



**OFFICE/SHOWROOM/WAREHOUSE | FOR LEASE**

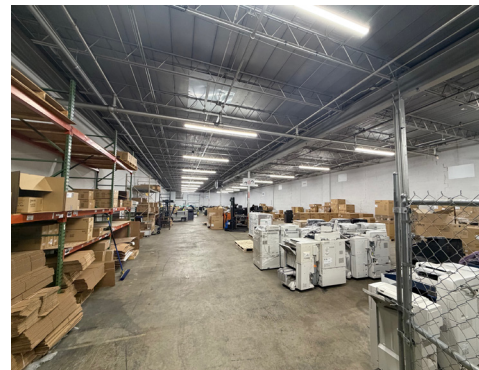
**3330 MONROE ROAD | CHARLOTTE**

Exceptionally located midtown location along the Monroe Road corridor. This building sits at intersection of Washburn Avenue in close proximity to Independence Boulevard.

**ROB PRESSLEY, CCIM**  
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## PROPERTY INFORMATION

- Building - 45,087 SF
- Zoning - I-2
- Loading - Three dock-high  
One drive-in
- Parking - 70 Surface spaces

## AVAILABILITY

- Suite B consists of 10,235 SF of Office/Showroom and can be combined with one or both of the warehouse spaces (A&B)

## LEASE RATE

Call Broker For Pricing

## AVAILABLE OFFICE/SHOWROOM

- 10,235 SF
- Private offices and open bull pen
- Showroom
- Multiple conference spaces
- Training and Break rooms
- Men's and Women's Restrooms with showers

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MECA Commercial Real Estate

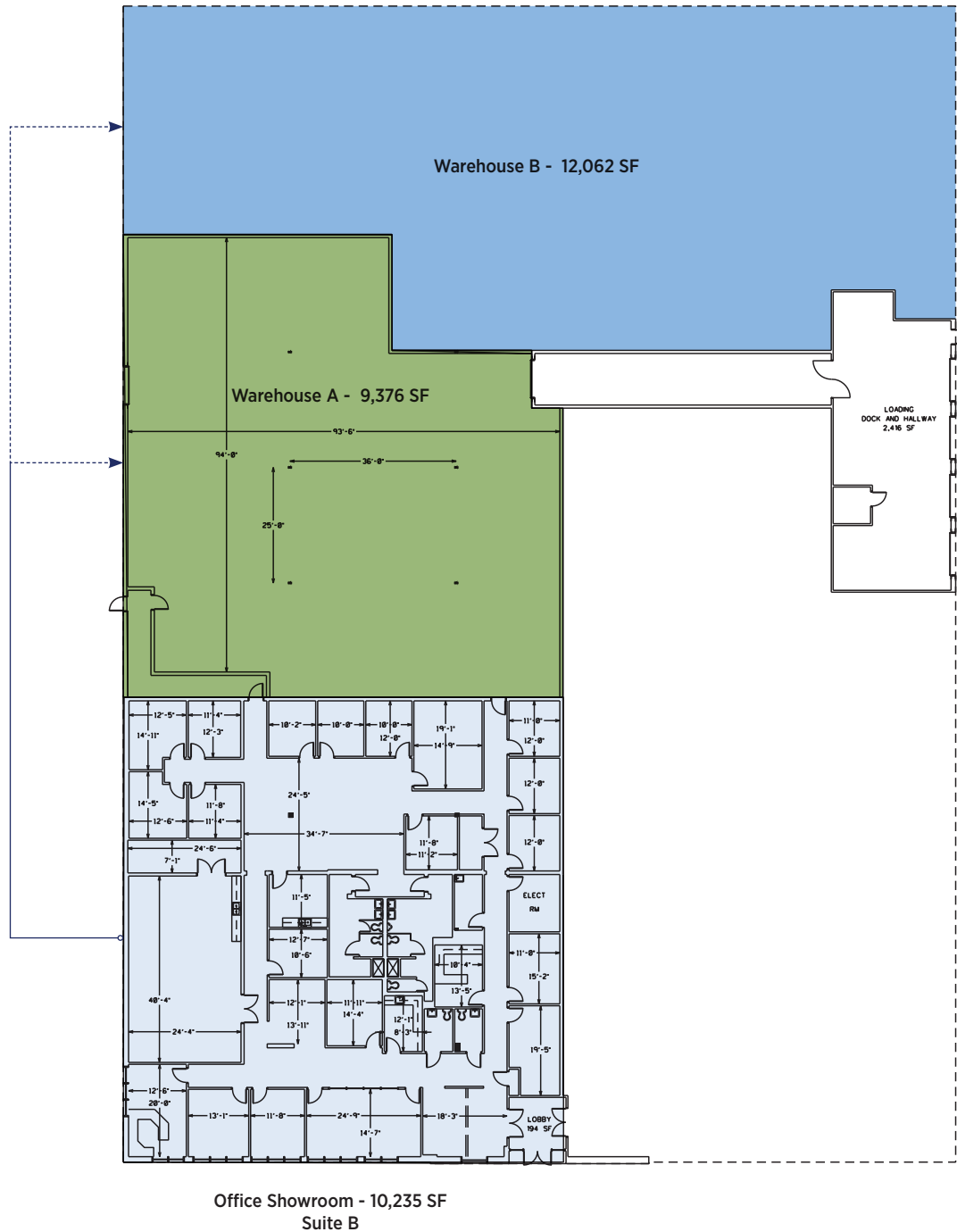
2216 Monument Street

Charlotte, NC 28208

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### AVAILABLE WAREHOUSE

Warehouse A- 9,376 SF  
 Warehouse B- 12,062 SF  
 16' Clear Heights  
 Both with direct access to loading bay

### NOTE

Office/Showroom (Suite B) can be combined with **either or both** Warehouse A & B

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