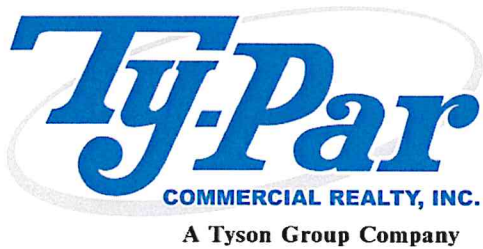




# FOR LEASE

## TYPAR REALTY



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# FOR LEASE!

3221 Westwood Industrial Dr.  
Monroe, NC. 28110

**Prime Industrial Property - Asking \$14 per SF - NNN**

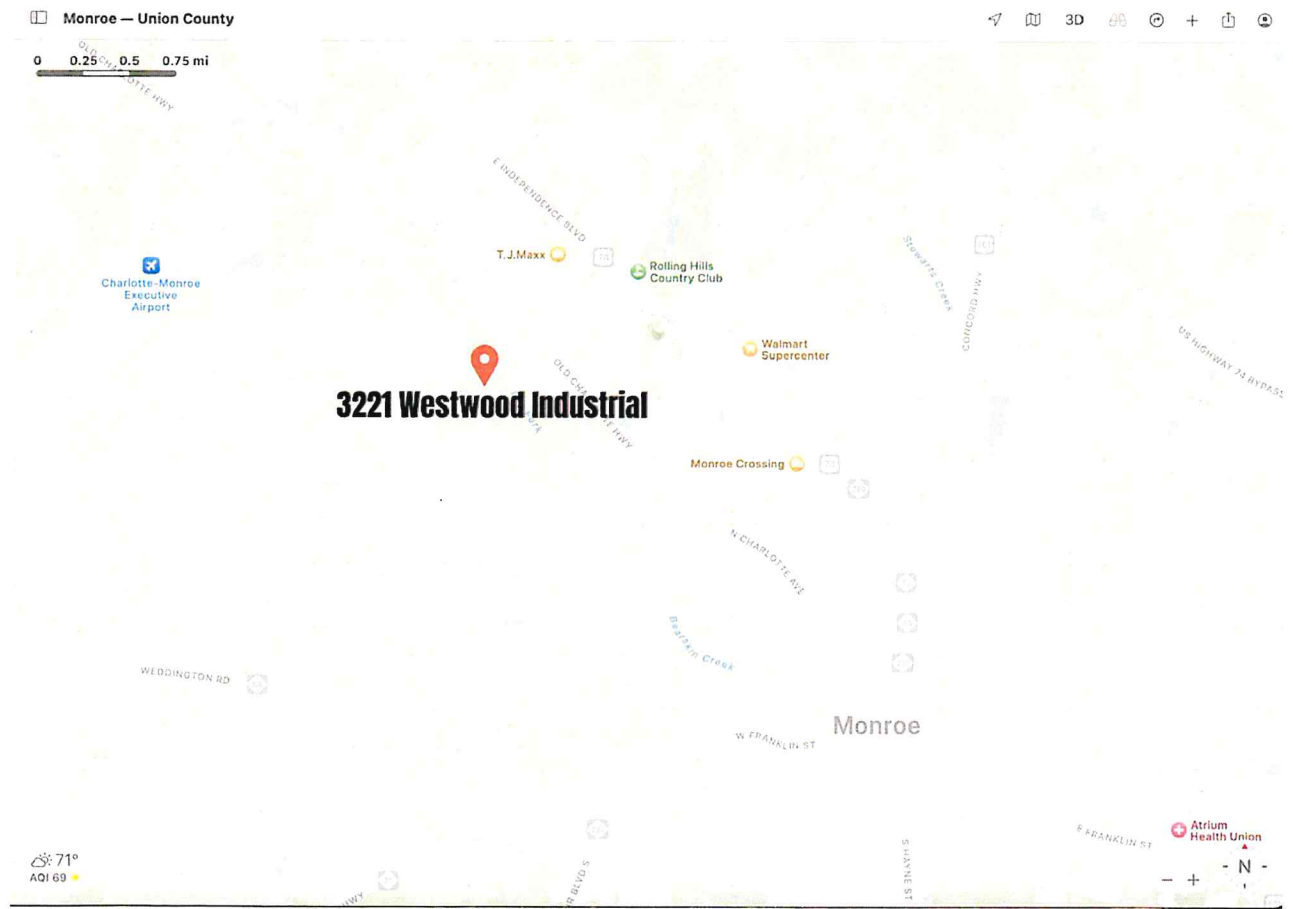
Discover a premium industrial opportunity at 3221 Westwood Industrial Drive in Monroe, NC. This 12,707 SF facility, situated on approximately 1.04 acres, offers a beautifully remodeled space ideal for commercial, industrial, and manufacturing operations.

