

Camp Sutton Entrepreneur Center

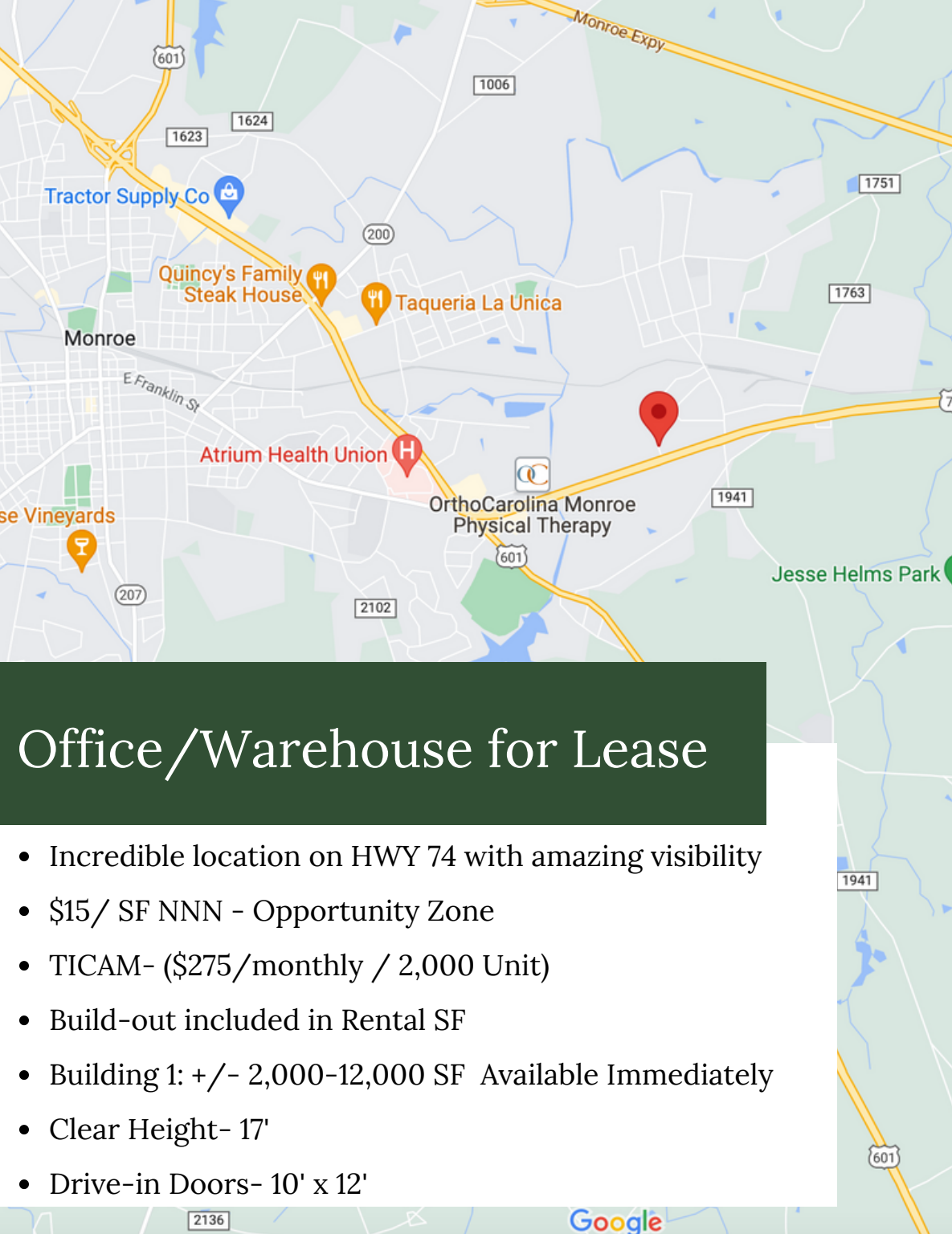
Office/
Warehouse for Lease

+/- 2,000-12,000 SF
Available March 2023



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372 Acme Drive / HWY 74-
Monroe, NC 28112



Property Highlights

Property Address	372 Acme Drive/ HWY 74- Monroe, NC 28112
Square Footage	+/- 2,000-12,000 SF
Zoning	GI Zoning
Price	\$15/ SF NNN
Parcel ID	09122001, 09117008, 09122002

