



CHARLOTTE, NC

8700 MONROE RD

4,026 SF FLEX WAREHOUSE AVAILABLE FOR LEASE



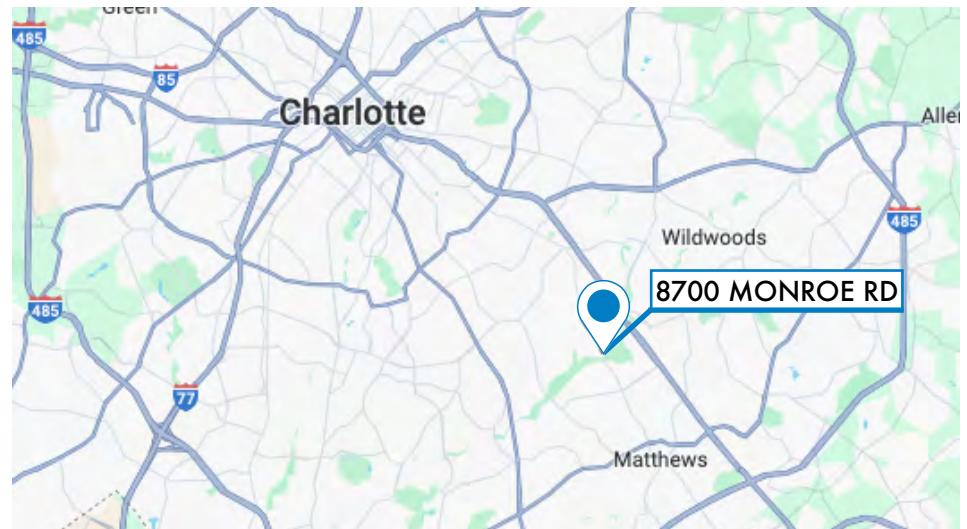
4,026 SF FOR LEASE

8700 MONROE RD

CHARLOTTE, NC

PROPERTY INFORMATION

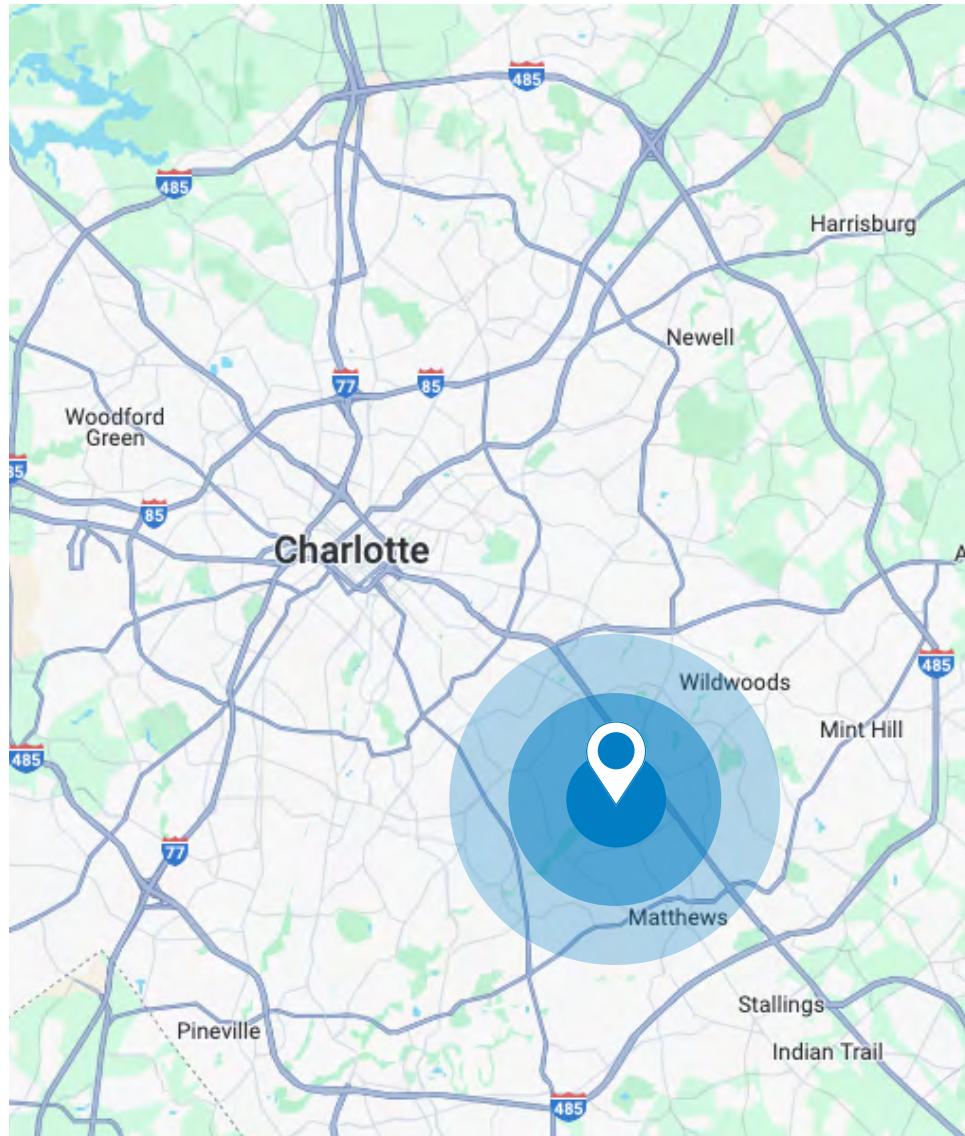
- 4,026 SF flex warehouse available for lease with fenced outdoor space
- Fronting Monroe Rd and convenient access from E. Independence/Hwy 74: 3 mins. – 1.2 miles
- Great location just 10 minutes away from Downtown Matthews and 15 minutes away from Uptown and South Park
- Building features include: 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



