

FOR SALE



2725 GRAY FOX ROAD

Monroe, North Carolina

Christa Tyson • 704.361.3650 • christa@tyson-group.com





OFFICE/WAREHOUSE PROPERTY AVAILABLE

HIGHLIGHTS

- 7,500 SF office/warehouse on 2.06 Acres (+/- 1.00 Acre for possible space build out)
- Excellent location in Industrial Ventures near Monroe Expressway/485
- Property is move-in ready and features: New HVAC unit, New LED lighting in the warehouse, New mulch in landscaping, 4 large cubicle rooms, Offices and large full kitchen
- Exterior: 3 sides brick, back is metal for possible addition
- Industrial zoning
- **Sale Price: \$2,200,000**

PROPERTY DETAILS

Price:	\$2,200,000
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	2.06 AC
Gross Building:	7,500 SF
Rentable Building:	7,500 SF
No. Stories:	1
Year Built:	1999
Tenancy:	Single
Parking Ratio:	4/1,000 SF
Clear Ceiling:	14'
Dock-High:	1 Door
Drive In/Grade-Level:	1 Door

For more information, please contact:

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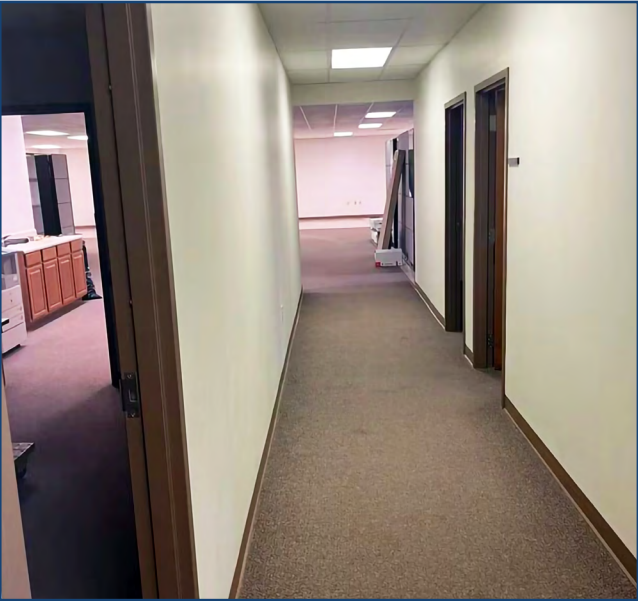




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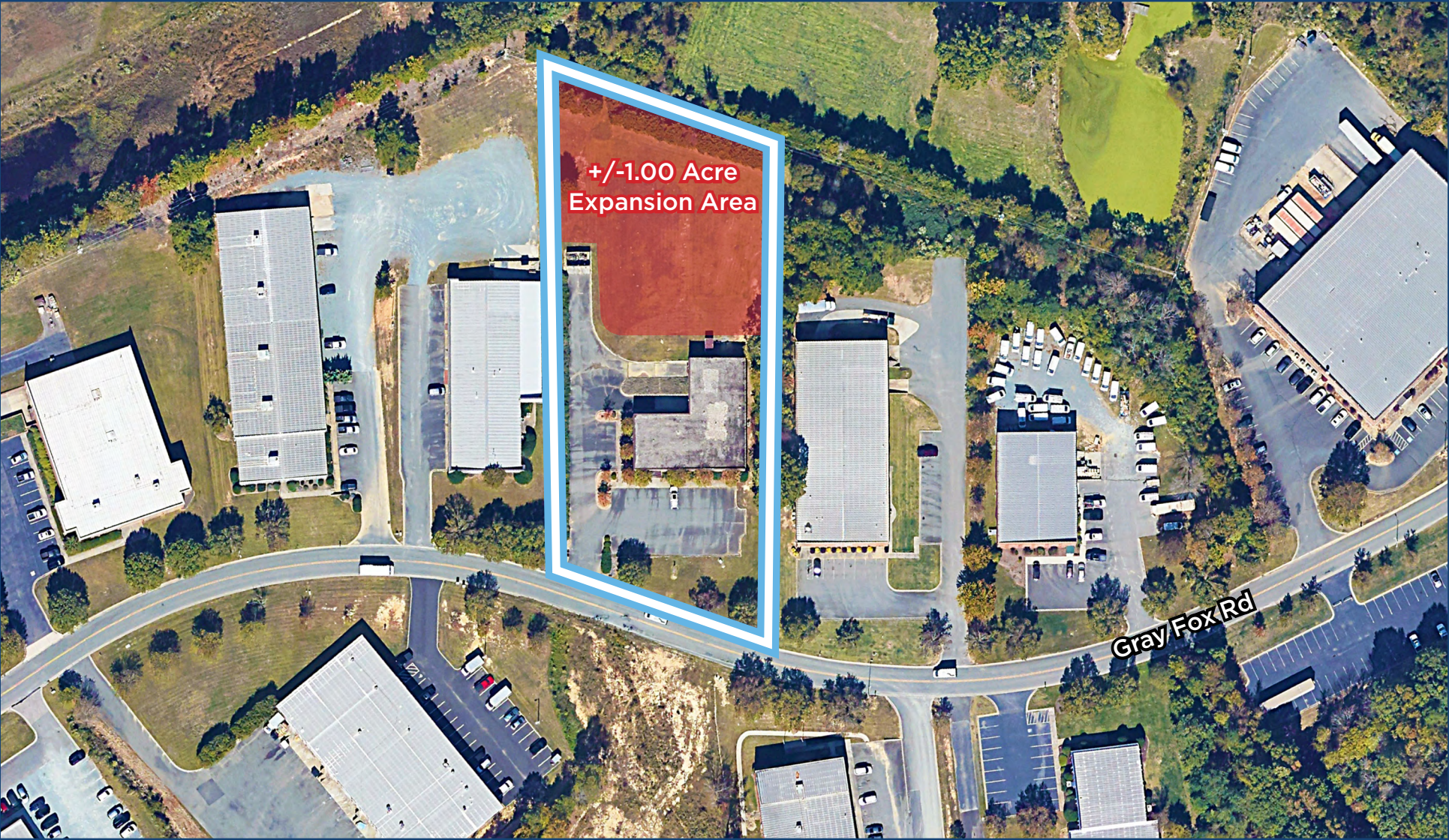