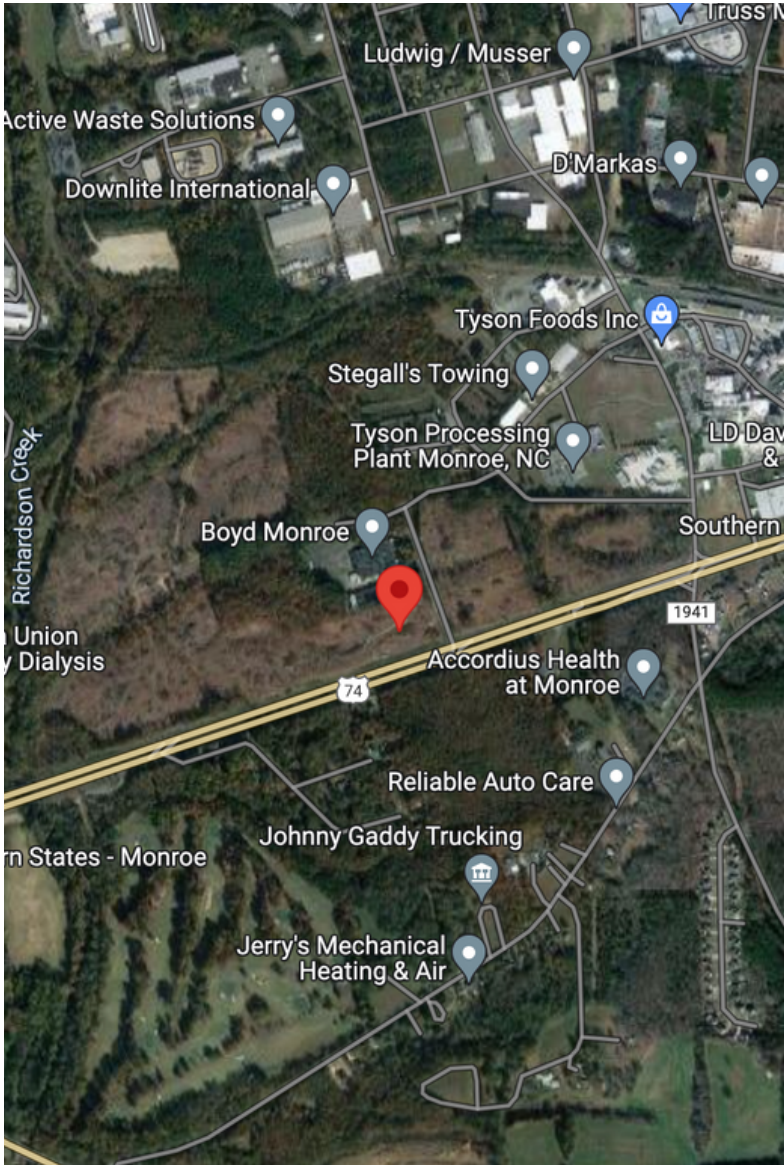
Office/Warehouse for Lease

- Incredible location on HWY 74 with amazing visibility
- \$15/ SF NNN - Opportunity Zone
- TICAM- (\$275/monthly / 2,000 Unit)
- Build-out included in Rental SF
- Building 1: +/- 2,000-12,000 SF Available Immediately
- Clear Height- 17'
- Drive-in Doors- 10' x 12'

Each suite is to have a
+/- 400 SF office space
with a reception area,
bathroom, and a
+/- 1,600 SF warehouse
with a garage door.

