

FOR LEASE



2709 WALKUP AVENUE

Monroe, NC 28110

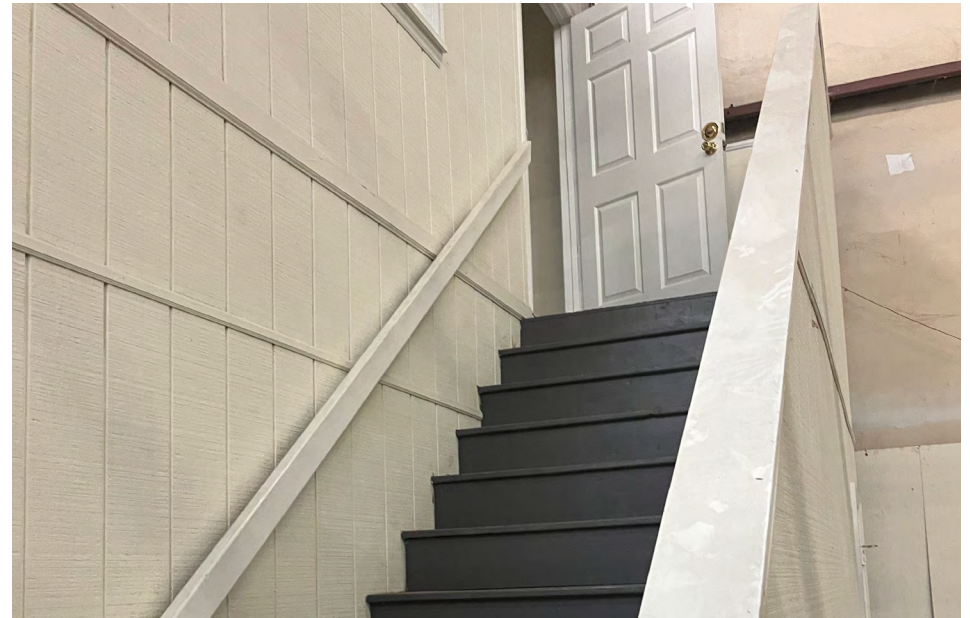
Christa Tyson, President of Sales

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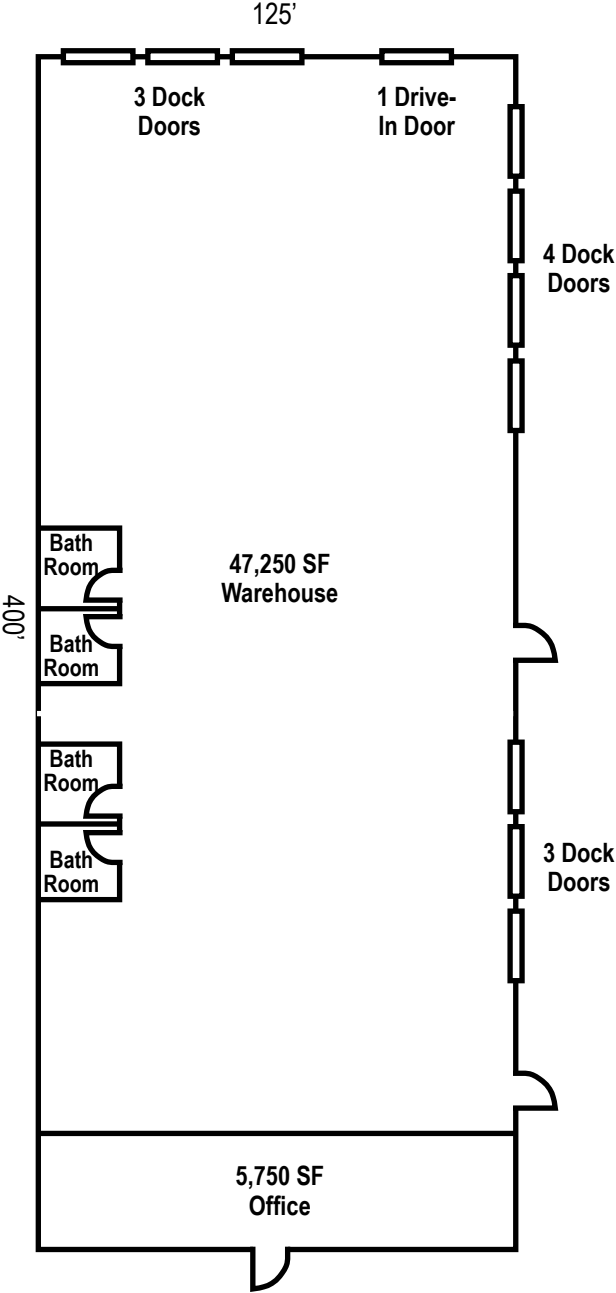


