

FOR LEASE



2900 STITT STREET

Monroe, NC 28110

Christa Tyson, President of Sales

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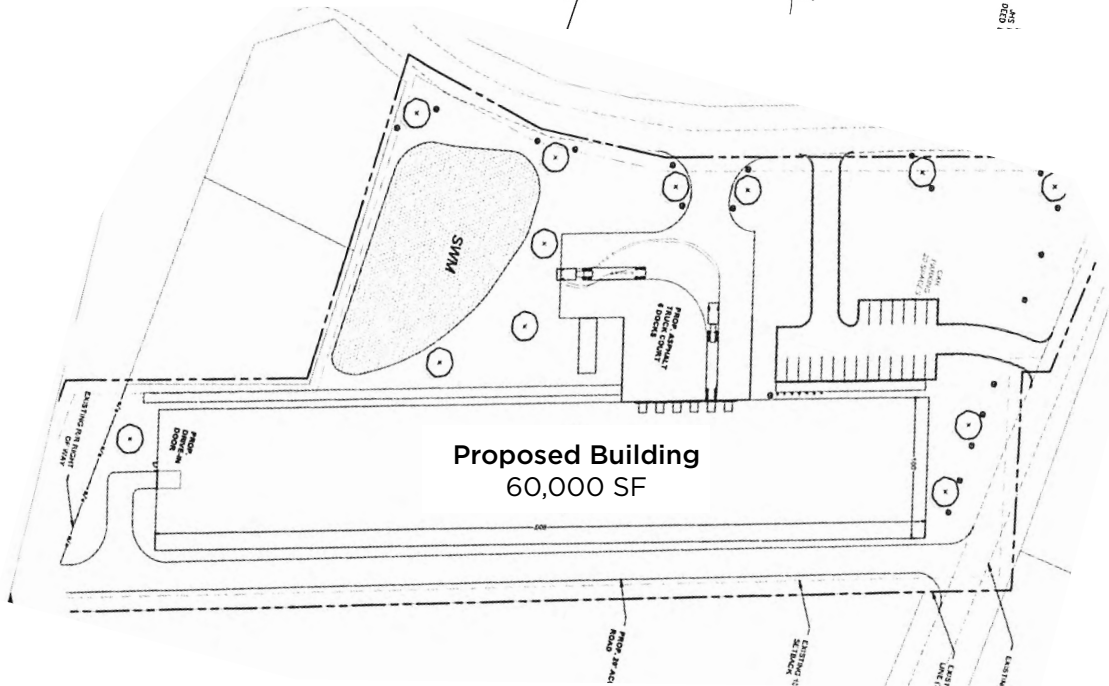
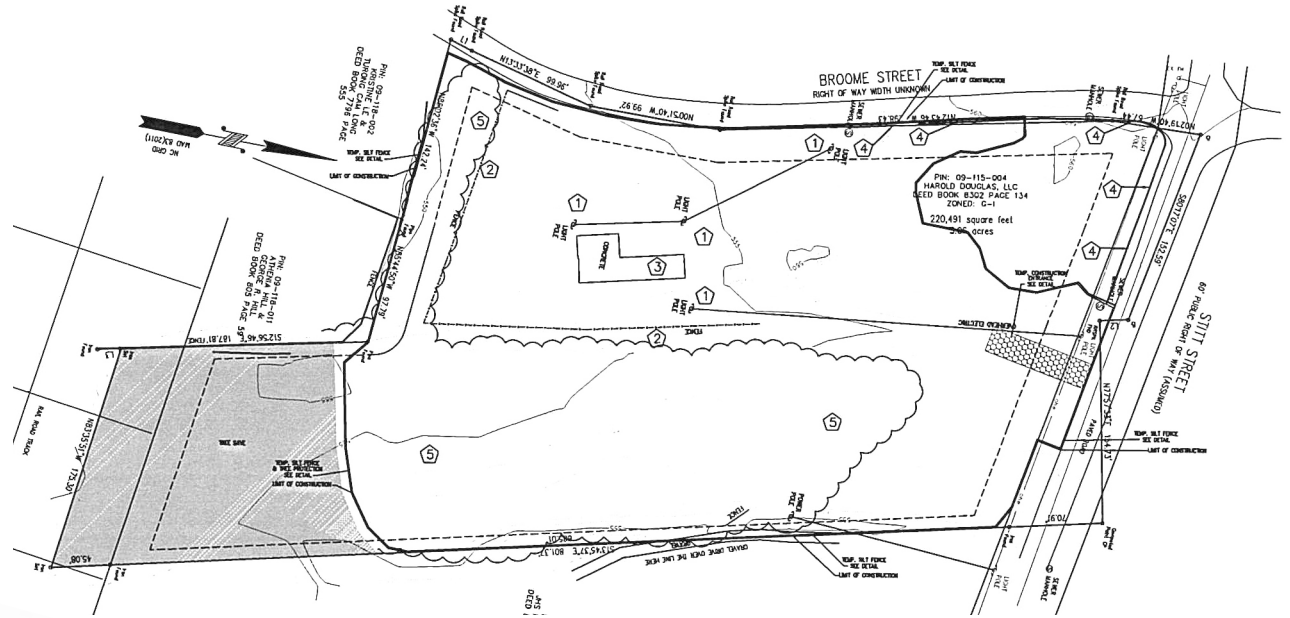


