

EXECUTIVE SUMMARY



SALE PRICE

\$2,650,000

OFFERING SUMMARY

Available SF:	
Lot Size:	14.3 Acres
Year Built:	1978
Building Size:	72,000 SF
Renovated:	2019
Zoning:	Highway Corridor - Light Industrial
Market:	Union
Price / SF:	\$36.81

PROPERTY OVERVIEW

Light Industrial warehouse for sale or lease on Hwy 74 between Monroe and Wingate

PROPERTY HIGHLIGHTS

- 2,400 sf office space (separate HVAC system)
- Heavy Power - 277/480 @ 2,000 amp
- 14 @ Insulated Dock High Doors & 2 @ Drive-in doors (replaced in 2019)
- Wet Sprinkler (refurbished in 2019)
- Gas Heat in warehouse
- Skylights (replaced in 2019)
- Ventilation/Exhaust Fans (15)
- 60,000 sf roof section replaced in 2019

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
3331 Presson Rd.	\$5.00 SF/yr	72,000 SF

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

Building Name	FORMER NOVA TRADING - MONROE, NC
Street Address	3331 Presson Rd
City, State, Zip	Monroe, NC 28112
County	Union
Market	Union
Cross-Streets	HWY 74
Signal Intersection	Yes

BUILDING INFORMATION

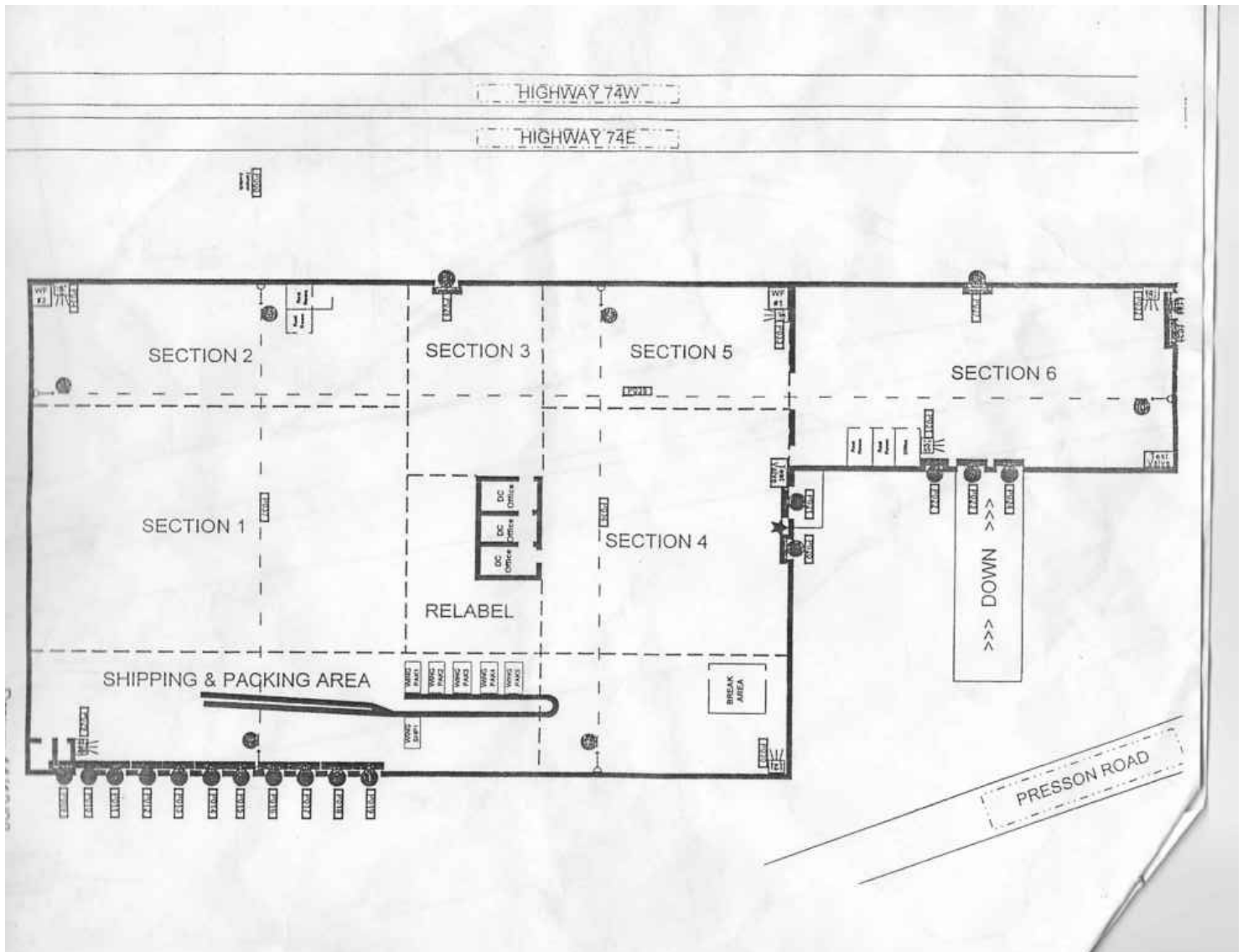
Tenancy	Single
Ceiling Height	12 ft
Minimum Ceiling Height	17 ft
Office Space	2,400 SF
Number of Floors	1
Year Built	1978
Year Last Renovated	2019
Free Standing	Yes

