



CHARLOTTE, NC

8700 MONROE RD

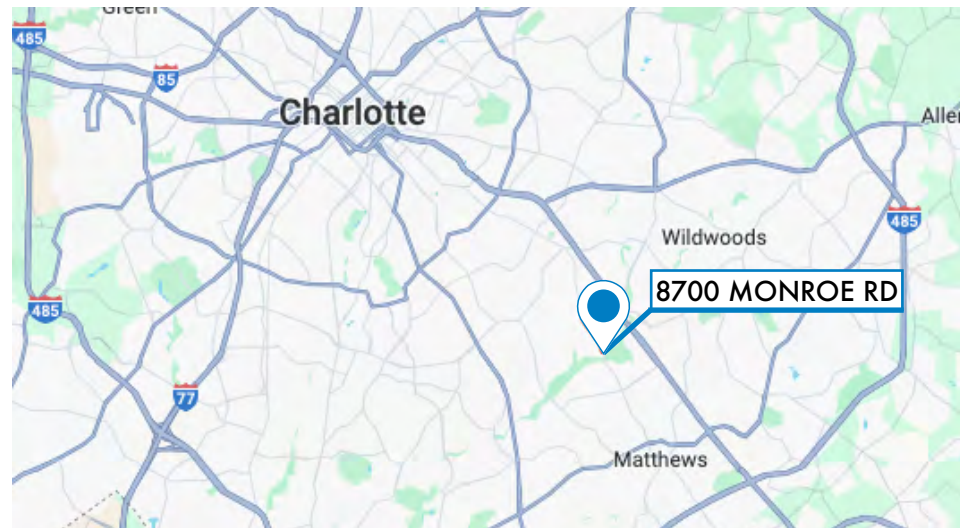
4,026 SF FLEX WAREHOUSE AVAILABLE FOR LEASE



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PROPERTY INFORMATION

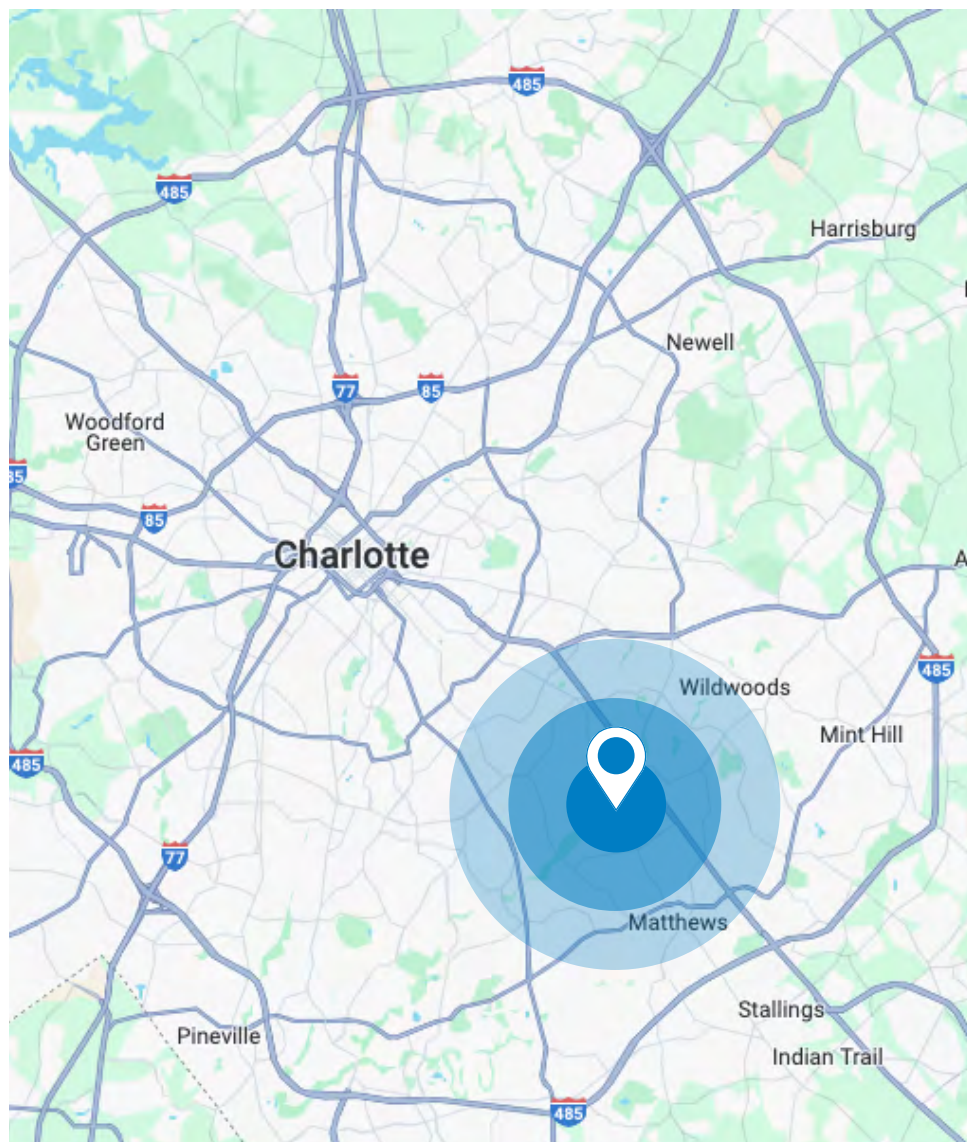
- 4,026 SF flex warehouse available for lease with fenced outdoor space
- Fronting Monroe Rd and convenient access from E. Independence/Hwy 74: 3 mins. – 1.2 miles
- Great location just 10 minutes away from Downtown Matthews and 15 minutes away from Uptown and South Park
- Building features include: 1 dock door and 14ft clearance height in warehouse
- The property features a fenced in gravel lot, customer and employee parking, and a dock access on the south end of the building
- Lease Rate: \$14/per SF NNN
- Tax and insurance estimate is \$.92/per SF and \$.84/per SF respectively