AARON LIGON
980.254.2747
aaron@ascent.re

 ASCENT
REAL ESTATE PARTNERS

AREA OVERVIEW



8700 MONROE RD
4,026 SF AVAILABLE FOR LEASE

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



AARON LIGON
980.254.2747
aaron@ascent.re

 ASCENT
REAL ESTATE PARTNERS

AREA OVERVIEW

8700 MONROE RD
4,026 SF AVAILABLE FOR LEASE

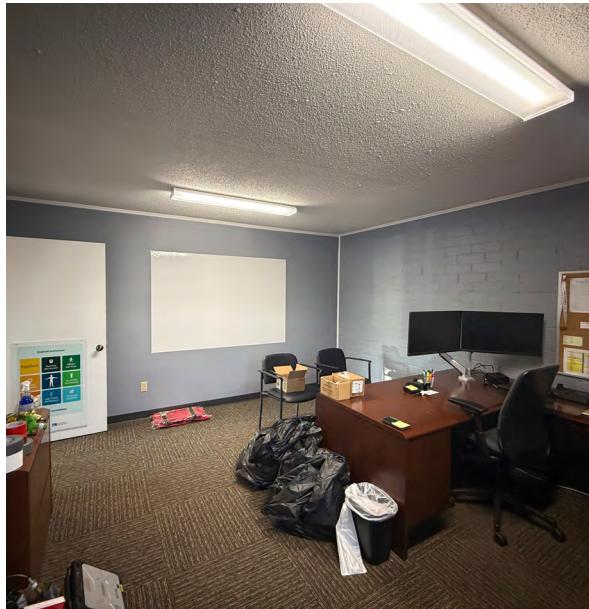
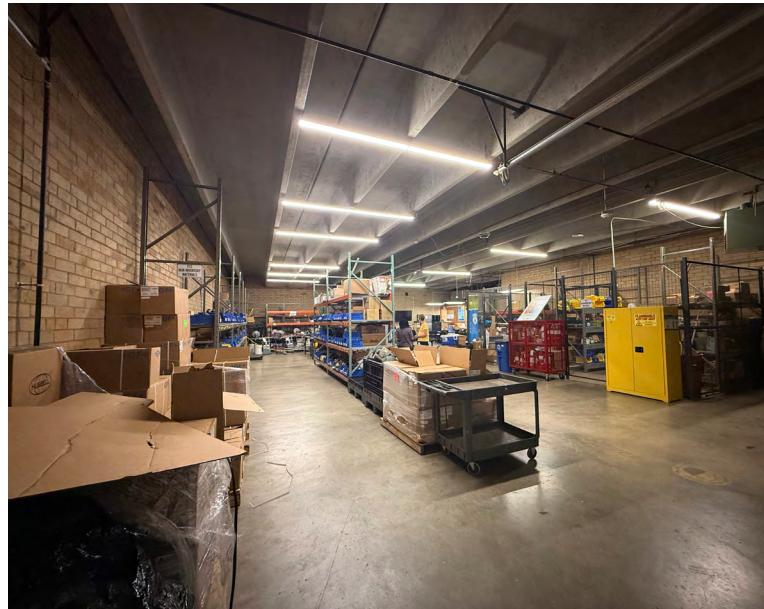


AARON LIGON
980.254.2747
aaron@ascent.re

 **ASCENT**
REAL ESTATE PARTNERS

OFFICE PHOTOS

8700 MONROE RD
4,026 SF AVAILABLE FOR LEASE



AARON LIGON
980.254.2747
aaron@ascent.re

 ASCENT
REAL ESTATE PARTNERS