

# Union County Industrial Property for Lease or Sale

42,715-62,715 SF AVAILABLE WITH  
OUTDOOR STORAGE

2803 Bravo Place  
Monroe, NC 28110

**Emily Cline**

MW Commercial Realty, LLC

Broker

(704) 280-1314

[emily@mwcommercialrealty.net](mailto:emily@mwcommercialrealty.net)

Lic: 303799

**Mark Wright**

MW Commercial Realty, LLC

Owner/Broker

(704) 634-7429

[mark@mwcommercialrealty.net](mailto:mark@mwcommercialrealty.net)

Lic: 188484

**MW**  
COMMERCIAL REALTY  
LLC



# THE SPACE

Location	2803 Bravo Place Monroe, NC, 28110
County	Union
APN	09112001A
Square Feet	44,544 - 64,544

# HIGHLIGHTS

- 2 Buildings - Building 1: 42,715 SF, Building 2: 20,000 SF
- 3,135 SF Office
- 3 Dock High Doors
- 5 Drive-In Doors 2 (14' x 24'), 3 (14' x 14')
- 40' x 40' Column Spacing
- 16.5' Clear Height
- 1.5 Ton Crane
- Covered Outdoor Storage
- Less than 2 miles to Hwy 74
- For Lease or Sale



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,746	15,706	38,959



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$82,982	\$85,071	\$85,243



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
548	5,250	13,258

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## PROPERTY FEATURES

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BUILDING SF	67,015
NET RENTABLE AREA (SF)	62,715
LAND SF	571,943
LAND ACRES	13.13
YEAR BUILT	1977
ZONING TYPE	G1
BUILDING CLASS	C
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	Ample
DOCK HIGH DOORS	3
GRADE LEVEL DOORS	5
COLUMN SPACING	40x40
SKYLIGHTS	Yes
FENCED YARD	Yes
OFFICE SF	3192
OFFICE TO WAREHOUSE RATIO	92.7% Warehouse

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## MECHANICAL

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HVAC	Office: 100% HVAC, Warehouse: Radiant gas heater, Exhaust fans
FIRE SPRINKLERS	Wet System in building 1
ELECTRICAL / POWER	Electricity(2,000 amp)
LIGHTING	Partial LED

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## CONSTRUCTION

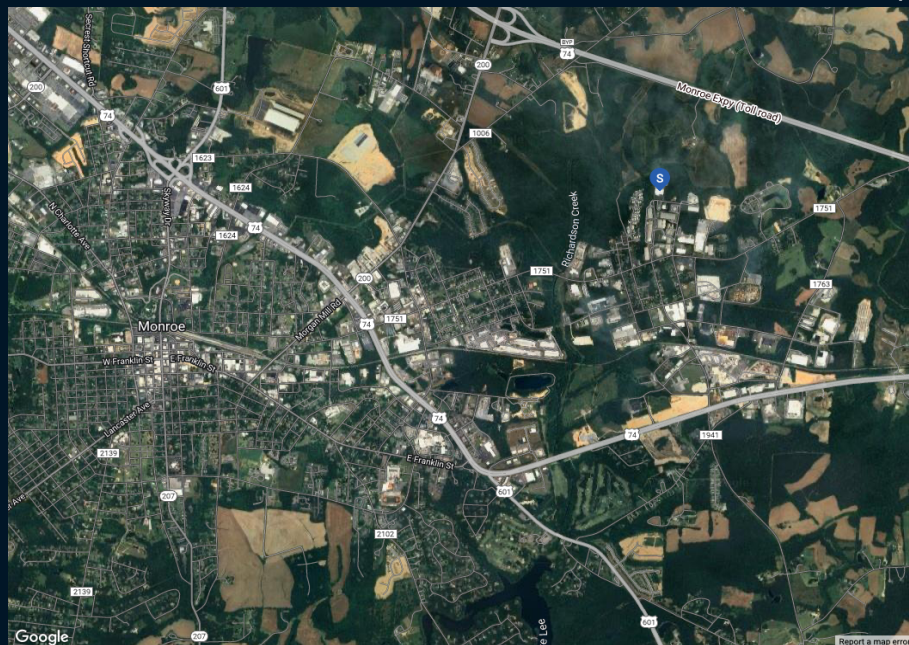
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FRAMING	Steel
EXTERIOR	Masonry and Metal

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- 2803 Bravo Place is located on the east side of Monroe with convenient access to Monroe bypass and highway 74.

Locator Map



Regional Map