FEATURES

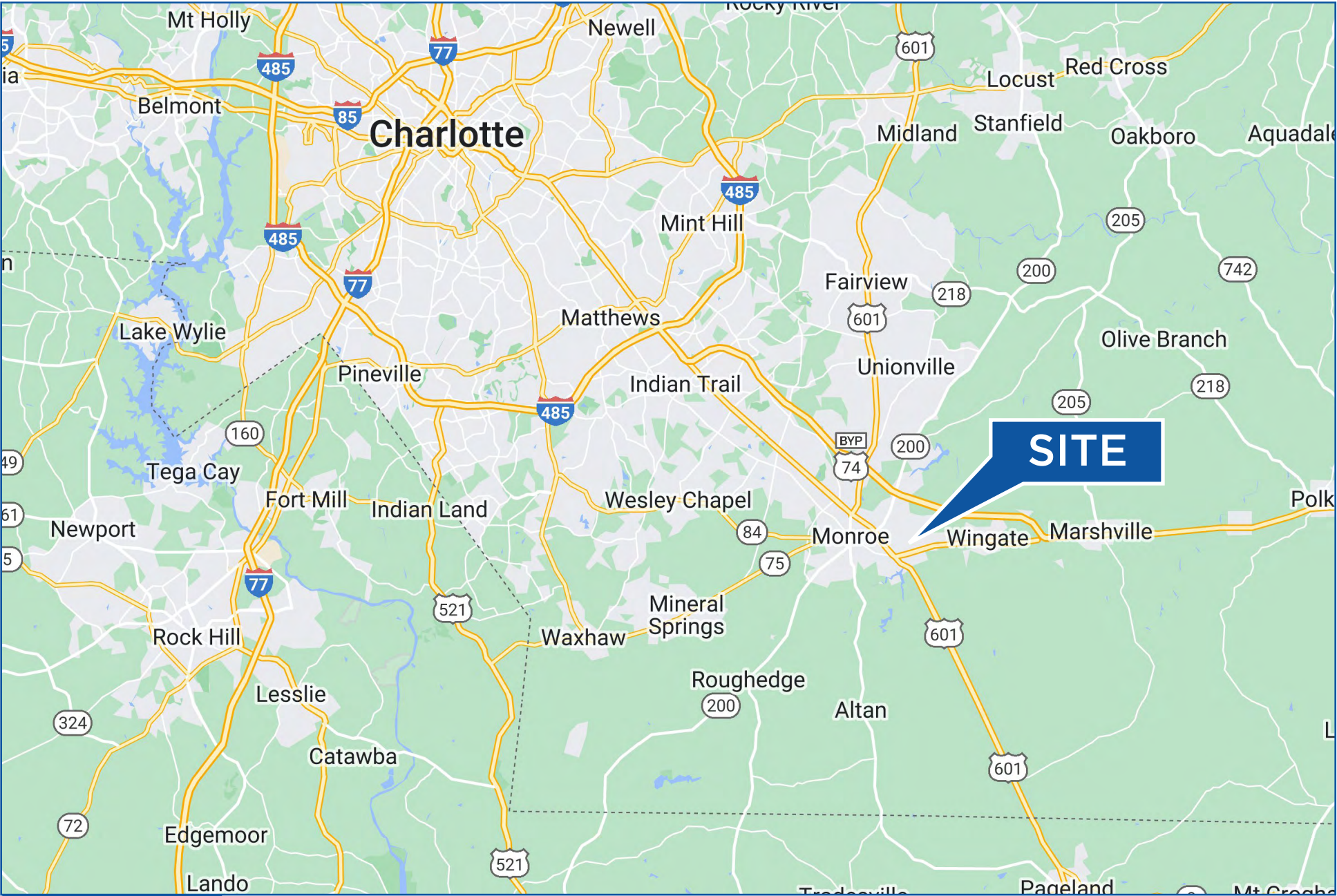
Parcel #:	09-112-005G (Union County)
Site Size:	5.24 Acres
Zoned:	General Industrial
Building Size:	53,000 SF
Warehouse Size:	47,250 SF
Office Size:	5,750 SF
Spaces:	<ul style="list-style-type: none">- 4 Offices- Breakroom- Conference Room- Restrooms
Ceiling Height:	24' in warehouse center and 22' at eaves
Cooling/Heating:	4 In-wall fans in the warehouse (each side)
Dock Doors:	10 Dock High Doors
Drive-In Doors:	1 Drive-In Doors
Power:	3 Phase 800 amp
Storage:	Fenced-in storage
Comments:	<ul style="list-style-type: none">- Clean facility, great for corporate image- Ideal for manufacturing and warehousing- Flexible leasing terms- Easy access to Monroe Expressway- Excellent workforce readily available- Owners will lease entire 53,000 SF or subdivide



