

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



