N Monroe Investment Property For Sale

\$1,595,000

Executive Summary



4030 N Monroe St. (US 27)

Class A Office/Warehouse
Building on N Monroe St (US 27).
Well built, in excellent
condition.





Offering Highlights

• NOI: \$125,000

• Cap Rate: 7.84%

• 1.85 Acres

• RBA: 14,500 SF

• Zoning: C-2

• 2 Floors

 208/120 and 408/277 3 phase electrical panels

• Traffic count 30,000 vpd





Offering Highlights

First floor is comprised of 14 offices, 2 break areas, 4200 square feet of conditioned warehouse space, 3200 square feet of open fabrication space.

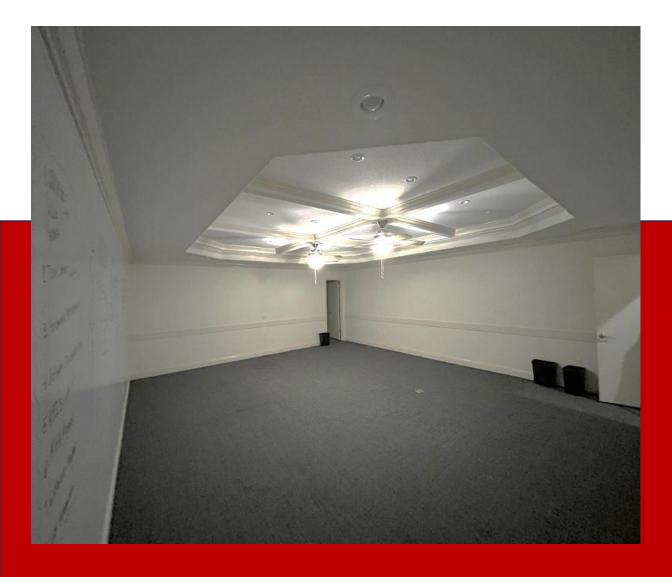
Upstairs features 3400 square feet of open storage and a 1500 square foot well appointed apartment.

Credit Tenant is in place through June 2026. Ideal for e-commerce, distribution, light manufacturing or fabrication.

Typical Office Space



Conference Spaces









Warehouse Space





Upstairs Apartment





