

FOR LEASE



2709 WALKUP AVENUE

Monroe, NC 28110

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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:
- 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)

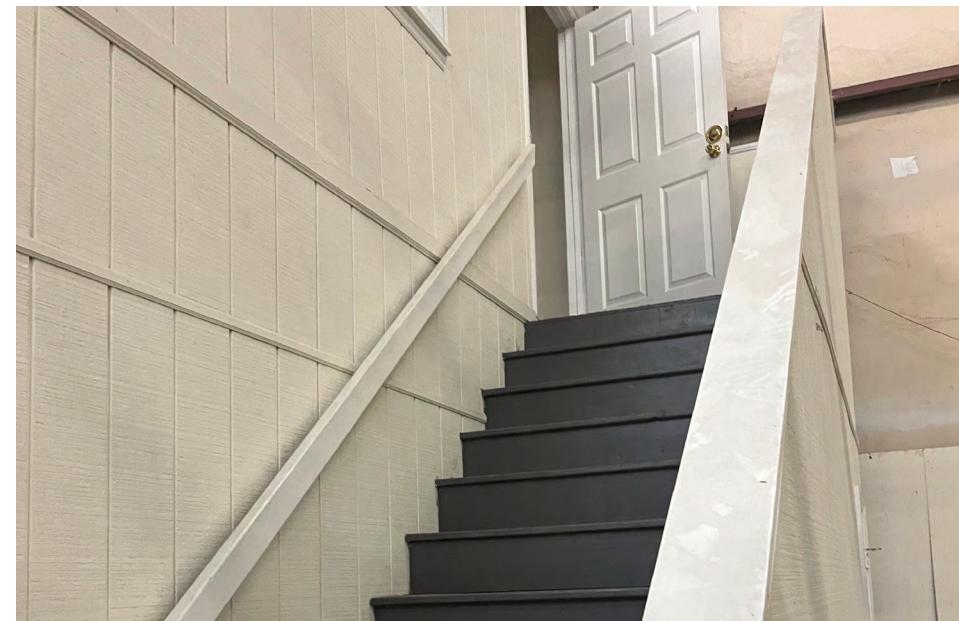
Dock Doors: 10 Dock High Doors

Drive-In Doors: 1 Drive-In Doors

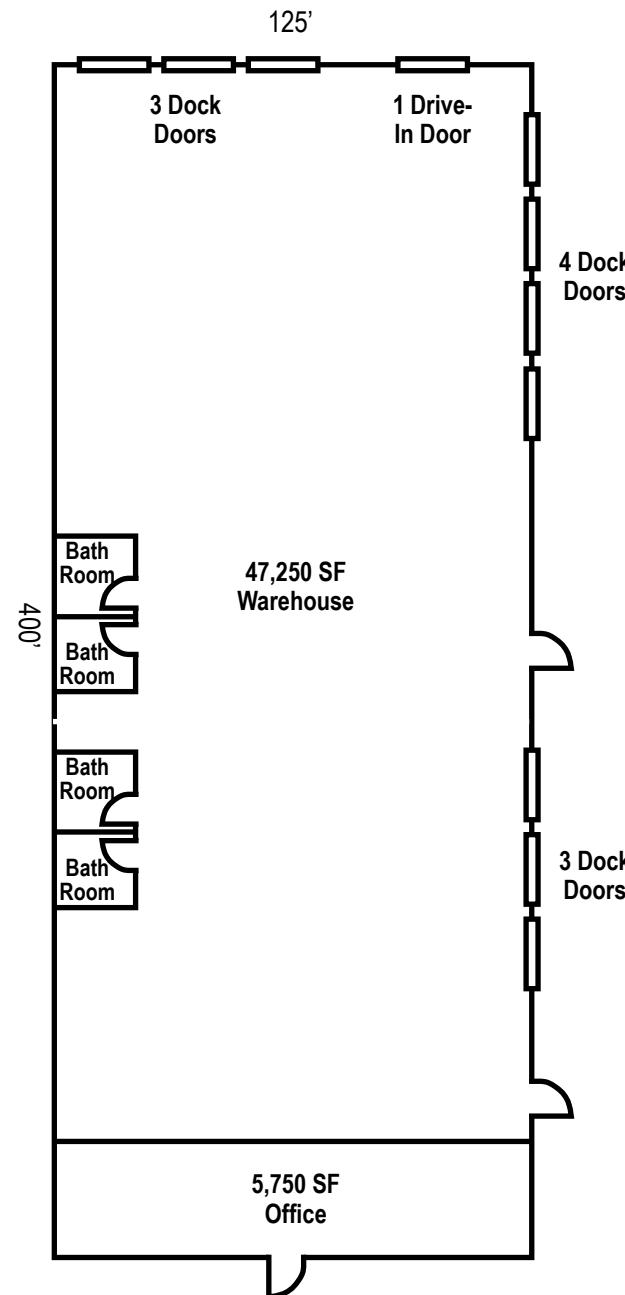
