

CAMP SUTTON ENTREPRENEUR CENTER BLDG 2



OFFICE | WAREHOUSE FOR LEASE



OFFERED EXCLUSIVELY BY

MACKENZIE MOSER | CCIM
Broker

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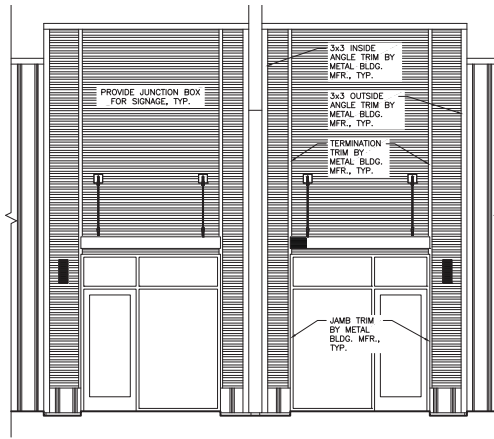
DENNIS MOSER | MAI
President

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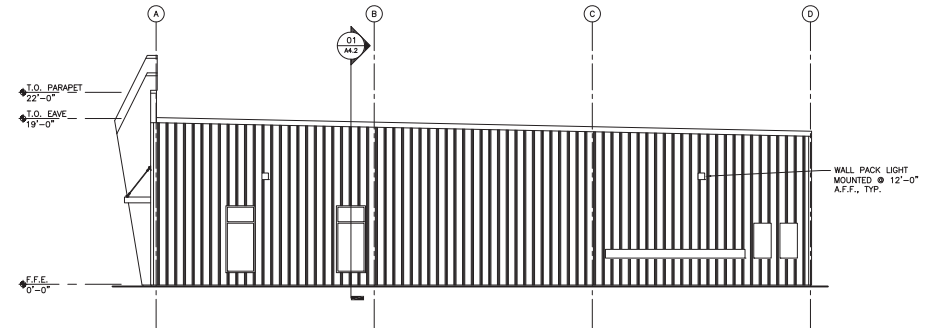
354 ACME DRIVE | HWY 74,
MONROE, NC 28112 ± 4,000 – 16,000 SF



FRONT ELEVATIONS



03 ENLARGED ELEVATION: Horizontal Wall Panels
1/4" = 1'-0"



02 ELEVATION: Right Side
1/8" = 1'-0"



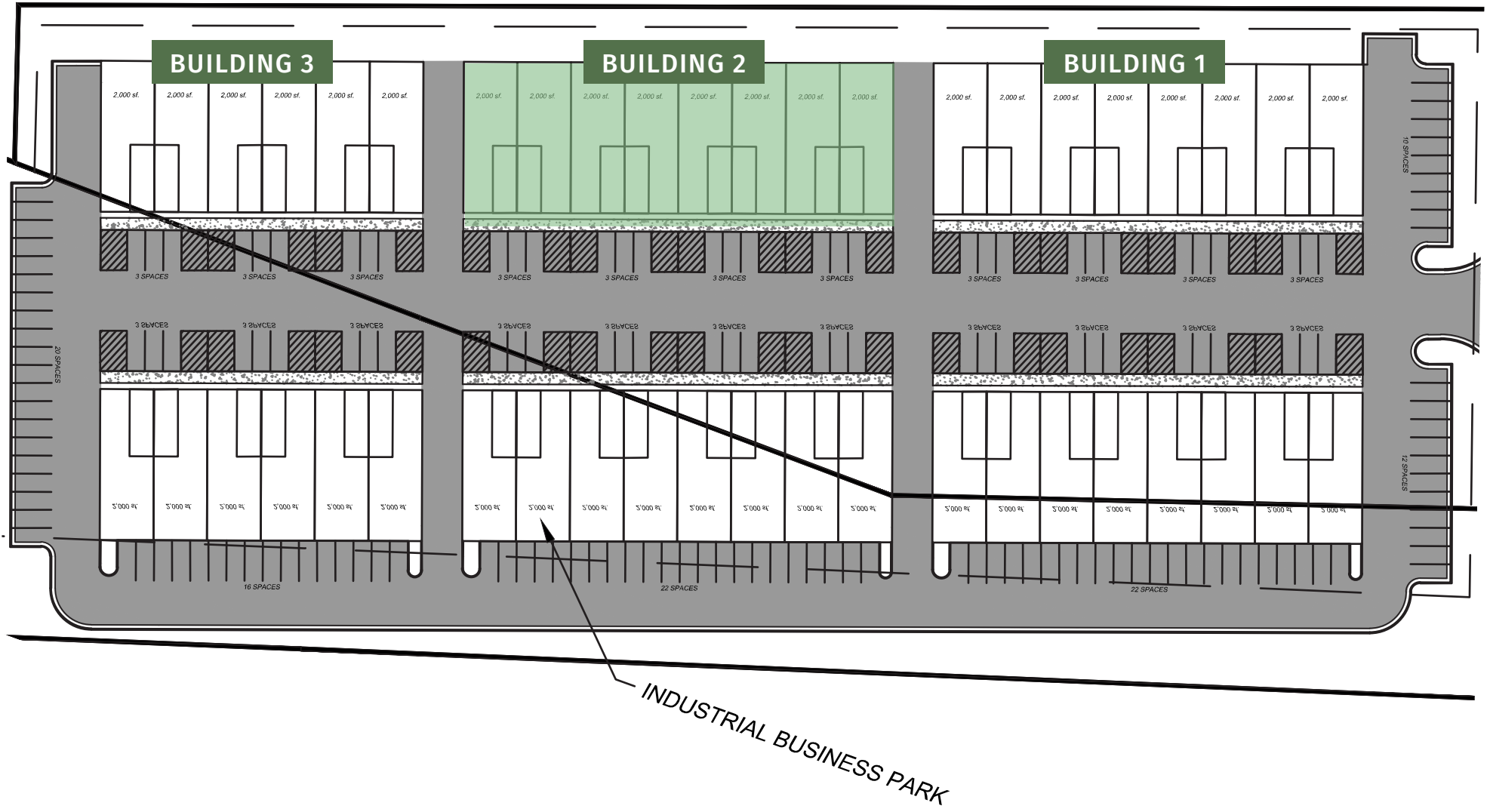
PROPERTY OVERVIEW

The Entrepreneur Center, NEW CONSTRUCTION, Building 2 is located on HWY 74 in Monroe, NC. Landlord will customize space to Tenants specific needs. 4,000 -16,000 SF is available. Each suite can have a \pm 400 SF office space with a reception area, bathroom, and \pm 3,600 SF warehouse space with a garage door.

PROPERTY HIGHLIGHTS

- Incredible location on HWY 74 with amazing visibility
- Build-out included in Rental SF
- Clear Height-17' | Drive-in Doors 10' x 12'
- Available September 2025

SITE PLAN



AERIAL VIEW



BUILDING EXTERIOR



PROPERTY DETAILS



354
Acme Drive, HWY 74
Monroe, NC 28112



Zoning
GI
(General Industrial)



Rent
\$15/SF



Available Space
± 4,000–16,000 SF



Lease Type
Triple Net Lease
(NNN)



TICAM
\$550/monthly
4,000 SF unit

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 **MOSER**
COMMERCIAL REAL ESTATE

LOCATION OVERVIEW



49,815 AADT
Acme Drive and
Roosevelt Blvd (HWY 74)



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354 Acme Drive, HWY 74, Monroe, NC | OFFICE | WAREHOUSE FOR LEASE