

MONROE, NC INDUSTRIAL | SALE/LEASE



**SELLING PRICE \$12,000,000**  
LEASE RATE \$4.75 psf NNN

## Opportunity Zone

- Sale or Lease
- 194,706 SF Building
- 11,000 SF Office
- 20.465 Acres
- Available Fall 2024
- This a rare opportunity to purchase or lease a highly functional free-standing warehouse with acreage in the Charlotte region.

**101 N. Sutherland Ave.**  
Monroe, NC  
(Union County)

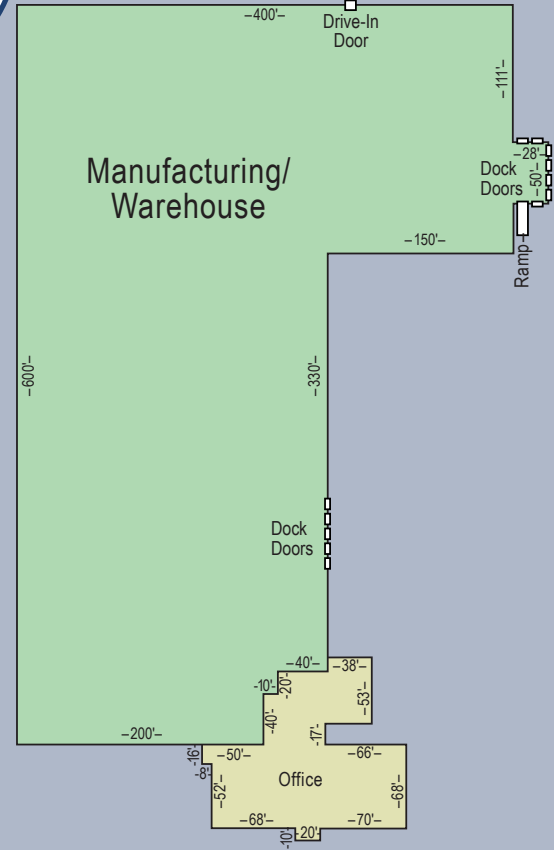


The Stump Corporation | office 704-332-3535  
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101 N. Sutherland Ave.  
Monroe, NC



## Highlights:

<b>BUILDING SIZE</b>	194,706	<b>LEASE RATE</b>	\$4.75 NNN
<b>ACREAGE</b>	20.465	<b>AGE</b>	1965 - 1990
<b>OFFICE SPACE</b>	11,000	<b>CONDITION</b>	Very good
<b>CEILING HEIGHT</b>	14' to 20' 7"	<b>WALLS</b>	Masonry
<b>TRUCK DOORS</b>	13 Dock High Doors; 1 Drive in Door	<b>FLOORS</b>	Concrete
<b>DIMENSIONS</b>	Varied	<b>ROOF</b>	Membrane (all new since 2016)
<b>BAY SPACING</b>	50' x 25'	<b>WATER</b>	Municipal
<b>PARKING</b>	95 Paved Spaces (Expandable)	<b>SEWER</b>	Municipal
<b>ZONING</b>	Industrial	<b>ELECTRIC</b>	City of Monroe
<b>DATE AVAILABLE</b>	Fall 2024	<b>GAS</b>	City of Monroe
<b>LAST USE</b>	Distribution	<b>HEAT</b>	Gas fired units
<b>SELLING PRICE</b>	\$12,000,000	<b>SPRINKLER</b>	100% Wet
		<b>LIGHTING</b>	LED
		<b>A/C</b>	Office



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.