



## 11135 Monroe Rd

11135 Monroe Rd, Matthews, NC 28105



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# 11135 Monroe Rd

\$14.00 /SF/YR

For Lease: 54,800 SF Industrial Facility on 1.47 AC Lot

This newly renovated industrial building features:

\* 54,800 SF of space with 18-ft high ceilings, offering ample room for operations.  
 \* Located on a 1.47-acre lot, providing significant outdoor...

- Convenient access to Interstate 74/Independence Blvd & HWY i485. Under 13 miles from i77, i85, i277
- Under 12 miles From Downtown Charlotte. Centrally located in Downtown Matthews in the desirable District, with easy access to local hotspots.
- Access from two roads with VPD 35,600 and 35,800 2022 data. Freeway access and visibility
- Tenants will enjoy hassle-free commutes to the creative/industrial/flex campus
- 6 Dock High Loading spots, 3 Drive in, 40+ dedicated car parking
- Modern, LED Lights, Alarm System, 3 Phase Heavy Power



Rental Rate: \$14.00 /SF/YR

Min. Divisible: 8,000 SF

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 53,795 SF

Year Built: 1983

Rental Rate Mo: \$1.17 /SF/MO

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1st Floor Ste 11135 Monroe (Main)

Space Available	12,000 - 37,271 SF
Rental Rate	\$14.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	5,741 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

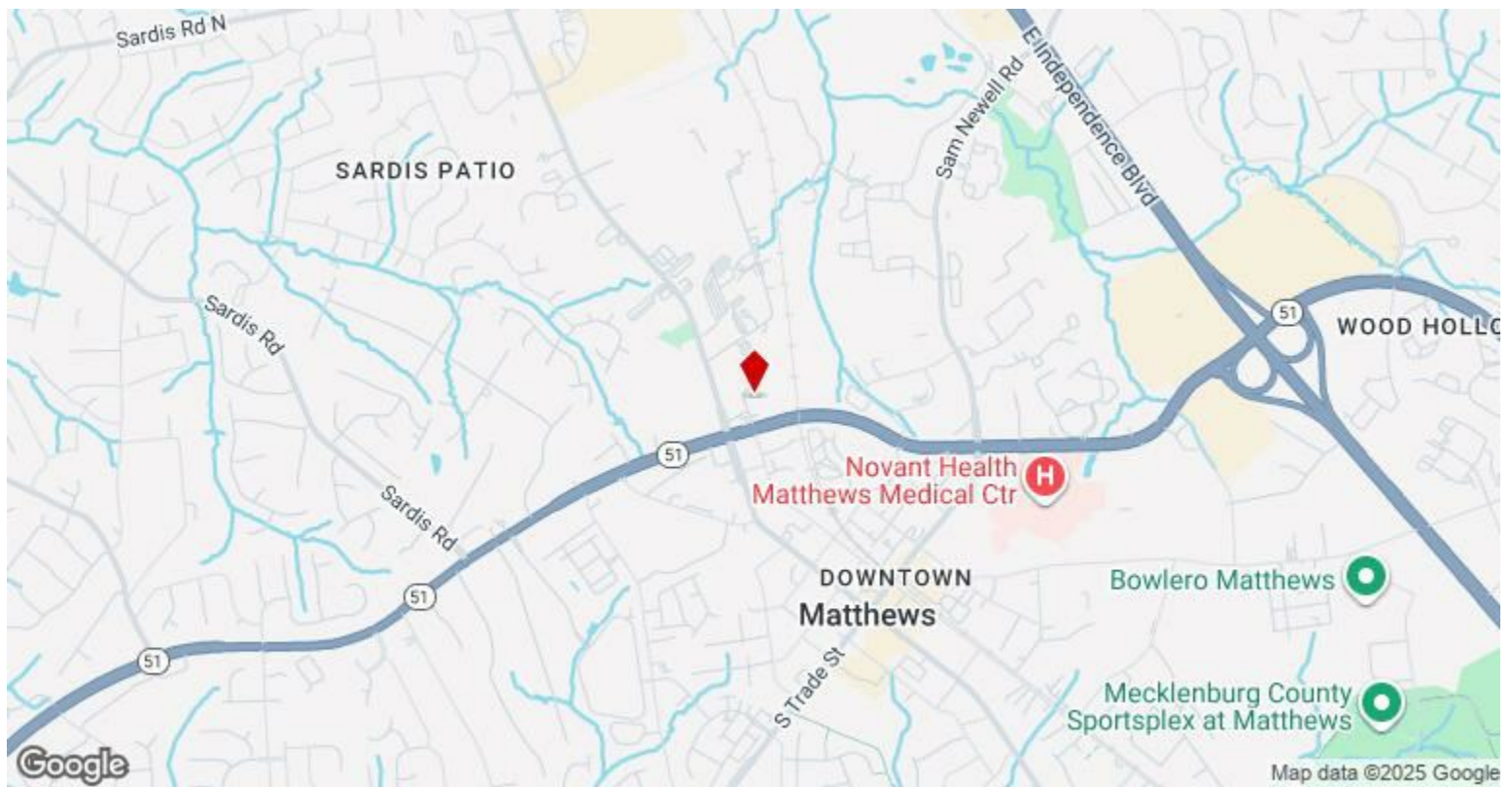
2

1st Floor Ste Rear Monroe (Rear)

Space Available	8,000 - 16,524 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

This space is located in the lower level of the building. Refer to attached floor plan.





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This newly renovated industrial building features:

- \* 54,800 SF of space with 18-ft high ceilings, offering ample room for operations.
- \* Located on a 1.47-acre lot, providing significant outdoor space for storage or expansion.
- \* Prime Location: Situated just minutes from major highways and freeways, ensuring excellent access and high vehicle traffic volume (VPD).
- \* Parking: Generous on-site parking for staff, visitors, and fleet vehicles.
- \* Ideal for a variety of industrial, warehouse, or manufacturing uses.

This facility is ready for immediate occupancy, making it an excellent opportunity for businesses seeking a well-located, move-in-ready property.



## Property Photos



Building Photo



PSP04059-HDR



## Property Photos



PSP04079-HDR



PSP04084-HDR



## Property Photos





## Property Photos





## Property Photos

