

908 N SUTHERLAND AVE. MONROE, NC 28110

For Sale

Industrial | 3,969 SF | 1.22 AC



TOWER
PROPERTY GROUP



Fully Leased Industrial Asset with Room to Grow

Stabilized industrial property with a **long-term dance company tenant** under a **NNN lease** structure. Surrounded by **new and expanding developments** and with easy access to the Monroe Bypass. This asset provides **steady income and strong future growth potential**. General Industrial (GI) zoning allows for a variety of industrial uses and **outside storage**, offering excellent **flexibility and long-term value**.



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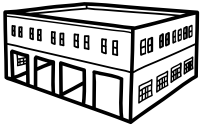
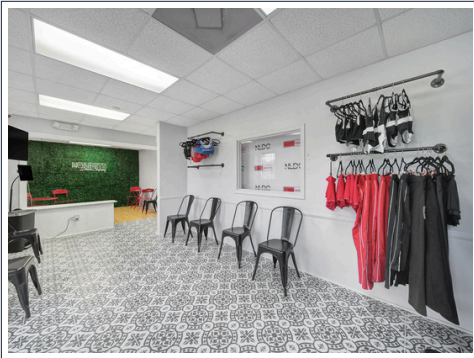
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Built 2006



HVAC 2006



Metal 2006



Tenant: **No Limits Dance**

NOI: **\$45,908.25**

Annual Escalation: **Yes**

Lease Expiration: **2028**

Lease Structure: **NNN**

Investor Opportunities:

- Below market rent rate
- Undeveloped +/- .45 acres
- In the path of growth
- Industrial Zoning

**** Call or Email for More Information ****



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