

± 21,512 SF
± 1.54 Acres

**COMMERCIAL
BUILDING
FOR SALE**

**2617 & 2613 Executive
Point Drive
Monroe, NC 28110**

Dennis W. Moser, MAI
President
O: 704.882.1700 ext. 2
M: 704.201.6333
dmoser@themosergroupinc.com

Property Overview

2617 & 2613 Executive Point Drive
For Sale

Great commercial property located right off Highway 74. The property offers one available leasing opportunity of +/- 8,000 sf. Two spaces coming available for lease July 2026 and October 2028. Each section provides its own bathroom (also a handicap-accessible bath per unit), separated rooms in each unit, upgraded LED lighting, and each unit has its own heating/cooling zones and separate electrical meters.

Property Details

Address	2617 & 2613 Executive Point Drive Monroe, NC 28110
Acreage/SF	±1.54 acres/±21,512 SF
Parcel ID	09363006G & 09363006J
Jurisdiction	City of Monroe
Zoning	General Business
City of Monroe Water & Sewer	

Pricing \$3,500,000

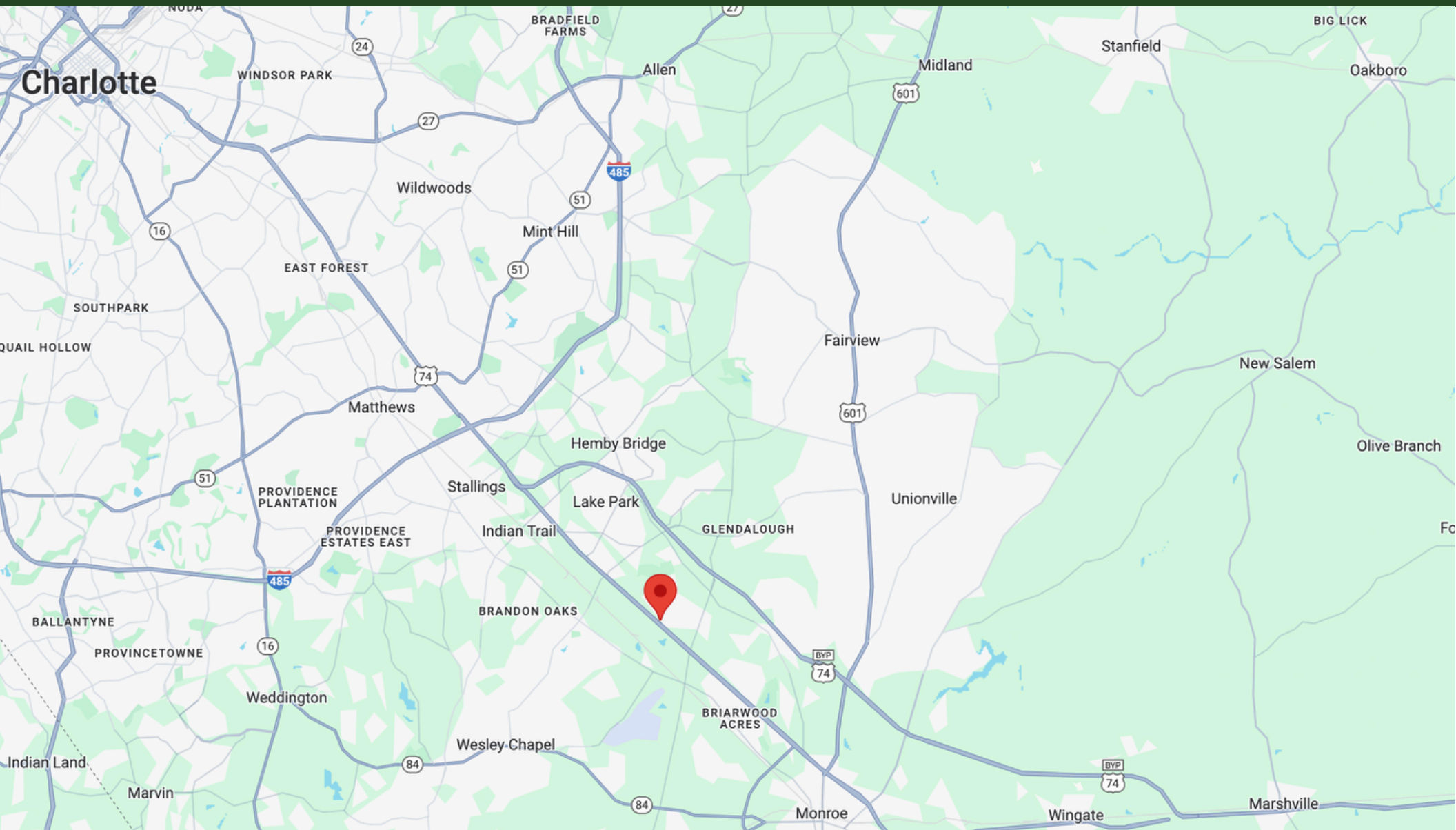




Property Highlights

- ± 21,512 SF
- General Business Zoning
- Light Industrial/
Manufacturing use subject to
approval
- One 10x10 roll up door
- New HVAC
- New roof
- Drop ceiling can be removed
for 14' clear
- Conveniently located off
Highway 74 and ten minute
drive from I-485

Location Map



MOSER
COMMERCIAL REAL ESTATE

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Interior Photos



**2617 Executive
Point Drive**



Interior Photos



**2617A Executive
Point Drive**



Interior Photos



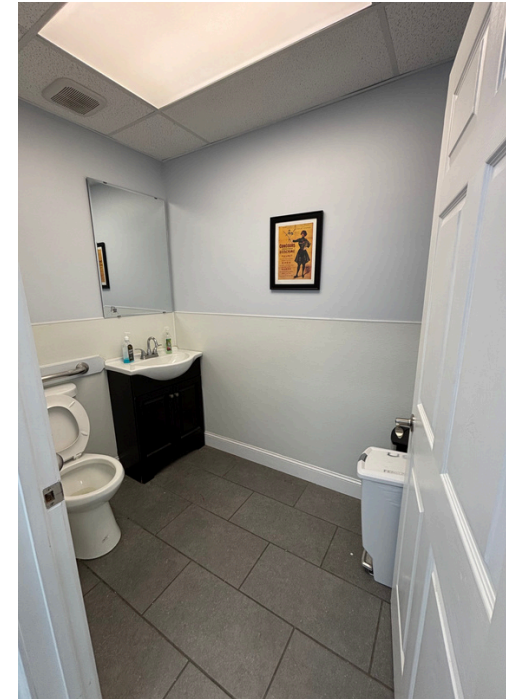
**2617A Executive
Point Drive**



Interior Photos



**2613 Executive
Point Drive**



Monroe

North Carolina

Monroe, NC, is a rapidly growing city that blends small-town charm with economic expansion, making it a prime destination for businesses and investors. As the county seat of Union County, Monroe benefits from a strategic location just southeast of Charlotte, providing excellent access to major highways, a skilled workforce, and a business-friendly environment. The city has seen consistent population growth, rising commercial development, and increasing demand for retail, office, and industrial spaces. With ongoing infrastructure improvements and a strong local economy, Monroe offers a solid foundation for long-term investment and business success.