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RENOVATED IN 2019

FLOOR PLANS



Offered Sale /Lease

Former; Nova Trading USA 3331 Presson Road Wingate, NC

72,000 sq ft metal building 14 areas large office area

2017 Taxes \$ 4,379.78

Insurance value \$ 4,613,955 yearly cost \$ 11,520

Power 277/480 /2000 Amps - evenly distributed throughout facility

Sprinkled thru out / Skylights / natural gas heat in plant area

Offices - Heat/Cooled

2,400 sq ft

(2) Exec. Offices with bath and shower - 19'x11'

(3) Offices - 11'x9'

(1) Office - 12'x9'

(1) Reception office - 11'x9'

(1) Conference room - 19'x12'

(1) Open gathering area - 20'x17'

Lobby - 12'x7'

Break area with sink

2 personnel bathrooms

Warehouse/Manufacturing Area

Column Spacing 19'6"

(3) Mid plant offices

All dock doors insulated

Ship/receive office in large area of bldg. with outside personnel door

(10) 8'x10' load/unload dock doors in a row

(1) Drive thru door 12'x12'

Ship/receive offices in separate areas with outside personnel door

(2) 8'x8' load/unload doors on other end of bldg. with outside personnel door

(1) Drive thru door 10'x10'

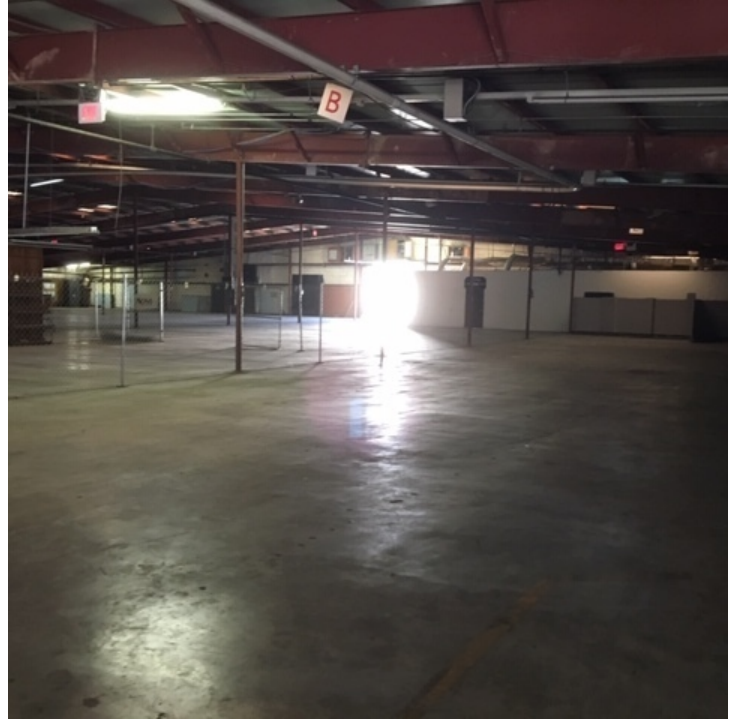
(15) Ventilation/exhaust fans

Restrooms in warehouse/manufacturing area

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS



AERIAL MAPS

