



### PROPERTY DESCRIPTION

Opportunity to lease +/- 55,120 SF at 6027 Stitt St on the East side of Monroe in Sutton Park. Recent improvements include a new sprinkler system throughout warehouses, LED lighting and full HVAC in warehouse 1, freshly painted offices and more. Offered at \$8.50/SF NNN with NNN expenses estimated at \$0.34/SF.

### PROPERTY HIGHLIGHTS

- +/- 55,120 SF available
- 2,600 SF office
- Remainder warehouse
- \$8.50/SF NNN
- Estimated expenses 2023 \$0.34/SF

### OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	55,120 SF
Lot Size:	5.78 Acres
Building Size:	77,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	364	9,471	29,021
Total Population	1,126	27,428	81,341
Average HH Income	\$52,997	\$55,624	\$57,665



602 Kintyre Drive,  
Monroe, NC 28112  
704.635.8346  
mwcommercialrealty.net

**Mark H. Wright**

Owner/Broker  
704.634.7429

mark@mwcommercialrealty.net

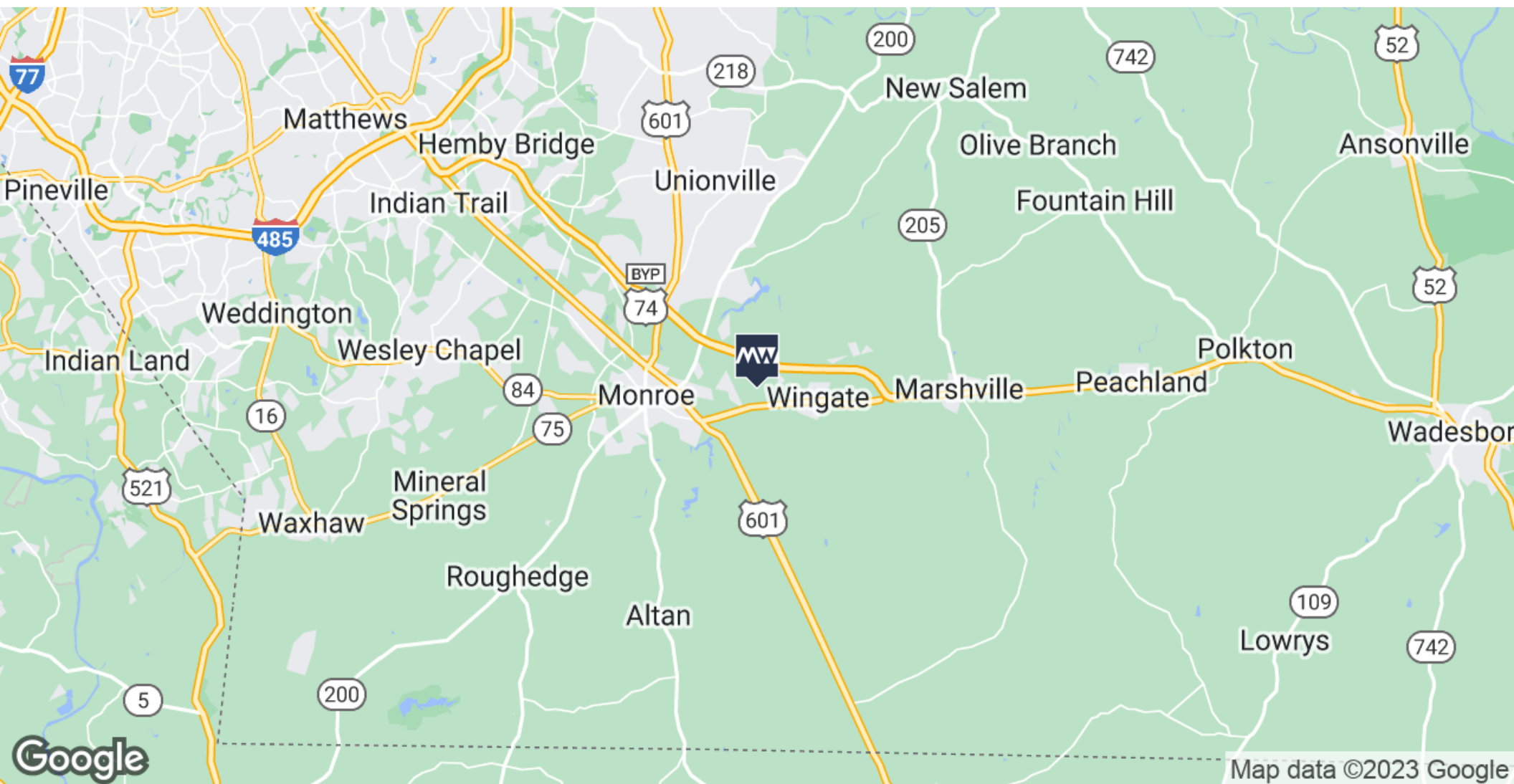
**Emily Cline**

Partner/Broker  
704.280.1314

emily@mwcommercialrealty.net

6027 STITT ST

6027 Stitt St.  
Monroe, NC 28110



602 Kintyre Drive,  
Monroe, NC 28112  
704.635.8346  
[mwcommercialrealty.net](http://mwcommercialrealty.net)

Mark H. Wright  
Owner/Broker  
704.634.7429

[mark@mwcommercialrealty.net](mailto:mark@mwcommercialrealty.net)

Emily Cline  
Partner/Broker  
704.280.1314

[emily@mwcommercialrealty.net](mailto:emily@mwcommercialrealty.net)