Power: 3 Phase 800 amp

Storage: Fenced-in storage

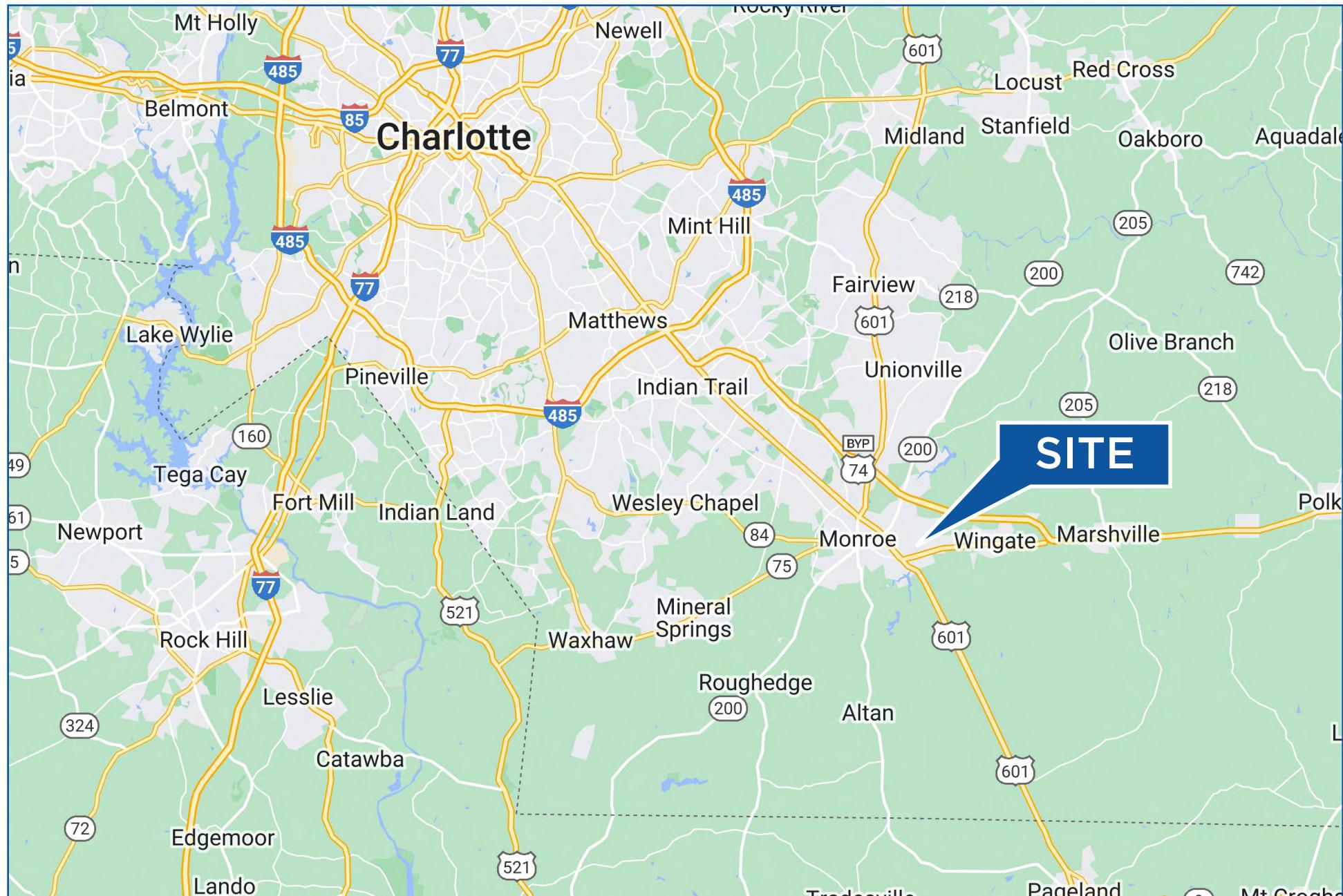
Comments:
- Clean facility, great for corporate image
- Ideal for manufacturing and warehousing
- Flexible leasing terms
- Easy access to Monroe Expressway
- Excellent workforce readily available
- Owners will lease entire 53,000 SF or subdivide