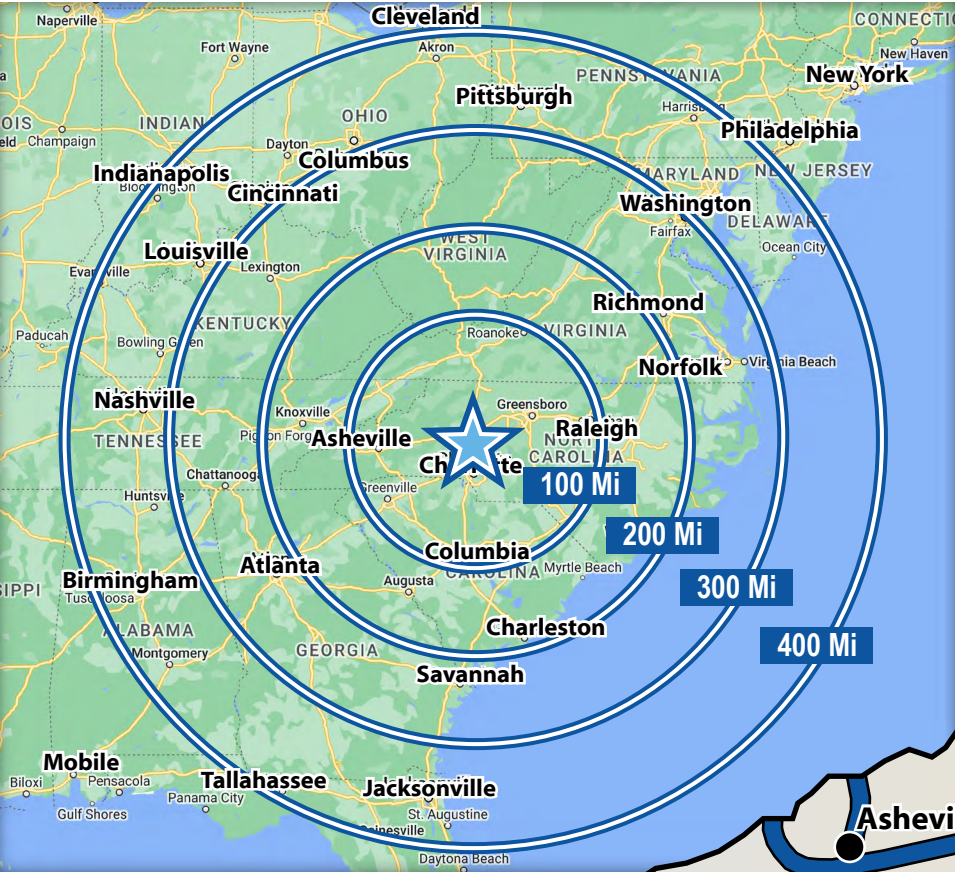
Floor Plan







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DRIVE TIMES TO U.S. MAJOR CITIES

Spartanburg, SC	1 Hr 40 Min	Nashville, TN	6 Hr 40 Min
Columbia, SC	1 Hr 45 Min	Columbus, OH	6 Hr 50 Min
Greenville, SC	2 Hr 10 Min	Pittsburgh, PA	7 Hr 10 Min
Charleston, SC	3 Hr 10 Min	Louisville, KY	7 Hr 20 Min
Savannah, GA	3 Hr 40 Min	Orlando, FL	7 Hr 20 Min
Atlanta, GA	4 Hr 10 Min	Cincinnati, OH	7 Hr 30 Min
Richmond, VA	4 Hr 30 Min	Cleveland, OH	7 Hr 50 Min
Norfolk, VA	5 Hr 10 Min	Philadelphia, PA	8 Hr 30 Min
Jacksonville, FL	5 Hr 20 Min	Mobile, AL	8 Hr 40 Min
Washington DC	6 Hr 10 Min	Indianapolis, IN	9 Hr 10 Min
Birmingham, AL	6 Hr 30 Min	New York, NY	10 Hr 10 Min

DRIVE TIMES IN NORTH CAROLINA

I-77	40 Min	Charlotte	35 Min	Chapel Hill	2 Hr 20 Min
I-85	43 Min	Hickory	50 Min	Durham	2 Hr 30 Min
I-40	1 Hr 19 Min	Statesville	1 Hr 10 Min	Asheville	2 Hr 30 Min
I-95	1 Hr 31 Min	Greensboro	1 Hr 25 Min	Fayetteville	2 Hr 40 Min
I-26	1 Hr 55 Min	Raleigh	2 Hr 17 Min	Wilmington	3 Hr 10 Min

