

FOR LEASE

Industrial Warehouse/Office Space

2803 Bravo Place, Monroe, NC 28110



[Drone Videos](#)



[Video Walkthrough Tour](#)

OVERVIEW

Bull Realty is pleased to present 2803 Bravo Place for lease. A $\pm 44,544$ SF warehouse building on ± 13.13 acres. This well equipped site features ample parking, a large truck court, and covered outside storage, making it an excellent opportunity for logistics and distribution operations. The building consists of $\pm 3,135$ SF of office space and $\pm 41,409$ SF of warehouse space.

The building features a total of 3 drive-in doors and 2 dock-high doors which accommodates a variety of shipping and receiving needs. It is strategically located in Monroe, NC with proximity to various major U.S. Cities, offering seamless connectivity for logistics and distribution. Planted minutes from US highway 74 and the Monroe Bypass, which ensures a direct route to Interstate 485 bridging the connection between the Greater Charlotte area and other regional markets.

With a spacious ± 13.13 -acre site, the property offers ample room for distribution, storage, or future expansion, making it an ideal space for businesses seeking a versatile and well-connected industrial facility.



LEASE RATE: \$7.50/SF/YR NNN

HIGHLIGHTS

TOTAL BUILDING SIZE	$\pm 44,544$ SF
OFFICE/WAREHOUSE	$\pm 3,135$ SF / $\pm 41,409$ SF
ZONING	GI - General Industrial
SITE SIZE	± 13.13 Acres
PARKING	70 marked spaces in front & additional fenced parking in back
LOADING	3 drive-in doors and 2 dock-high doors
CLEAR HEIGHT	16.5 FT
COLUMN SPACING	40' X 40'
POWER	200 amp heavy power
STORAGE	Ample truck court and covered outside
SPRINKLER	Wet system
LIGHTING	LED
CONSTRUCTION	Masonry

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CONTACT



ANNA YUAN, CCIM, MBA
President, International Investment Group
404-876-1640 x146
980-226-6626 (D)
Anna@BullRealty.com
NC License #: 279763



SHOUMIC KHAN
V.P. The Industrial Group
404-876-1640 x131
678-292-4517 (D)
Shoumic@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com
NC License #: C17910