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SITE AERIAL



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AREA AERIAL

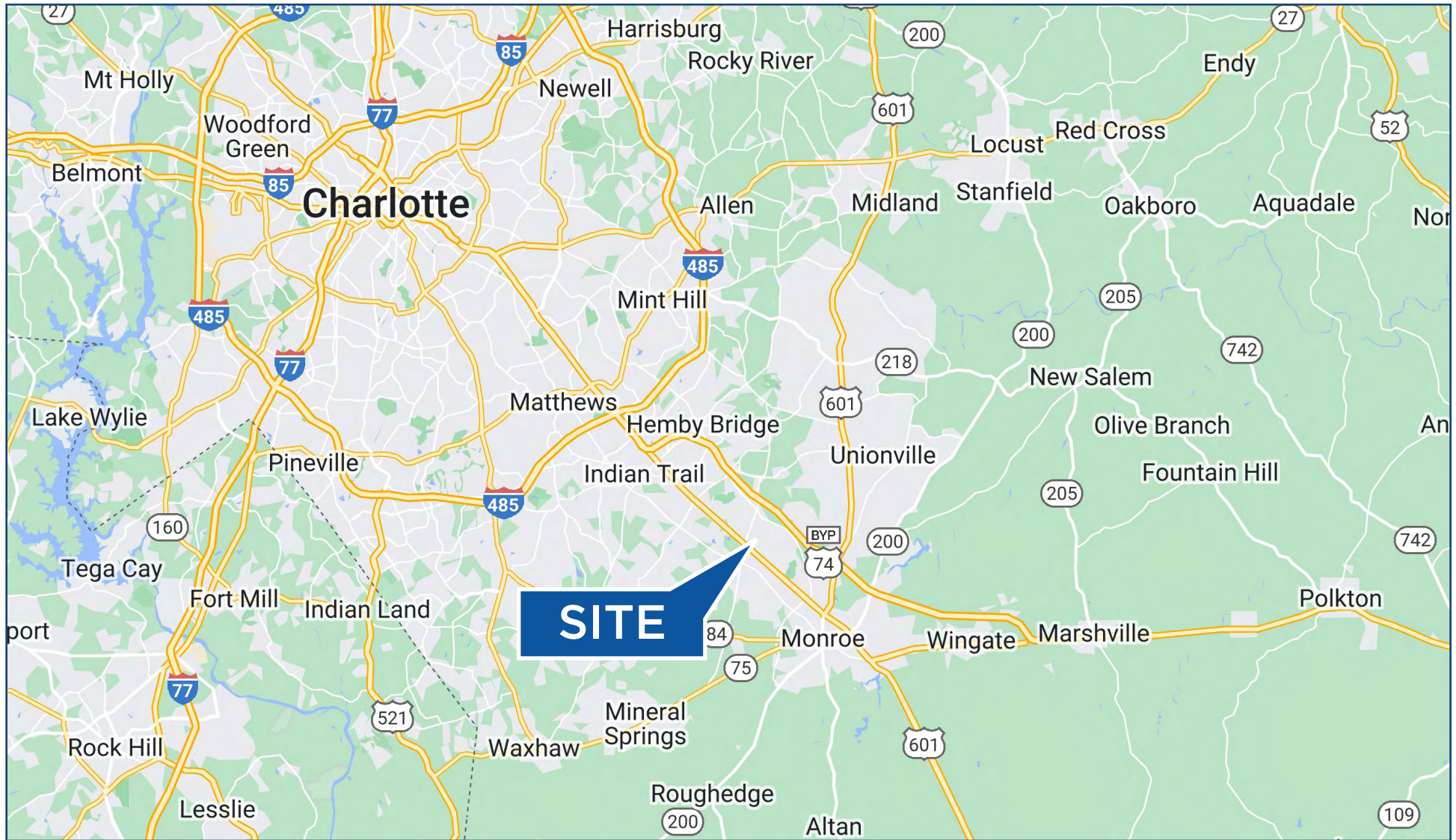


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LOCATION MAP



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