

2802 Gray Fox Road Monroe, NC 28110

FOR SALE



Contact Us

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Property Highlights

This multi-functional industrial property is ideally situated in Monroe's growing commercial corridor, offering prime access to regional transportation routes and business infrastructure. Located on a spacious lot along Gray Fox Road, the site features level topography, excellent visibility, and flexible zoning—making it a strategic choice for manufacturing, logistics, or distribution operations.

Positioned near the US-74 Bypass and key industrial parks, the property benefits from proximity to major highways, skilled labor pools, and essential amenities including hotels, dining, and service centers. Whether you're expanding operations or establishing a new footprint, 2802 Gray Fox Road delivers the connectivity and convenience that modern businesses demand.



Access to
Skilled Labor



Growing
Corridor

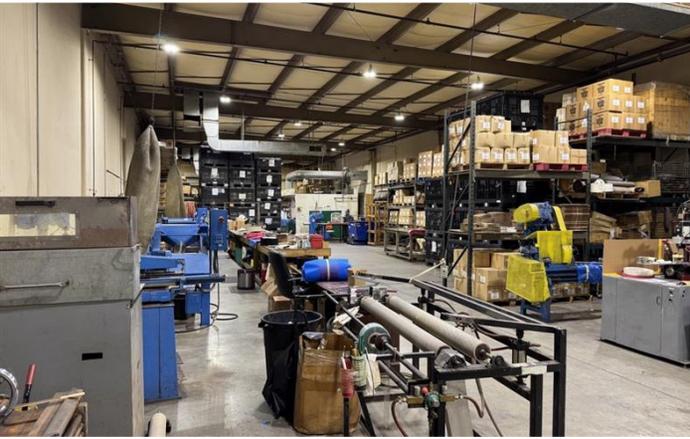


Flexible
Zoning



Regional
Transportation Routes

Property Specs



Building Size	14,480 SF
Dock High Doors	One 8'x8'
Drive in Doors	One 10'x10'
Clear Height	16' - 17'
Office Footprint	Reception, Two Main, One Warehouse, One Conference Room, One Break Room, One R&D Room
Restrooms	Two in Main Office Area, Two Warehouse Restrooms

Power	1,250 Amps - 277/480 - 3 Phase
Roof	Metal
Sprinkler	Wet
HVAC	A/C in half the Warehouse Area

LOCATION OVERVIEW



CLT Int'l Top 6 busiest airport in the world



486,247 rooftops within a 15 mile radius



Cost of living below national average



1K+ internationally owned companies



7th fastest growing major metro in the US

REGIONAL DISTANCES



19 Miles



5.5 Miles



20 Miles



25 Miles



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