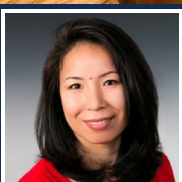
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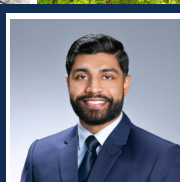
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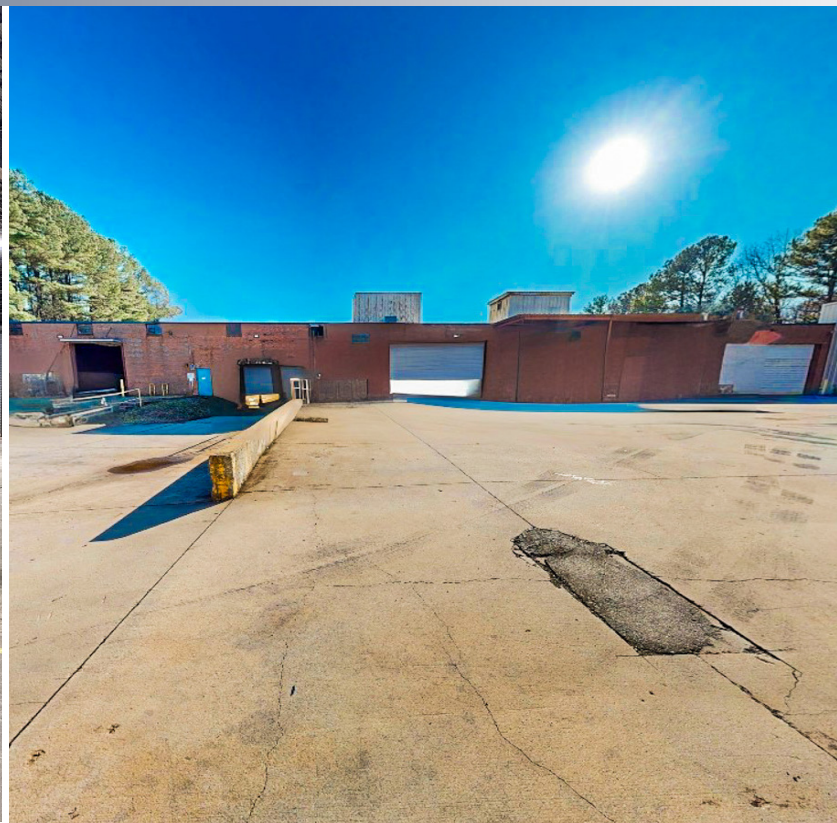
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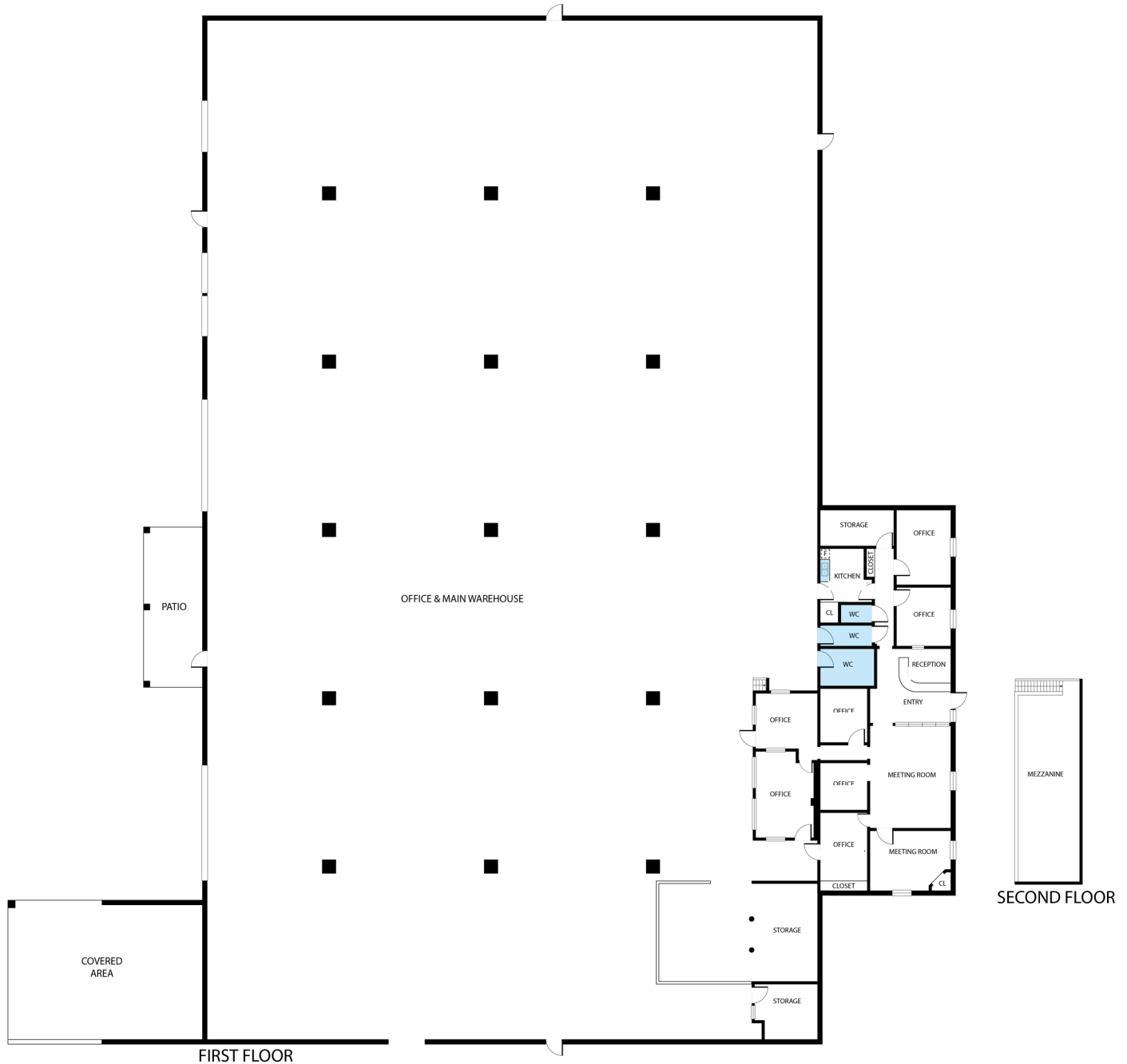
Floor Plan