+/- 2,000-12,000 SF Available

Location Maps

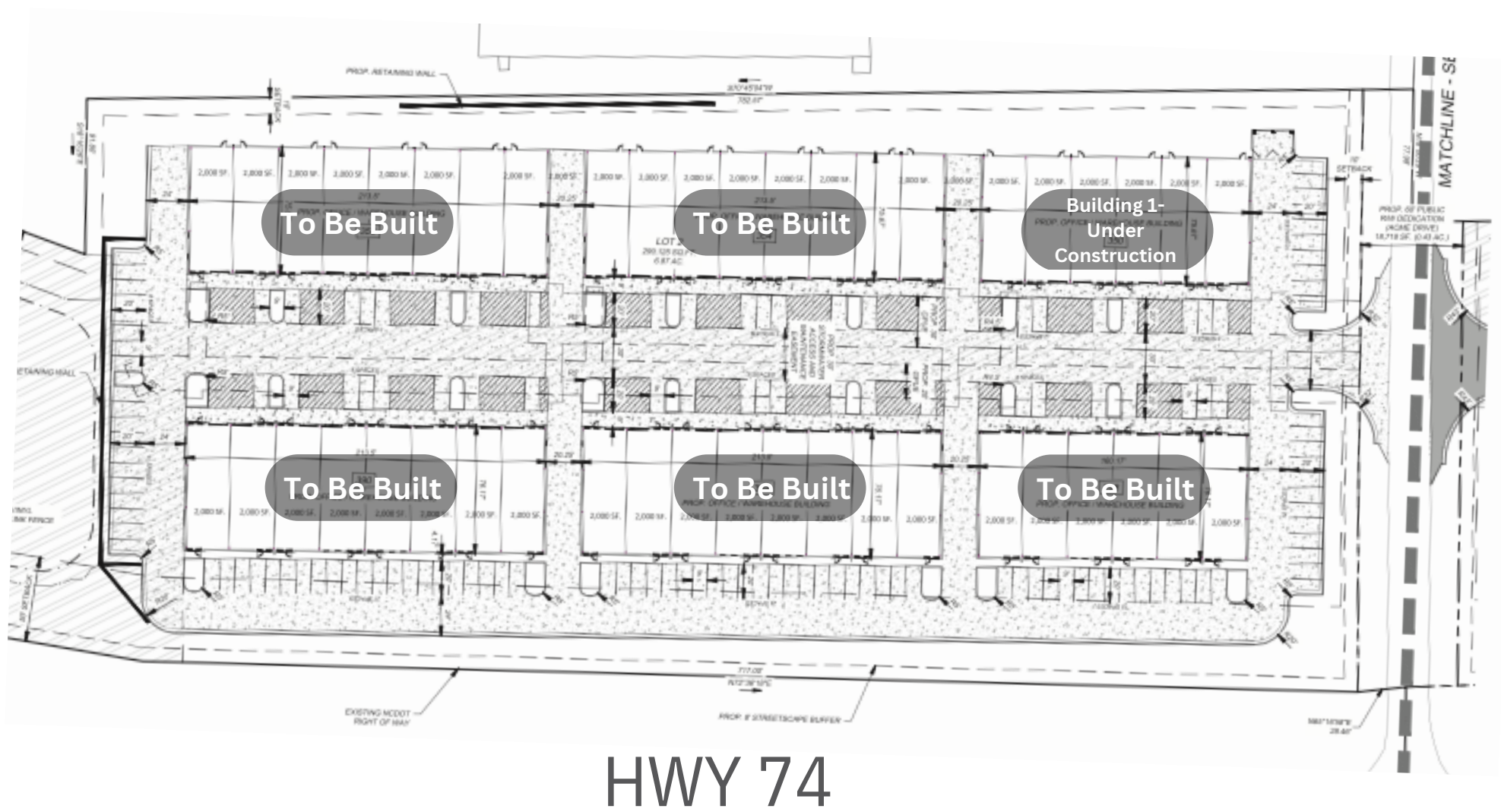


Photos

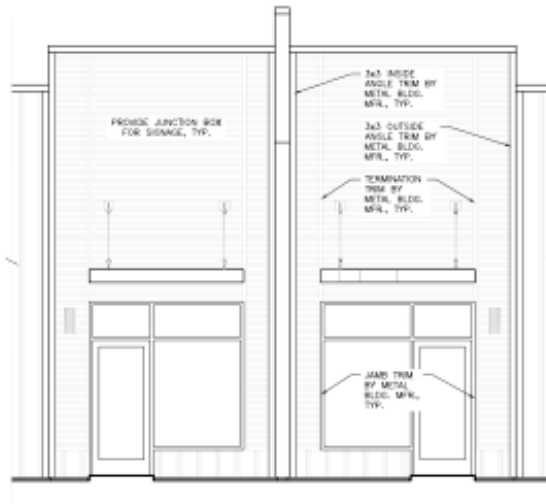
Under Construction- March 2023



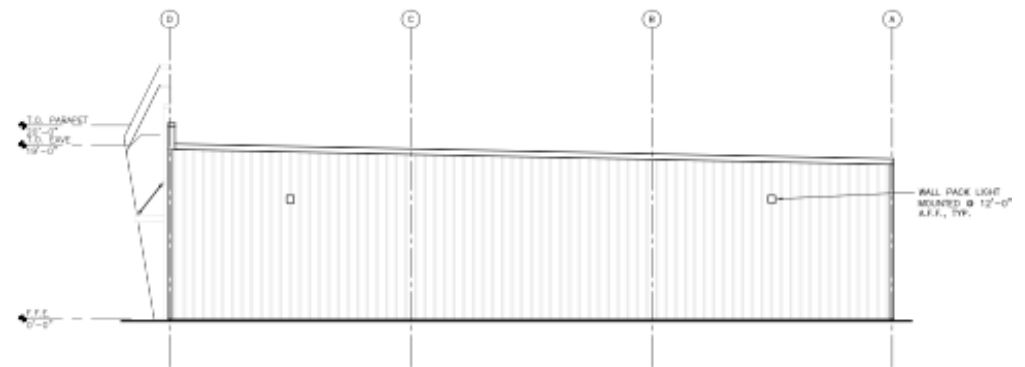
Site Plan



Elevations



03 ENLARGED ELEVATION: Horizontal Wall Panels
1/4" = 1'-0"



02 ELEVATION: Right Side
1/8" = 1'-0"



01 ELEVATION: Front
1/8" = 1'-0"

(1/16" = 1'-0" when 11x17)