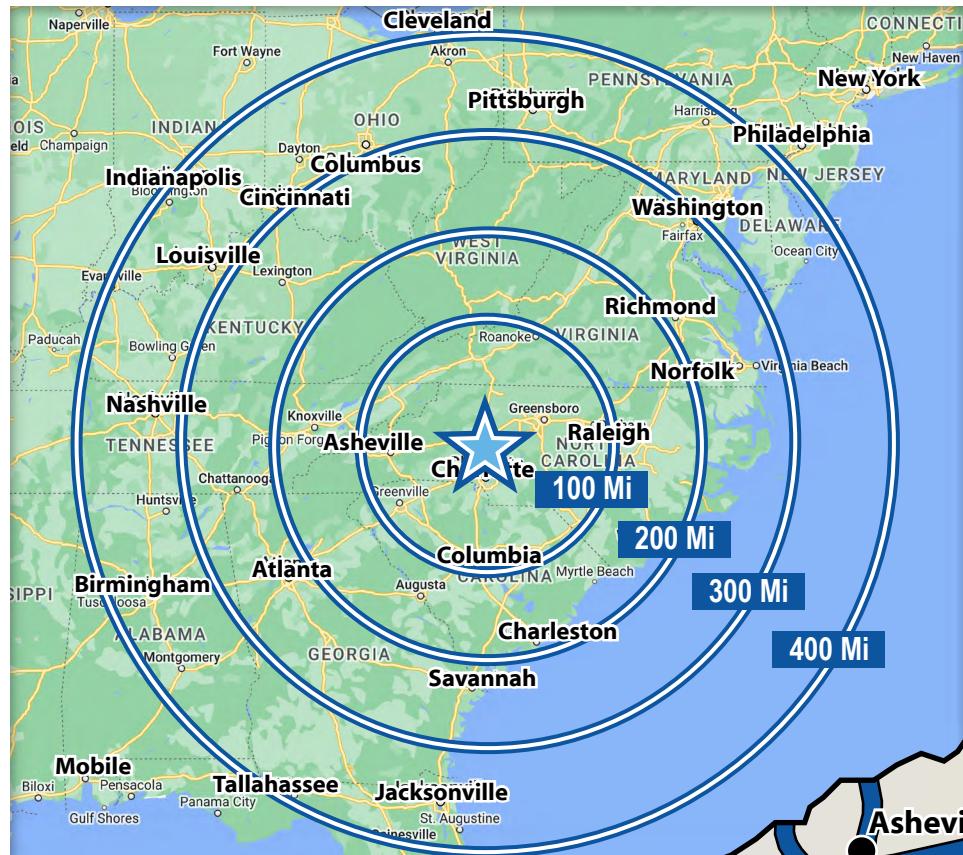


Floor Plan









DRIVE TIMES IN NORTH CAROLINA

I-77	40 Min
I-85	43 Min
I-40	1 Hr 19 Min
I-95	1 Hr 31 Min
I-26	1 Hr 55 Min

Charlotte	35 Min
Hickory	50 Min
Statesville	1 Hr 10 Min
Greensboro	1 Hr 25 Min
Raleigh	2 Hr 17 Min

Chapel Hill	2 Hr 20 Min
Durham	2 Hr 30 Min
Asheville	2 Hr 30 Min
Fayetteville	2 Hr 40 Min
Wilmington	3 Hr 10 Min

DRIVE TIMES TO U.S. MAJOR CITIES

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

