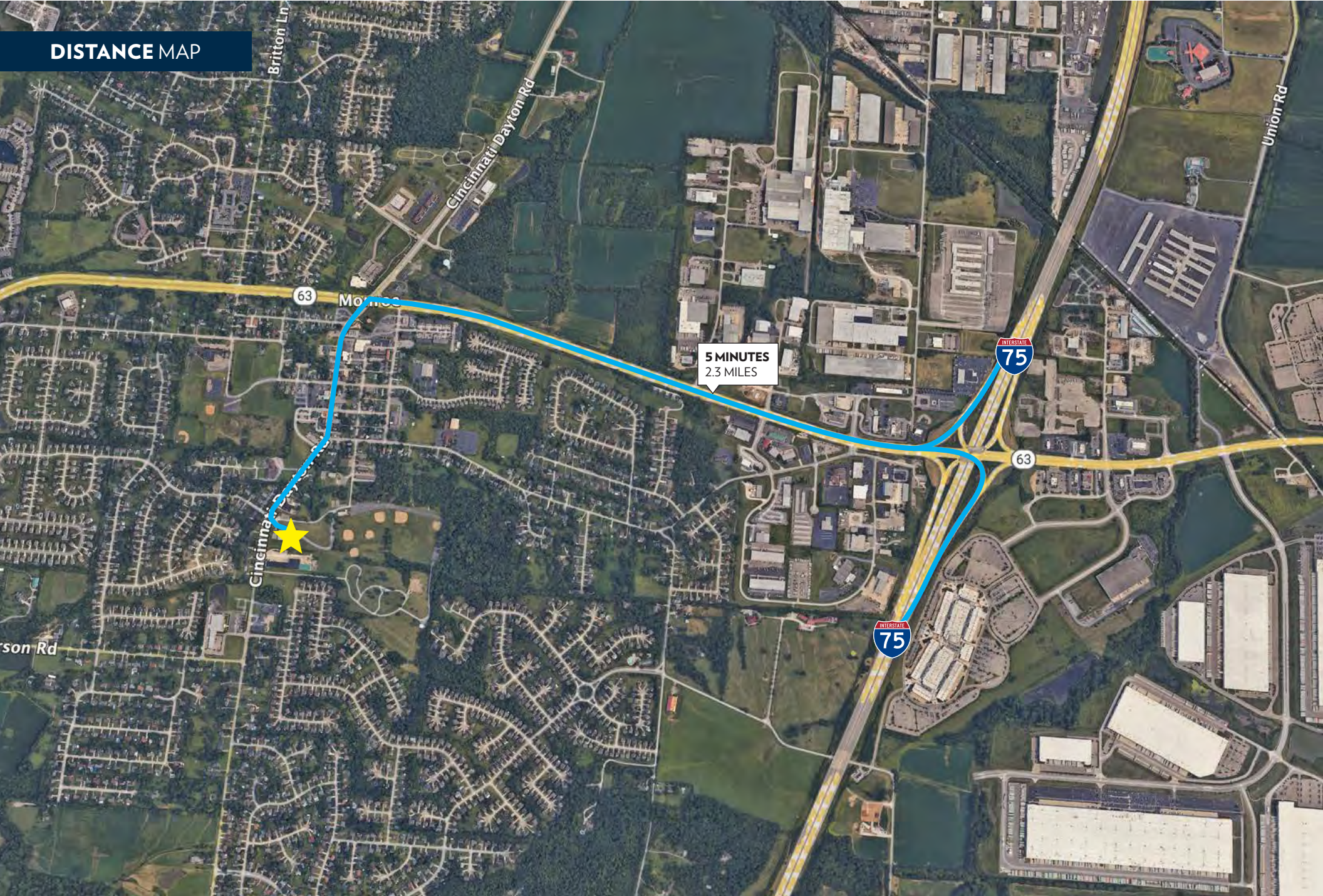
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DISTANCE MAP



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