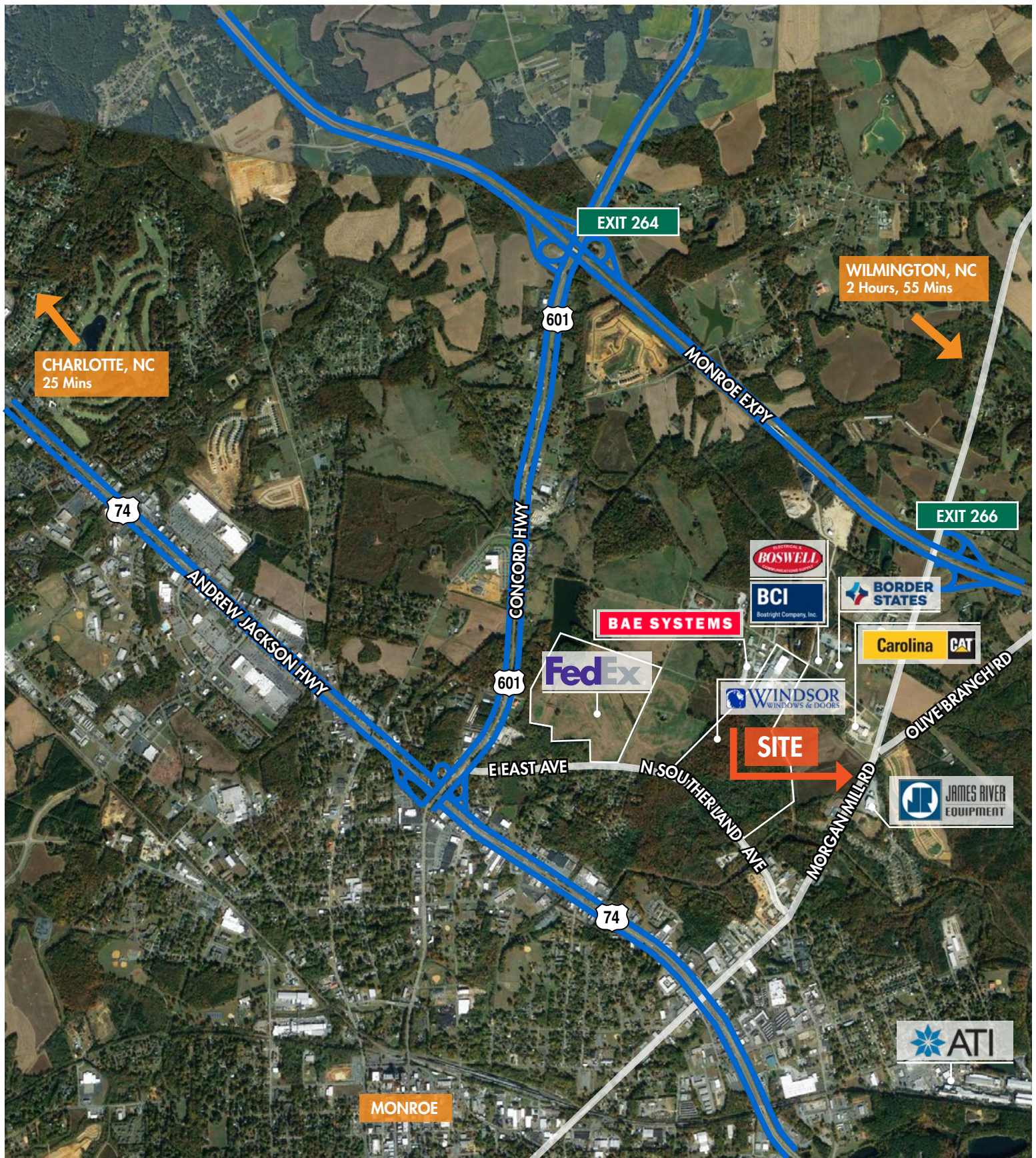


MORGAN MILL ROAD

MONROE, NC 28110





For more information, please contact:

DAVID HANNA

Senior Vice President
704.705.3862
david.hanna@foundrycommercial.com

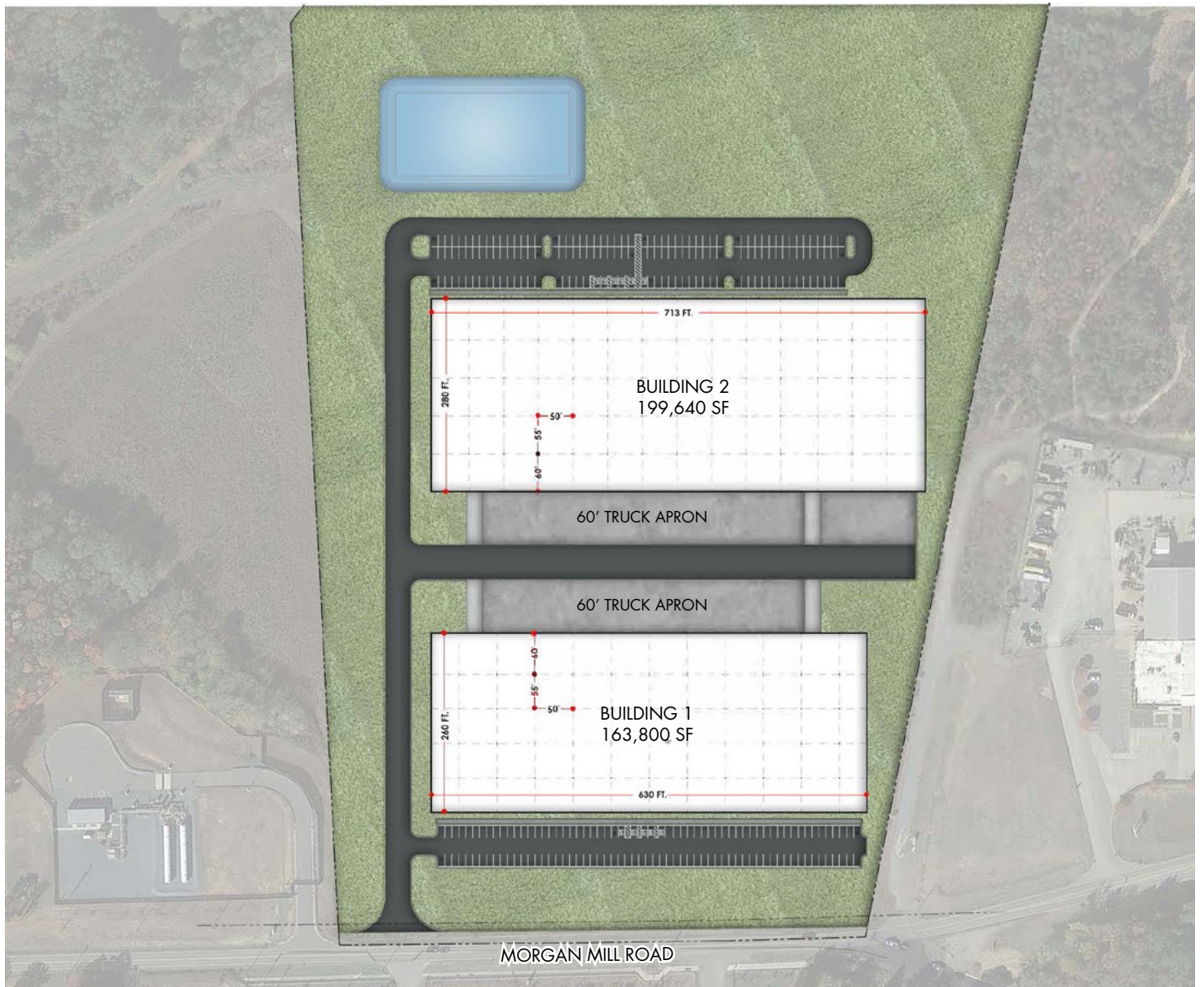
CASEY MULHERN

Vice President
704.705.1182
casey.mulhern@foundrycommercial.com

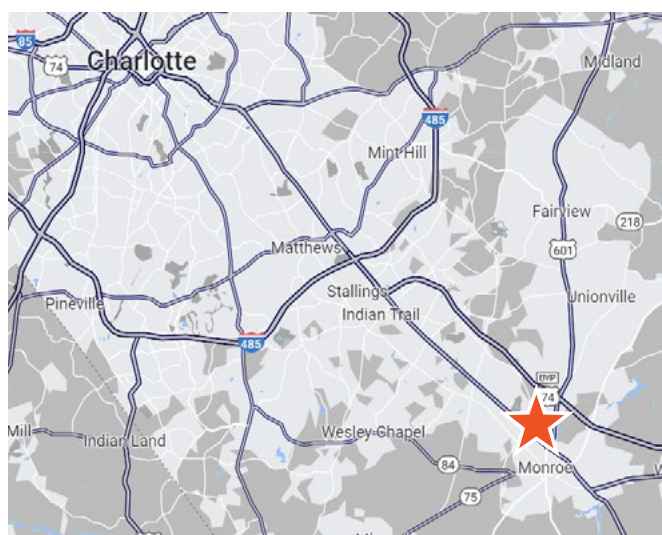
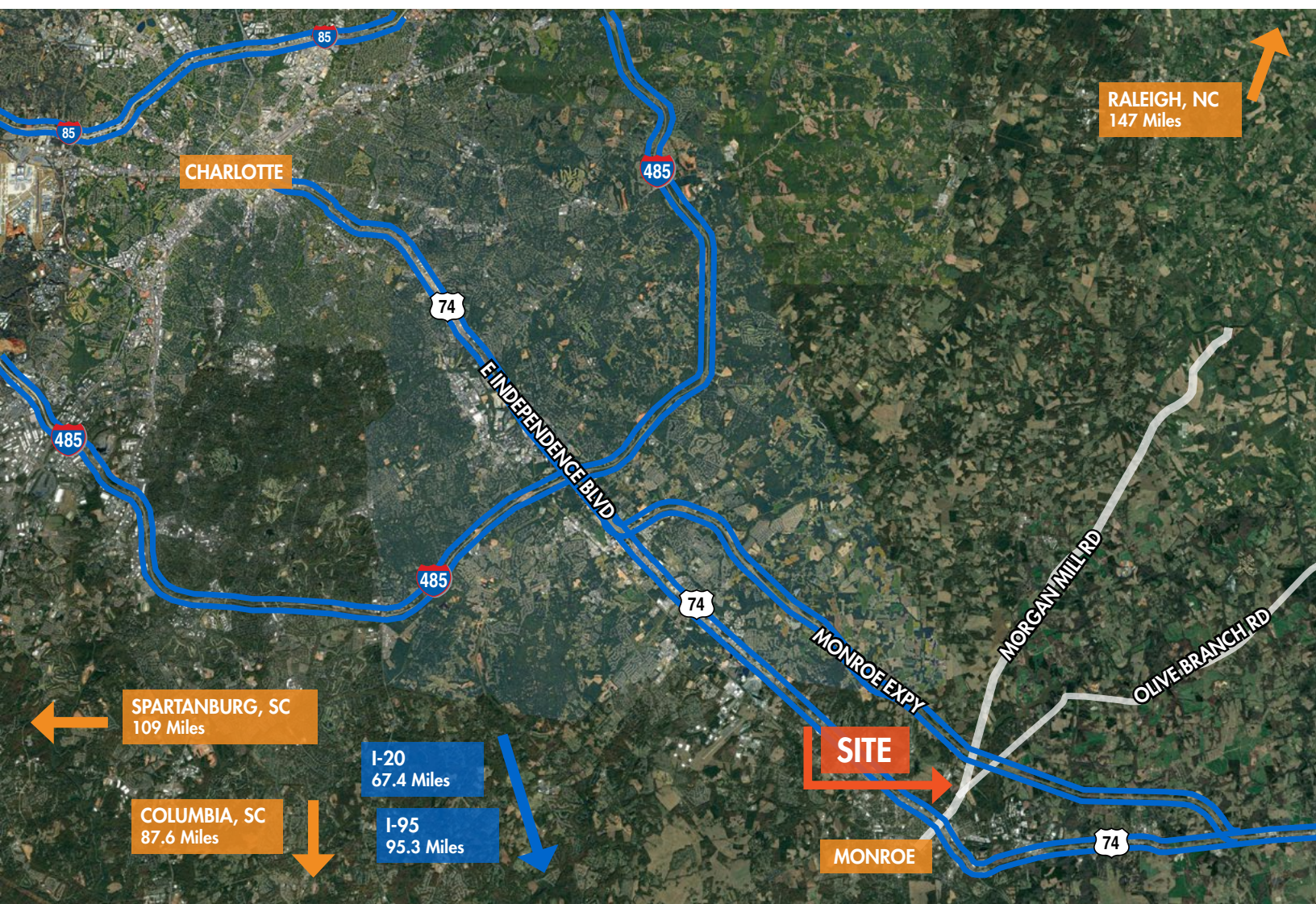
BEN ROWELL

Associate
704.319.5080
ben.rowell@foundrycommercial.com

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BUILDING FEATURES	BUILDING 1	BUILDING 2
BUILDING SIZE	±163,800 SF	±199,640 SF
CLEAR HEIGHT	36'	36'
PARKING SPACES	119 SPACES	166 SPACES
SPRINKLERS	ESFR	ESFR
TRUCK COURT DEPTH	200' (SHARED)	200' (SHARED)
DRIVE-INS	2 (12' X 14')	2 (12' X 14')
DOCK HIGHS	28 + 11 KNOCKOUTS	40 + 13 KNOCKOUTS



DRIVE TIMES FROM MORGAN MILL ROAD

DESTINATION	TIME	DISTANCE
Monroe Expressway	1 minutes	0.9 miles
I-74	4 minutes	1.2 miles
I-485	15 minutes	14.2 miles
I-77	30 minutes	31.4 miles
I-85	32 minutes	34.8 miles
I-20	1 hour, 18 minutes	67.4 miles
I-95	1 hour, 33 minutes	78 miles
Columbia, South Carolina	1 hour, 48 minutes	87.6 miles
Spartanburg, South Carolina	2 hours, 12 minutes	109 miles
Raleigh, North Carolina	2 hours, 40 minutes	147 miles

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casey.mulhern@foundrycommercial.com

BEN ROWELL

Associate
704.319.5080
ben.rowell@foundrycommercial.com

FOUNDRY
COMMERCIAL

2151 Hawkins Street, Suite 1000
Charlotte, NC 28203

foundrycommercial.com

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