FEATURES

Parcel #:	09-115-004 (Union County)
Site Size:	5.06 Acres
Zoned:	LI Industrial Zoning (Light Industrial)
Building Size:	60,000 SF (Proposed)
Delivery:	November 2024
Ceiling Height:	22' Eaves / 26.5' Center
Sprinkler:	ESFR Sprinkler System
Clear Span:	No Internal Beams
Truck Entrance:	Separate Back Truck Entrance
Construction:	Metal Construction with Front Brick Facade
Dock Doors:	6 Dock High Doors
Drive-In Doors:	1 Grade Level Door
Lighting:	LED Lighting and Skylights
Floors:	6" Cement Floors
Building Features:	Shell condition with all utilities run to the building with conduits (gas, sewer, electric, internet). Two bathrooms in the warehouse.
Location:	Located in an Opportunity Zone Easy Access to Hwy 74 Minutes from Monroe Expressway Close to Charlotte/Monroe Municipal Airport
Terms:	Based on term of lease, tenant upfit allowance may be included. (Call for pricing)

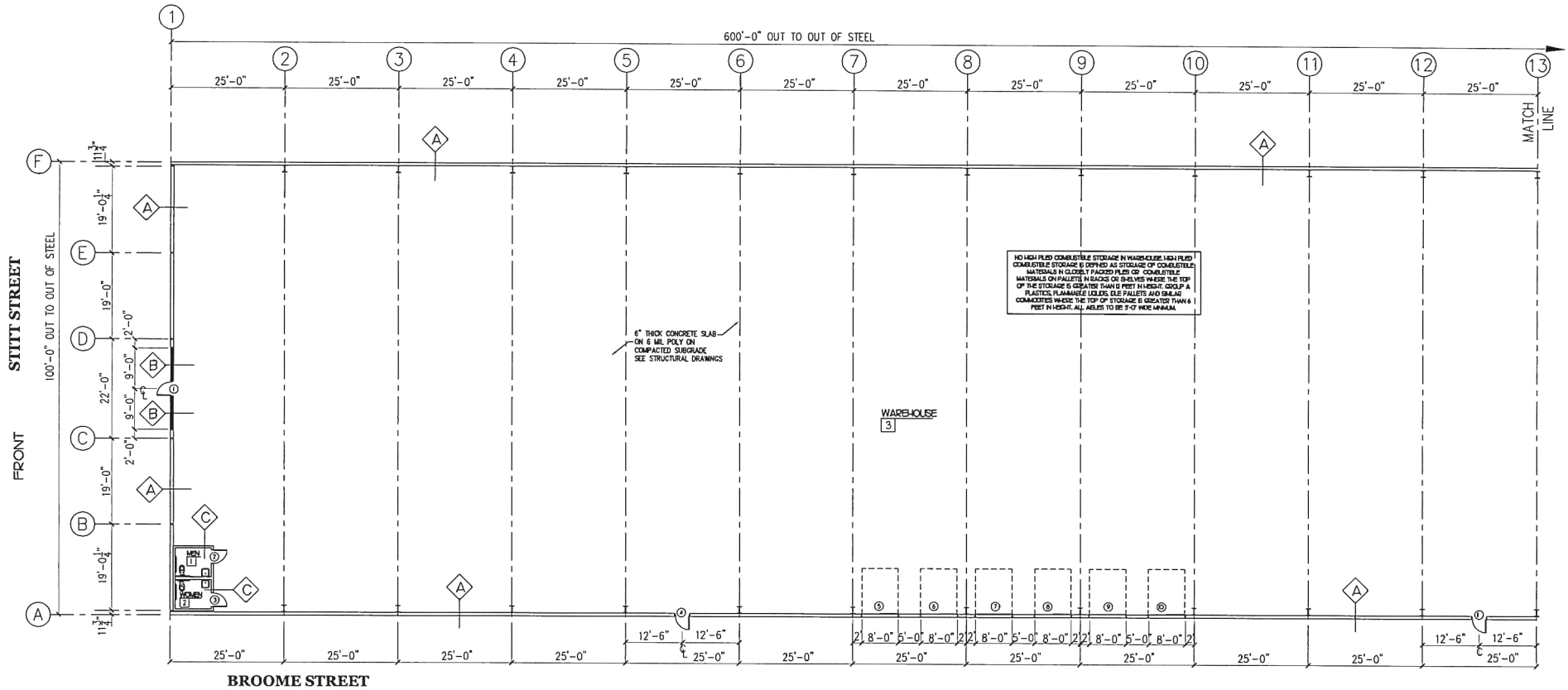


Site Survey



Site Plan





Proposed Floor Plan



