

MONROE, NC | INDUSTRIAL BUILDING FOR SALE

INVESTMENT OPPORTUNITY
100 N. Bivens Road

MONROE, NORTH CAROLINA 28110

±14.94 ACRES | COMMERCIAL LAND ±131,000 SF BUILDING | FOR SALE

 **MOSER**
THE MOSER GROUP, INC.

PROPERTY OVERVIEW

100 N. Bivens Road offers a unique opportunity to acquire a sizable industrial asset with strong functionality, flexible site characteristics, excellent tenant, and strategic positioning in Union County. Featuring a **±131,000 SF** industrial building situated on **±14.94 acres** in Monroe, North Carolina, this facility offers a functional mix of warehouse, manufacturing, and operational space ideal for investors seeking a long-term operational facility.

- Significant industrial footprint in the growing Monroe and Charlotte regional market
- 10,000 SF expansion for current tenant in 2024
- Functional existing improvements with office buildout, maximizing manufacturing/warehouse efficiency
- Dual frontage on North Bivens Road and Stitt Street providing future redevelopment, expansion, yard storage, or subdivision potential
- Existing long term cash flow in place (modified NN lease)

±14.94 AC | ±131,000 SF Industrial Building For Sale



ADDRESS 100 N Bivens Road | Monroe, NC 28110

AVAILABILITY Available for Sale

ACREAGE | SF ± 14.94 ACRES , ± 131,000 SF Industrial Building

PARCEL ID 09084009B

ZONING G-I General Industrial

PROPERTY TYPE Commercial | Land| Industrial

COUNTY Union

SALE PRICE \$5,500,000

CLEAR HEIGHTS approximately 14'-18'

DOORS 9 dock-high doors, 2 drive-in doors

LAYOUT Approximately 2,700 SF office area (2% office finish)

CURRENT LEASE Lease through February 2034 with one 5-year renewal option

100 N. Bivens Road, Monroe, NC | **FOR SALE**

CONCEPTUAL SITE EXHIBIT

100 N. BIVENS

MONROE, NC 28110

CONCEPTUAL SITE EXHIBIT



PROPERTY BOUNDARY



BUILDING FOOTPRINT



EXCESS LAND AREA
(OUTSIDE OF BUILDING
& PAVEMENT)



TOTAL ACREAGE
±14.94
ACRES

- Dual frontage on N. Bivens Road and Stitt Street
- General Industrial zoning
- Potential for expansion, outdoor storage, or future subdivision



NORTH





BUILDING FEATURES

- Approximately ±131,000 SF (per survey)
- Expanded 10,000 SF in 2024 for current tenant
- Masonry and metal construction
- 9 dock-high doors | 2 drive-in doors | 14'-18' clear heights
- Approximately 2% office finish
- Heavy manufacturing capability
- Large truck court and storage areas

CURRENT LEASE

- Long-term tenant in place
- Lease through 2034
- Tenant pays most operating expenses
- One renewal option
- Existing cash flow

INVESTMENT HIGHLIGHTS

- Information provided with signed Confidentiality Agreement
- Modified NN lease structure
- Lease term through February 2034
- Tenant responsible for majority of operating expenses
- Established industrial user occupying total facility

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION (2025)	2,939	49,166	132,420
 HOUSEHOLDS (2025)	1,096	18,505	47,847
 MEDIAN HOUSEHOLD INCOME	\$86,915	\$97,009	\$107,387



WAREHOUSE PHOTOS



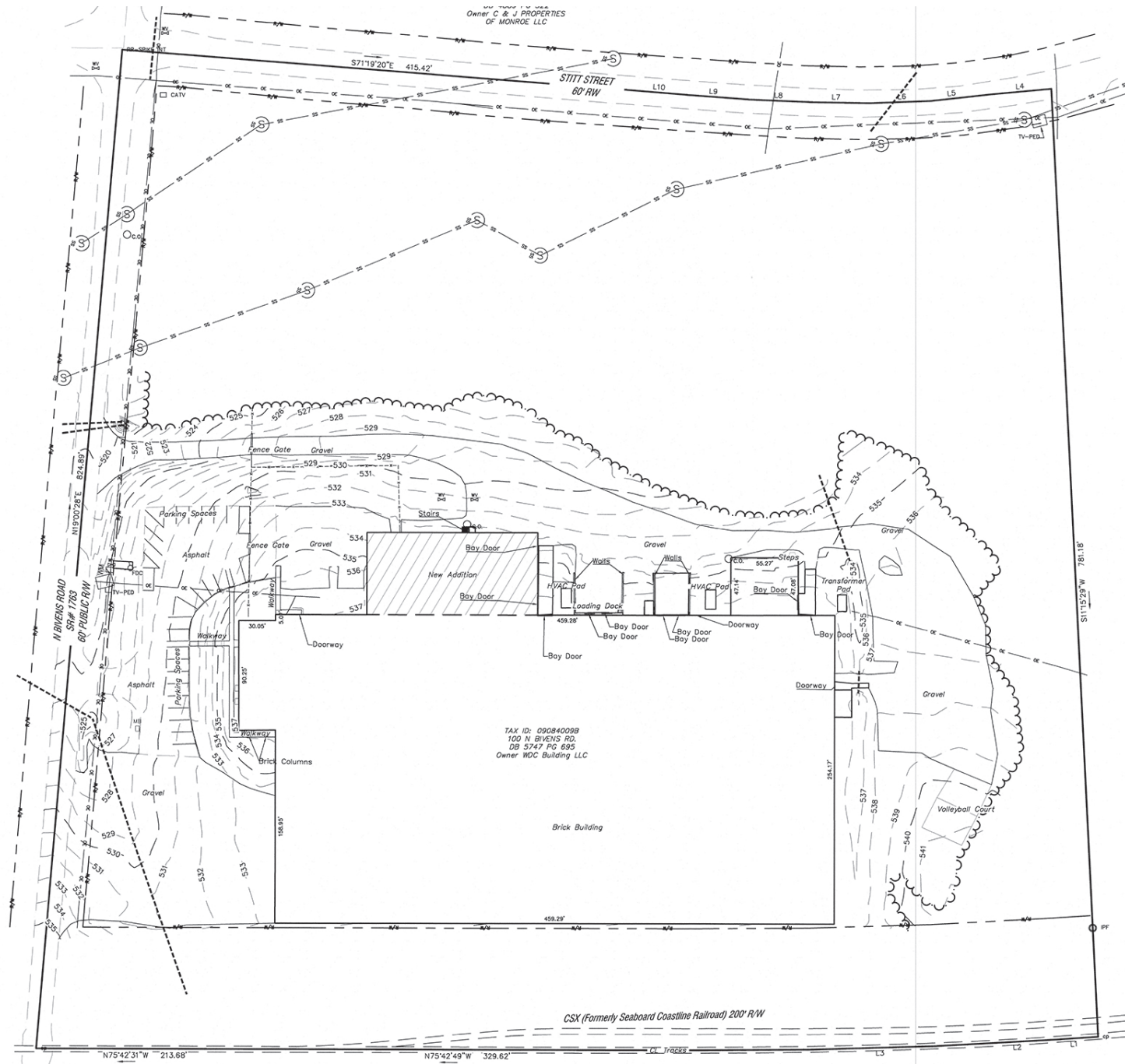
INTERIOR & WAREHOUSE PHOTOS



EXTERIOR PHOTOS



SITE SURVEY



LOCATION OVERVIEW



CONTACT



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