

4308 PAGELAND HWY

Monroe, NC 28112



PAGELAND HWY

14,000 VPD

Available for Sale

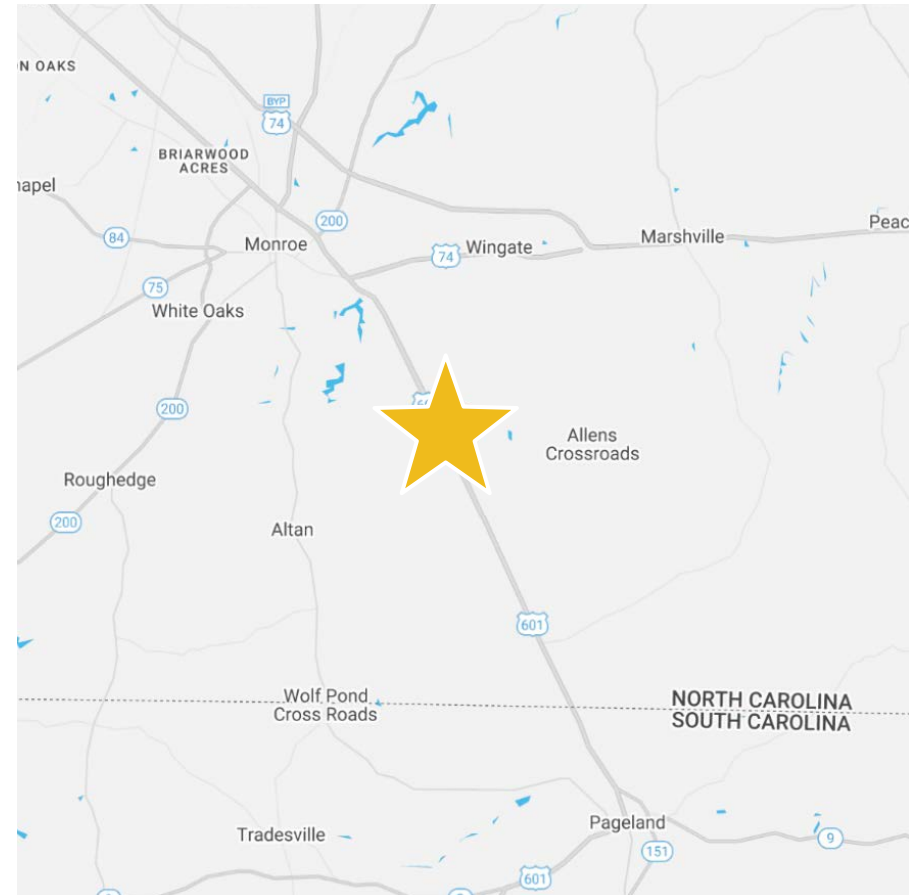
+/- 14,784 SF Building in Monroe, NC

 **WHITESIDE**
PROPERTIES

Property Overview

Whiteside Properties is pleased to offer 14,784 SF on 10.84 AC for sale, located right off Pageland Hwy. Zoned HC CZ, the property offers great options for heavy equipment uses. The site is a short distance from Monroe, NC, and provides convenient access to Charlotte, NC.