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AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,921	82,915	216,730
Median Age	36	377	37.6
Household Income	\$65,554	\$91,033	\$102,374
Median Home Value	\$298,206	\$285,354	\$320,110
Employees	5,909	31,152	87,865
Businesses	675	3,618	11,087



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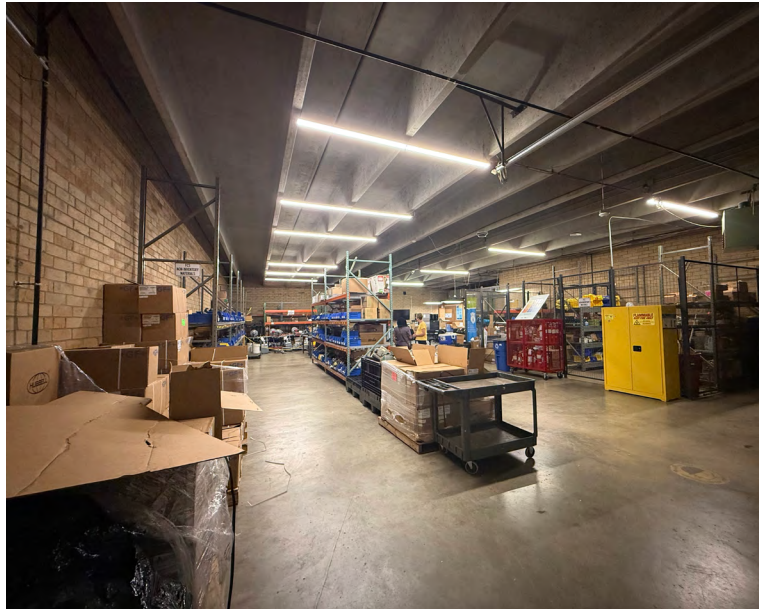


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OFFICE PHOTOS

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