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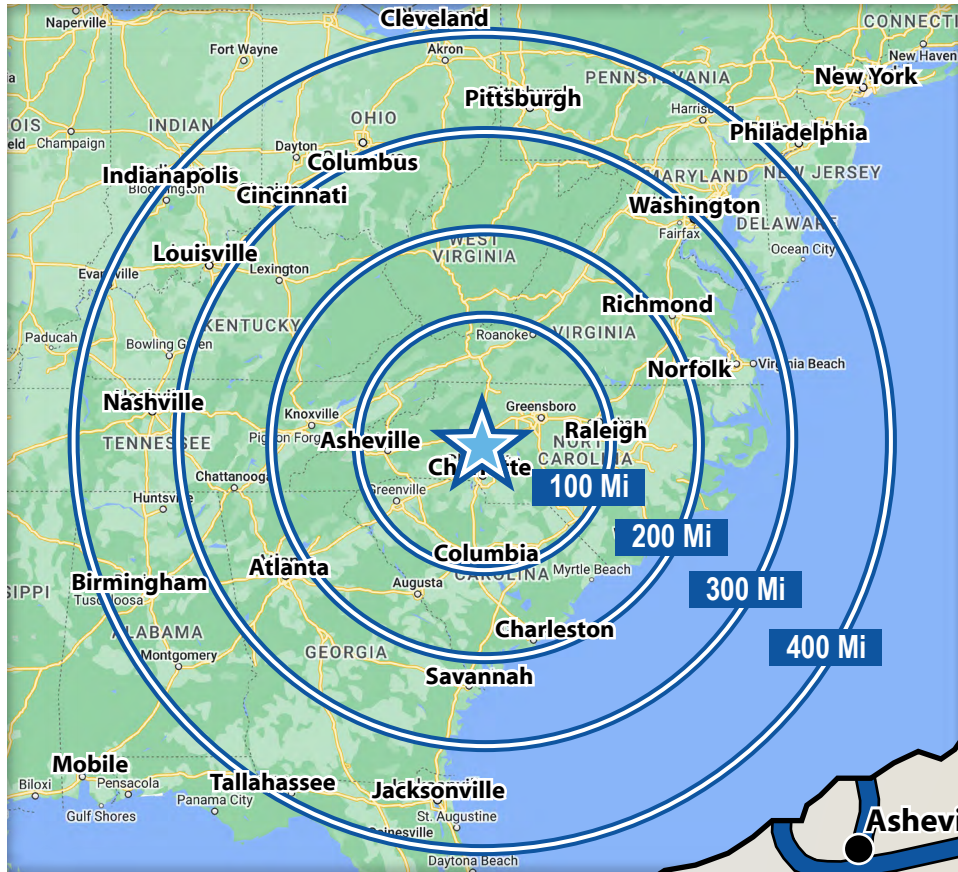
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DRIVE TIMES TO U.S. MAJOR CITIES

Spartanburg, SC	1 Hr 40 Min	Nashville, TN	6 Hr 40 Min
Columbia, SC	1 Hr 45 Min	Columbus, OH	6 Hr 50 Min
Greenville, SC	2 Hr 10 Min	Pittsburgh, PA	7 Hr 10 Min
Charleston, SC	3 Hr 10 Min	Louisville, KY	7 Hr 20 Min
Savannah, GA	3 Hr 40 Min	Orlando, FL	7 Hr 20 Min
Atlanta, GA	4 Hr 10 Min	Cincinnati, OH	7 Hr 30 Min
Richmond, VA	4 Hr 30 Min	Cleveland, OH	7 Hr 50 Min
Norfolk, VA	5 Hr 10 Min	Philadelphia, PA	8 Hr 30 Min
Jacksonville, FL	5 Hr 20 Min	Mobile, AL	8 Hr 40 Min
Washington DC	6 Hr 10 Min	Indianapolis, IN	9 Hr 10 Min
Birmingham, AL	6 Hr 30 Min	New York, NY	10 Hr 10 Min

DRIVE TIMES IN NORTH CAROLINA

I-77	40 Min	Charlotte	35 Min	Chapel Hill	2 Hr 20 Min
I-85	43 Min	Hickory	50 Min	Durham	2 Hr 30 Min
I-40	1 Hr 19 Min	Statesville	1 Hr 10 Min	Asheville	2 Hr 30 Min
I-95	1 Hr 31 Min	Greensboro	1 Hr 25 Min	Fayetteville	2 Hr 40 Min
I-26	1 Hr 55 Min	Raleigh	2 Hr 17 Min	Wilmington	3 Hr 10 Min