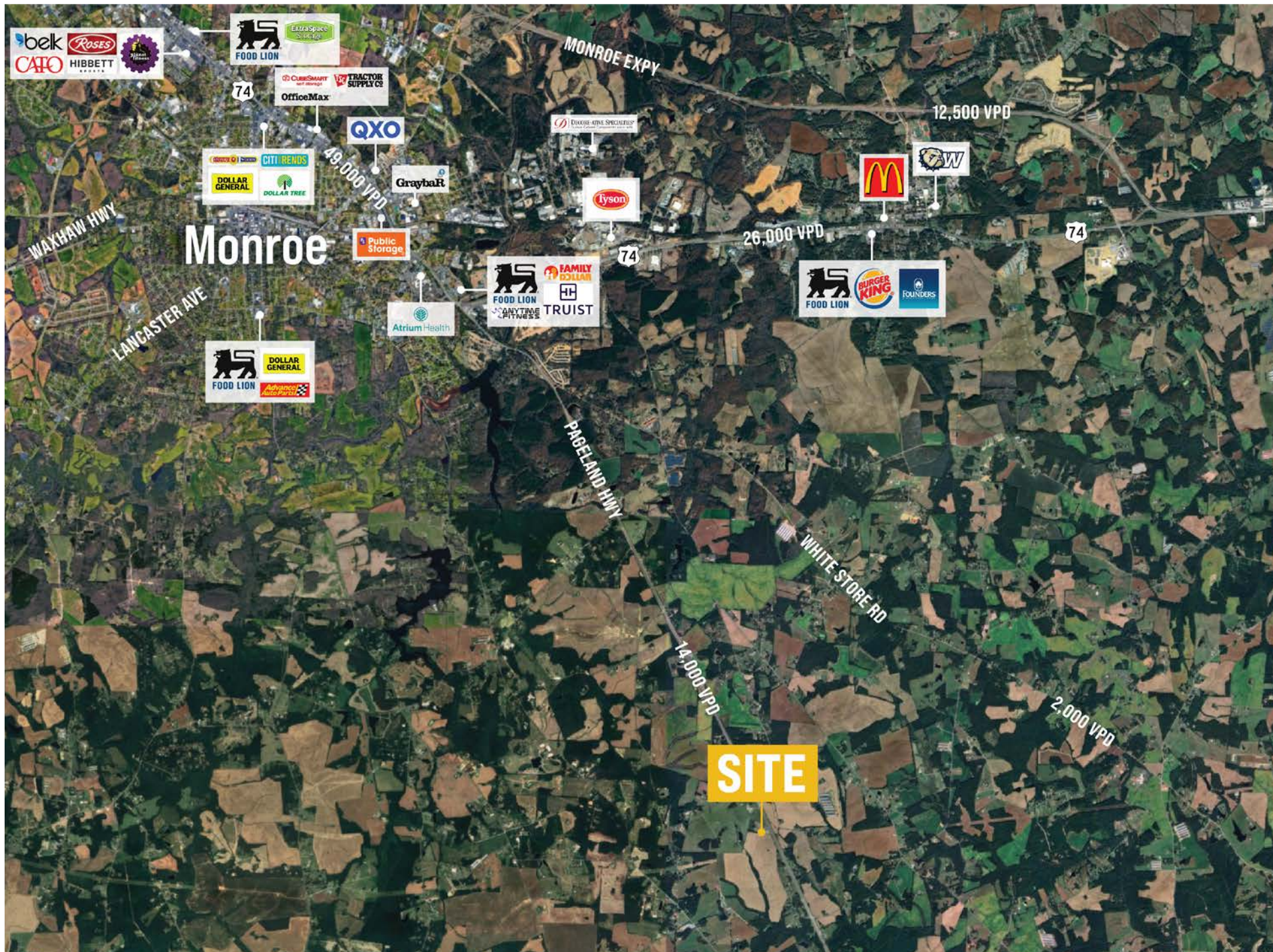
+/- 14,784 SF Building on +/- 10.84 AC Available for Sale



ADDRESS	4308 Pageland Hwy Monroe, NC 28112
AVAILABILITY	Available for Sale
SQUARE FOOTAGE	+/- 14,784 SF
ACREAGE	+/- 10.84 AC
ASSET CLASS	Industrial
ZONING	HC CZ Heavy Commercial Conditional Zoning
PRICING	Call for Pricing

Property Photos





Monroe

North Carolina

Monroe, North Carolina, is a vibrant city in Union County that serves as the county seat and a hub for both history and innovation.

Located just southeast of the Charlotte metro area, Monroe blends its 19th-century Piedmont roots—founded as an agricultural and trading center with a forward-looking spirit under its motto "Where Heartland Meets High Tech." The city combines small-town charm with modern amenities, featuring a beautifully revitalized downtown historic district, hands-on learning at the Monroe Science Center, and a thriving local economy supported by strong civic leadership.

Whether someone is drawn by its heritage, community feel, or proximity to Charlotte's opportunities, Monroe offers a welcoming mix of tradition and progress.



Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.