

MARK H. WRIGHT

EXECUTIVE SUMMARY



SALE PRICE

\$3,950,000

OFFERING SUMMARY

Available SF:

Lot Size: 472 Acres

Year Built: 1992

Building Size: 54,800 SF

Renovated: 2003

Zoning: Light Industrial

Market: Union

Price / SF: \$7208

PROPERTY OVERVIEW

Hard to find industrial warehouse just off Hwy 74 in Industrial Ventures I

LOCATION OVERVIEW

Located between Monroe & Indian Trail just off Hwy 74
5 miles to I-485 and the Monroe Expressway
25 miles to Charlotte Douglas International Airport

PROPERTY HIGHLIGHTS

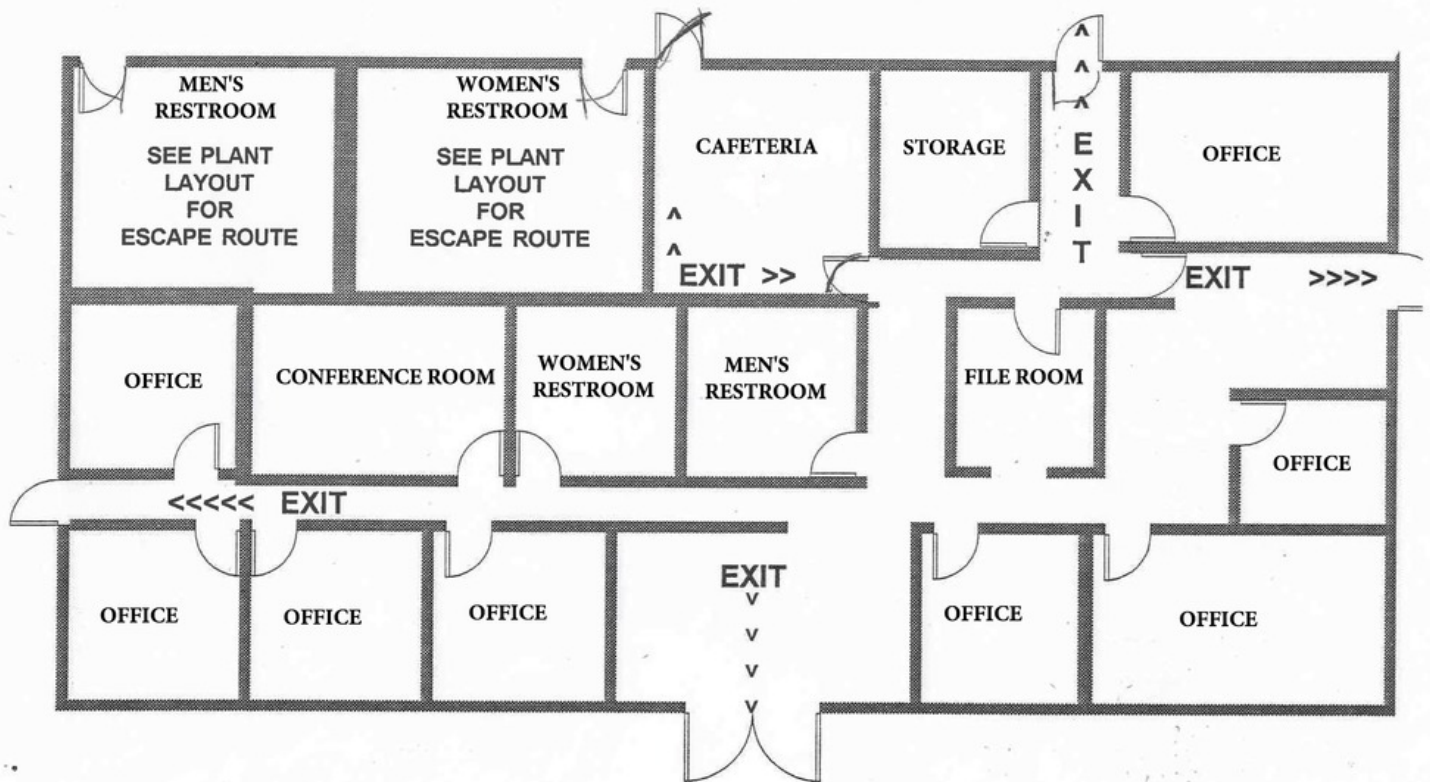
- 30,000 & 20,000 sf warehouses
- 3,710 sf office space
- New LED lighting throughout (2019)
- 960 sf shop & compressor room
- Heavy power
- 2 @ 5-ton cranes (subject to negotiation)
- 24' clear ceiling height
- Skylights & ventilation fans
- City of Monroe water, sewer & gas