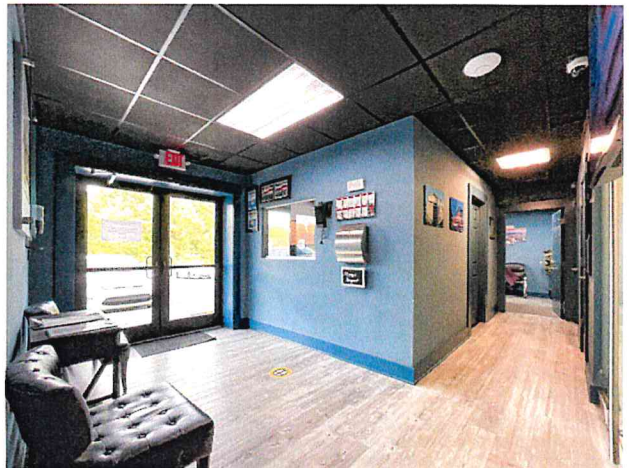
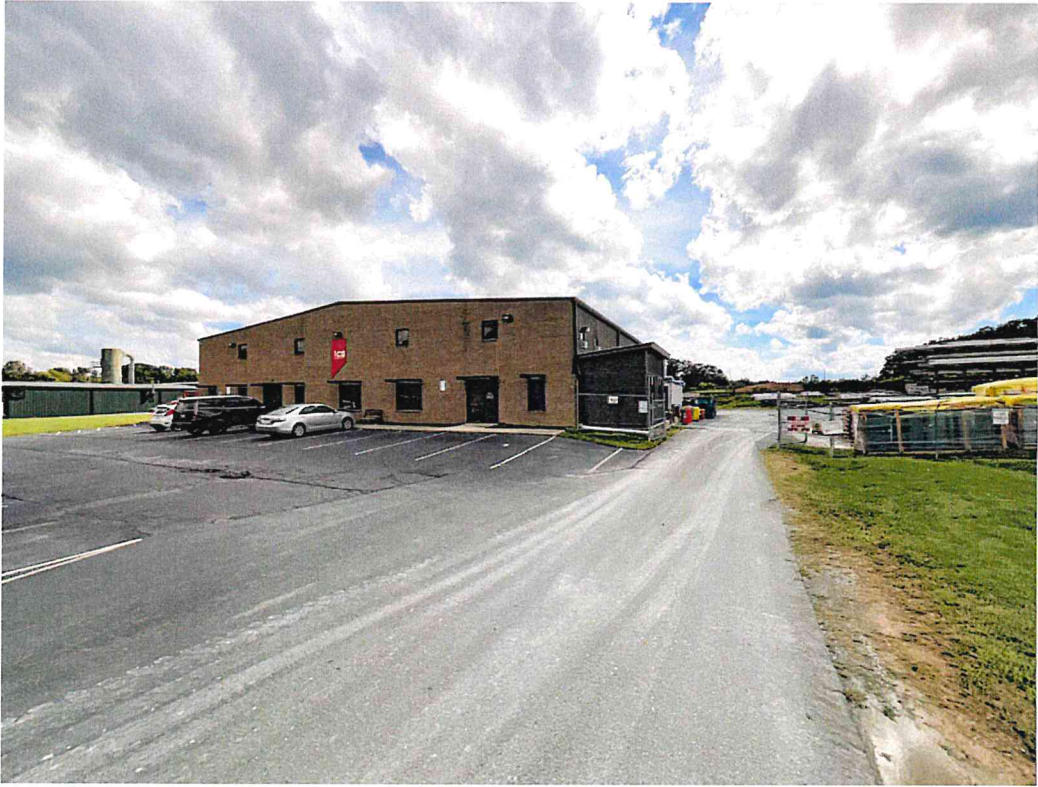
**Property Highlights:**

- Zoning: General Industrial (GI) – suitable for a variety of business uses
- Size: 12,707 SF, including both warehouse and office space
- Structure: Two-story layout providing flexible workspaces
- Loading Capabilities: Three (3) loading docks for seamless logistics and shipping
- Location: Conveniently located near Charlotte, enjoying the benefits of Union County's business-friendly environment and lower operational costs

This property offers a prime location with easy access to major transportation routes, making it perfect for businesses looking to expand or relocate.







# Location Benefits



## Thriving Industrial Area

ConMet NC Assembly  
Accro Met Inc.  
Techscan Industries, LLC  
Glenmark Pharmaceuticals  
Consolidated Metco  
UTC Aerospace Systems  
Greiner Bio One  
Pureon  
Cyril Bath  
Colfax Corporation  
Omnova  
Machining Technology Services  
Charlotte Pipe



## Excellent Transportation Links

Excellent access to Hwy 74, the Monroe Bypass & Union County Airport, facilitating seamless logistics & transport. Approximately 25 miles from Charlotte.



## Union County Employment

The economy of Union County, NC employs 121k people. The largest industries in Union County, NC are Manufacturing (14,190 people), Retail Trade (13,991 people), and Health Care & Social Assistance (12,745 people).