

**12 MEGAWATTS  
OF POWER AVAILABLE\***



EXIT 266

± 55.96 AC



# ± 55.96 Acres | For Sale

1912 Stafford St. Ext.  
Monroe, NC 28110 | Union Co.



**SIZE**  
Site can be subdivided



**DISTANCE**  
1.7 Miles



**DISTANCE**  
13.5 Miles



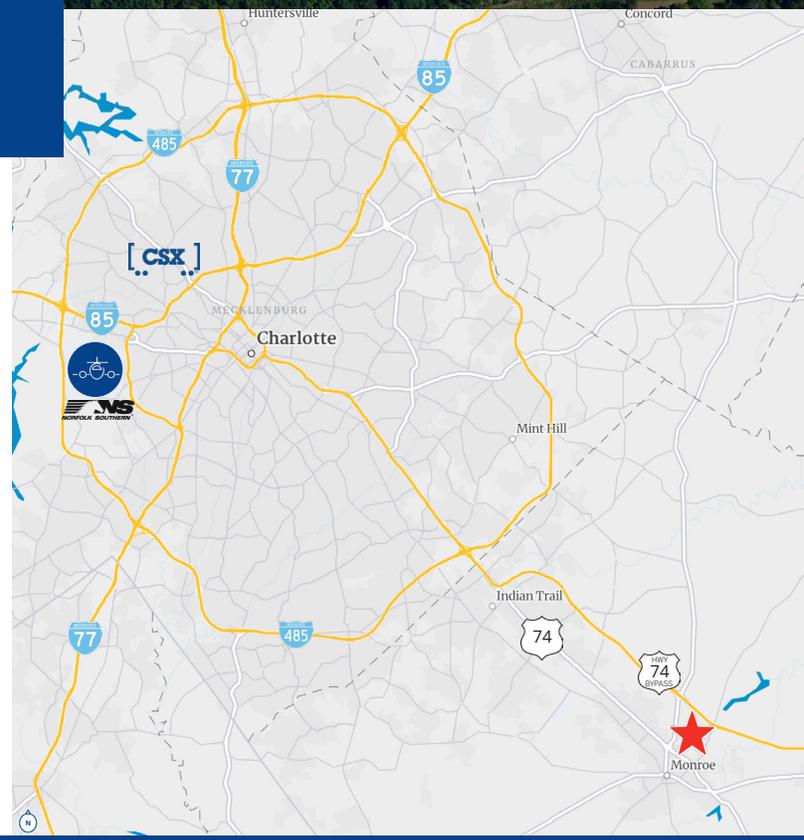
**POWER**  
Approx. 12 MW readily available\*



**WATER**  
8" Water Line



**SEWER**  
6" Sanitary Line



**Don Moss, SIOR | CCIM**  
Executive Vice President  
+1 704 409 2372  
don.moss@colliers.com

**Justin Smith, SIOR**  
Senior Vice President  
+1 704 409 2379  
justin.smith@colliers.com

**Rob Speir, SIOR**  
Senior Vice President  
+1 704 409 2370  
rob.speir@colliers.com



# ± 55.96 Acres, For Sale | Union County Submarket

1912 Stafford St. Ext. | Monroe, NC 28110



## Property Features

- GI (General Industrial) Zoning
- 190' deep truck court
- State and local incentives available for qualifying projects within Union County
- Labor force within (25) miles: ± 801,957
- Strategic manufacturing/distribution/data center location in growing submarket of Charlotte; 1.7 miles to Highway 74 Bypass and 13.5 miles to I-485
- Road Improvements to Stafford Street Extension connecting to Highway 74 Bypass - *Completed*
- Site can be subdivided

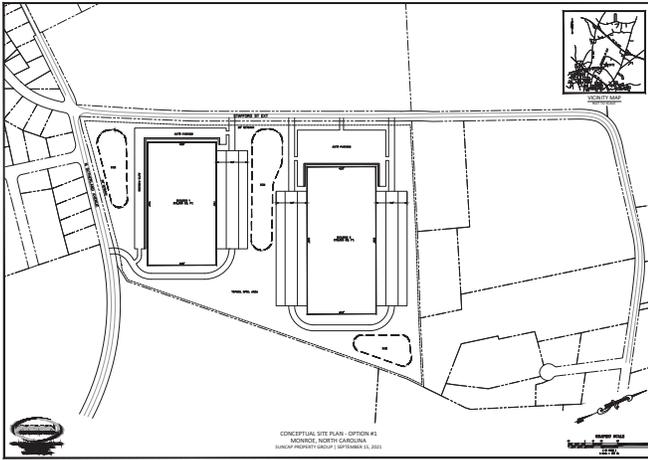
*\*12 MW is the max availability today, which could change on a month-to-month basis based on the updated load of the system. If a user needs more than 12 MW an electrical services study is required. To complete the study, detailed electrical loads and equipment will need to be provided. The study will be reviewed and approved by both Duke Energy and the City of Monroe as the generator. The study will determine the infrastructure improvements, if any, that will be required.*

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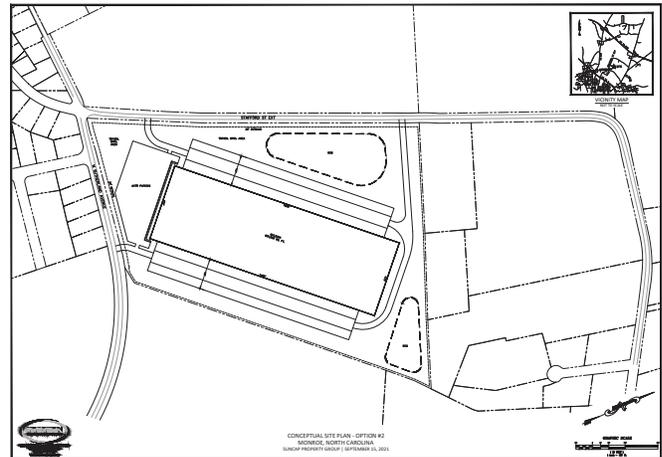
## Conceptual Site Plan Option 1

Building 1: ± 315,000 SF

Building 2: ± 378,000 SF

## Conceptual Site Plan Option 2

Building 1: ± 681,500 SF



## Conceptual Site Plan Option 3

(5) Buildings: ± 48,000 -  
60,000 SF