GIS AERIAL



OFFICE FLOOR PLAN

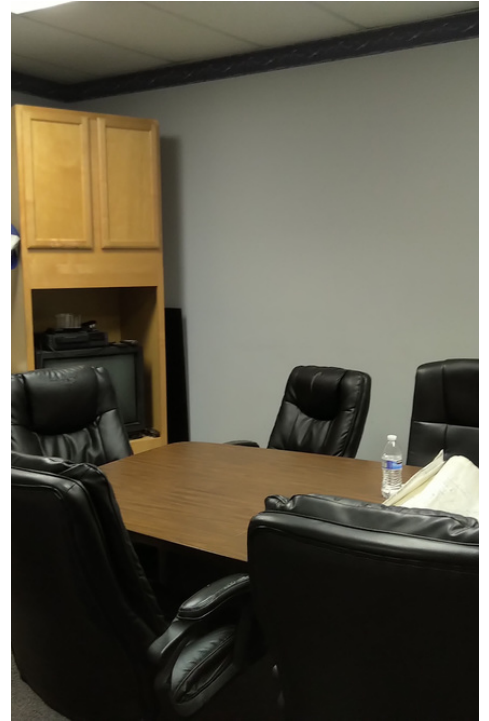
MFG. SYSTEMS EMERGENCY EVACUATION FLOORPLAN



ADDITIONAL PHOTOS



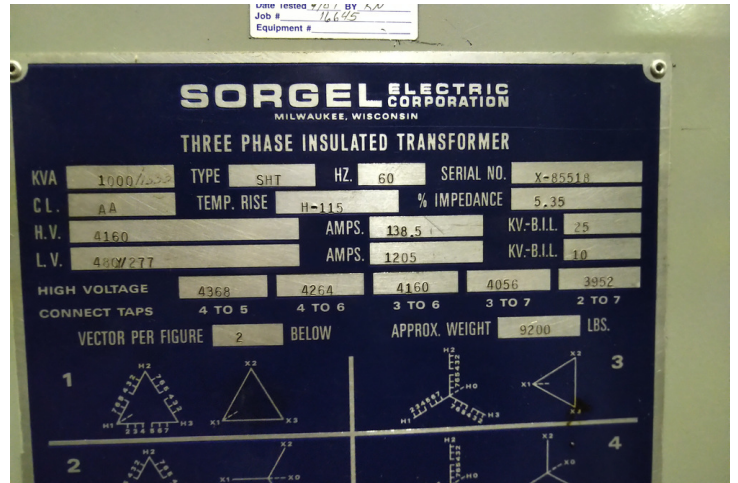
ADDITIONAL PHOTOS



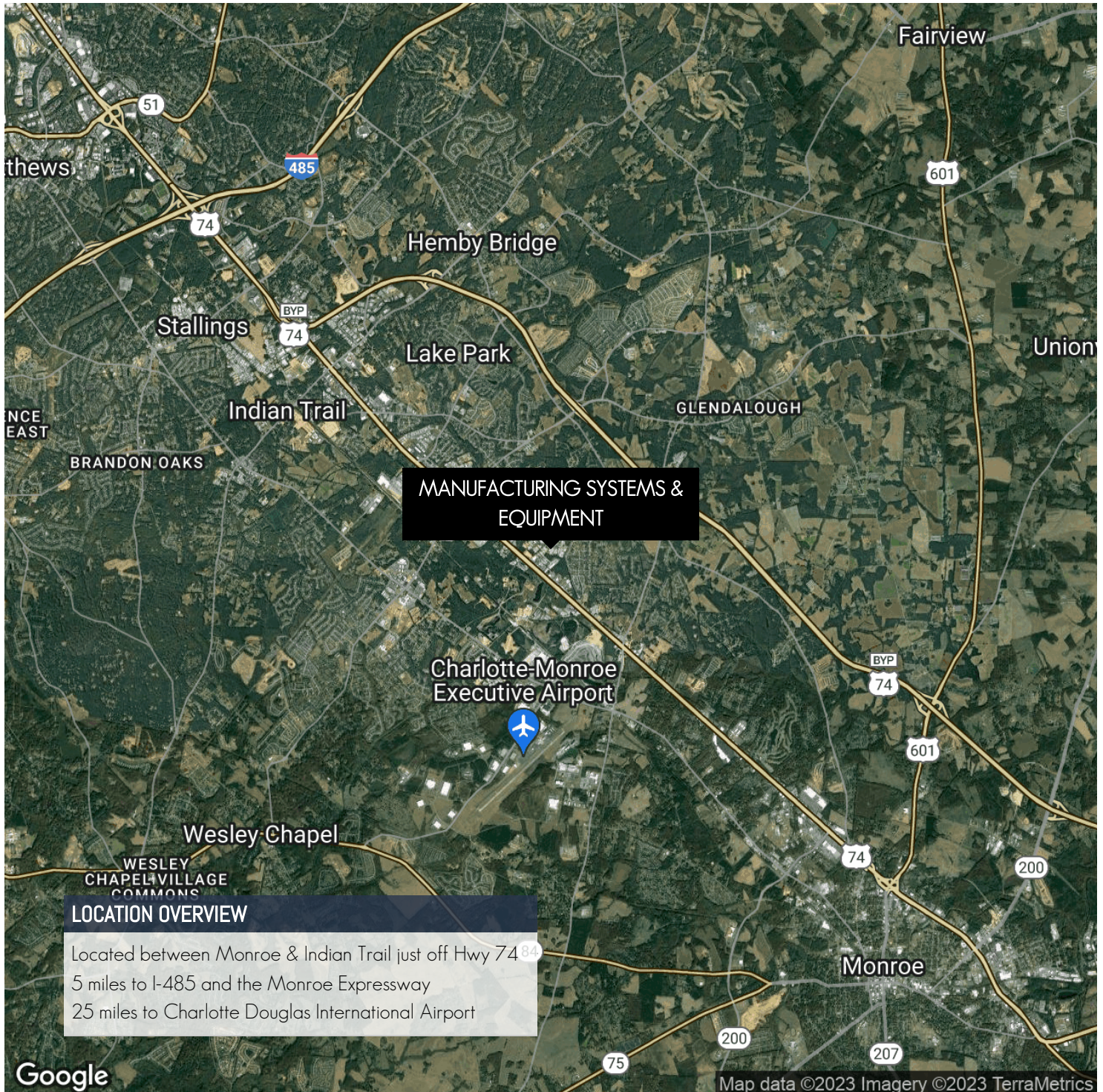
ADDITIONAL PHOTOS



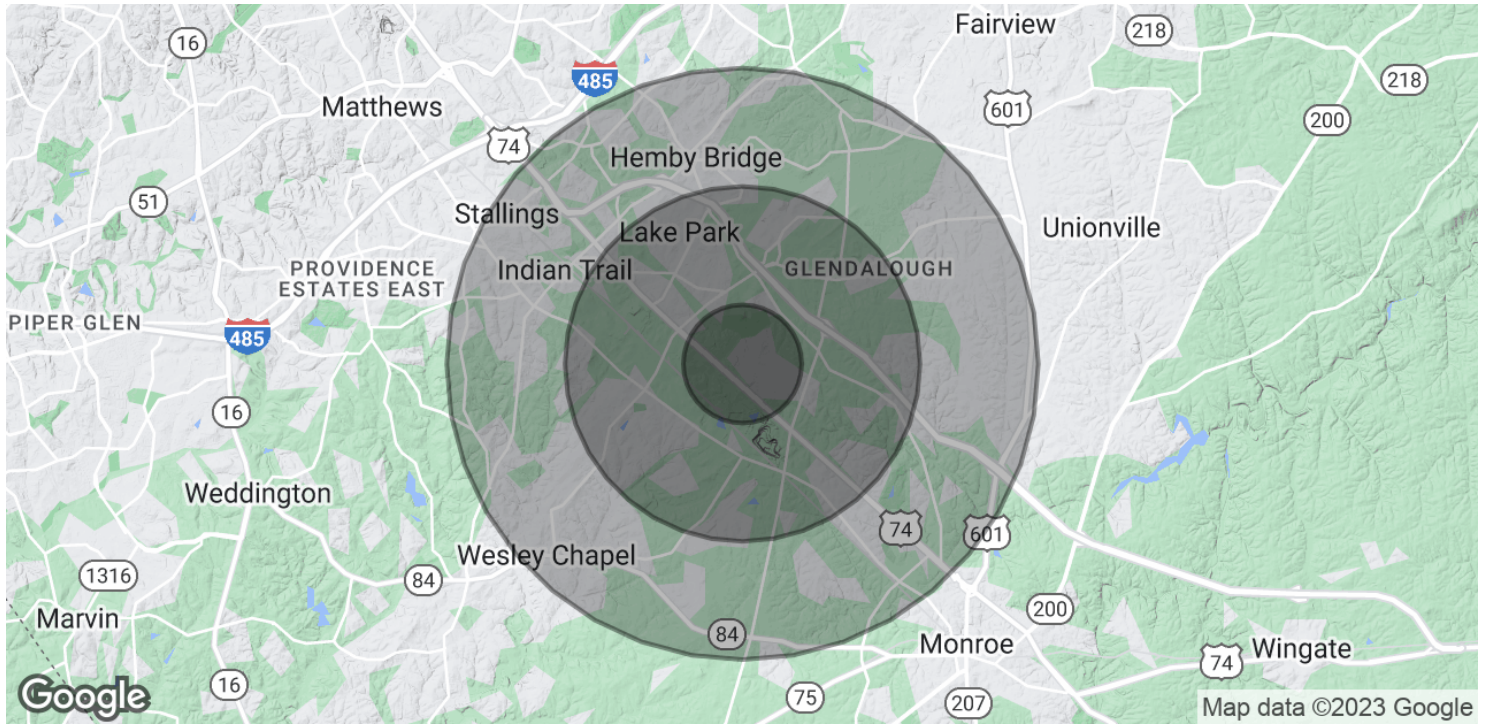
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,389	24,454	62,634
Average age	30.2	31.7	33.2
Average age (Male)	27.4	30.2	32.0
Average age (Female)	33.3	33.3	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,148	8,418	21,633
# of persons per HH	3.0	2.9	2.9
Average HH income	\$74,130	\$72,364	\$72,489
Average house value	\$161,380	\$182,579	\$211,359

* Demographic data derived from 2020 ACS - US Census