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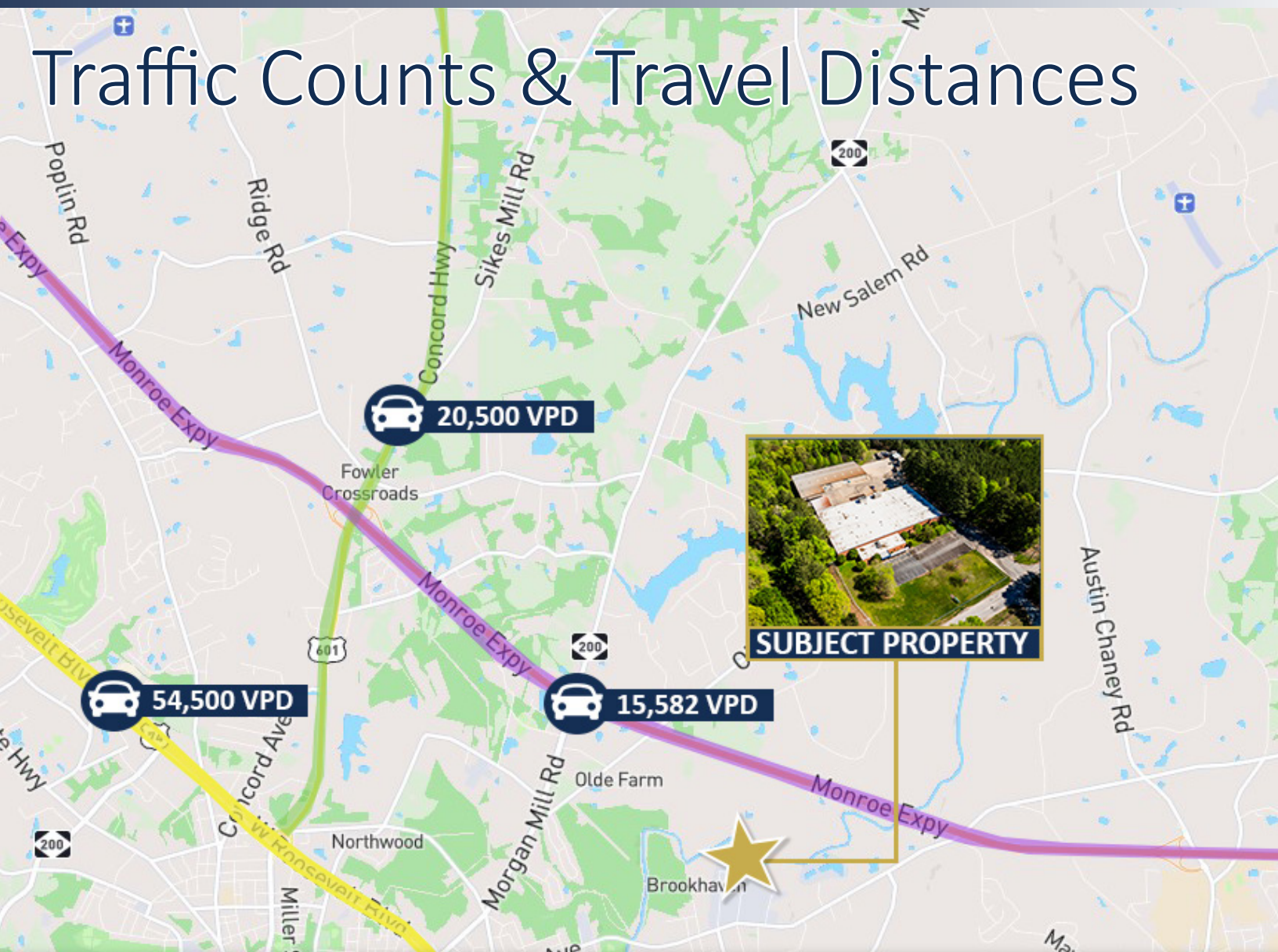
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Traffic Counts & Travel Distances



MONROE EXPY 0.61 Miles
HWY 74 1.82 Miles
HWY 601 2.73 Miles
CHARLOTTE, SC 24.36 Miles



ARANT AIRPORT 4.91 Miles
MCDONALD FIELD AIRPORT 5.09 Miles
EDWARDS AIRPORT 6.27 Miles



PORT OF CHARLESTON 151 Miles
PORT OF SAVANNAH 203 Miles

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BULL REALTY

ASSET & OCCUPANCY SOLUTIONS

Demographic Overview

POPULATION

1 MILE	3 MILES	5 MILES
1,577	15,873	37,284

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
449	5,063	12,250

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$80,122	\$86,721	\$89,743

ESRI 2024

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