



2715 Gray Fox Road

Monroe, NC (Union County)

VACANT BUILDING INVESTMENT SALE

TRINITY
PARTNERS



OFFERING SUMMARY

Trinity Partners, LLC, on behalf of the Owner, is pleased to serve as exclusive advisor for the sale of the Owner's interest in 2715 Gray Fox Road, a highly functional, freestanding single-story office/warehouse building located in Monroe (Union County), North Carolina ("2715 Gray Fox" or the "Property").

The Property is situated in Industrial Ventures II, an established business park featuring a mix of both investor-owned and owner-user properties from 5,000 to 40,000 square feet. Conveniently located along Highway 74 just five miles south of I-485, Industrial Ventures II is home to multiple companies with a national presence including Rototlok Valves, AFL Network Services, Republic Refrigeration, Pure Power Contractors, RJS Logistics, Cardinal Bag Company, WM Goodyear, and Wesco. These companies have chosen Monroe for its accessibility to the greater Charlotte MSA, strong manufacturing workforce, and the lower cost of doing business associated with Union County.

The Property was previously the headquarters location for Thomas Precision Technologies, a custom machining and milling supplier. 2715 Gray Fox is being offered vacant.

Featuring masonry construction, an efficient, open warehouse floorplan, and over 3,000 square feet of office space, this offering presents an appealing opportunity for either an investor or owner-occupant to acquire a highly functional office/warehouse building in the Charlotte MSA at a price well below replacement cost.

☆ INVESTMENT HIGHLIGHTS

Location

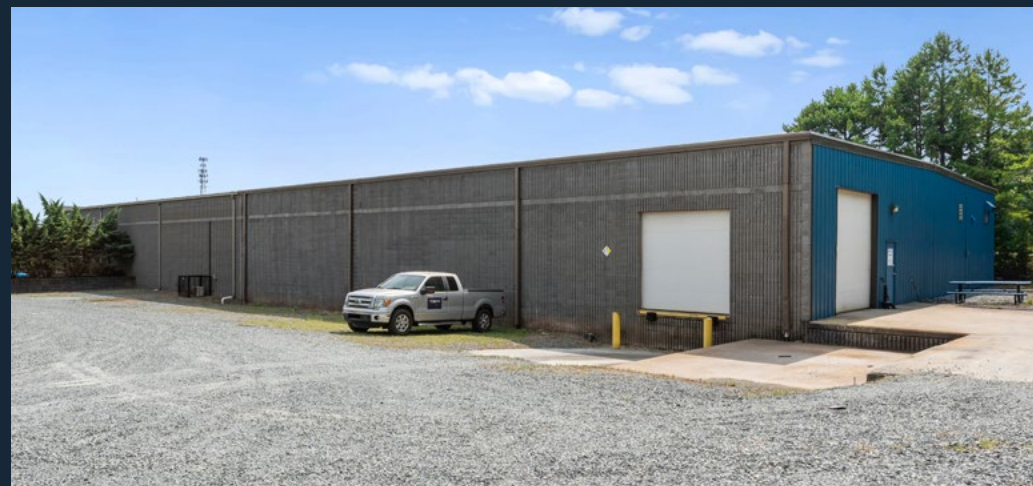
Highly accessible to the greater MSA while offering a number of amenities in the immediate area including dining, neighborhood services, and single-family communities.

Desirable Building Features

- » Masonry construction
- » Complete LED lighting upgrades
- » Fully air conditioned warehouse
- » 800 amp/480 volt three-phase power
- » One (1) dock-high and one (1) drive-in door with the ability to add additional doors on the east side of the building
- » 14' clear height
- » Separate office and production area restrooms and breakroom

High Demand Asset Class with Limited Supply

Despite robust demand for office/warehouse space throughout the MSA, new deliveries over the last five years have only added 5% to the overall supply.

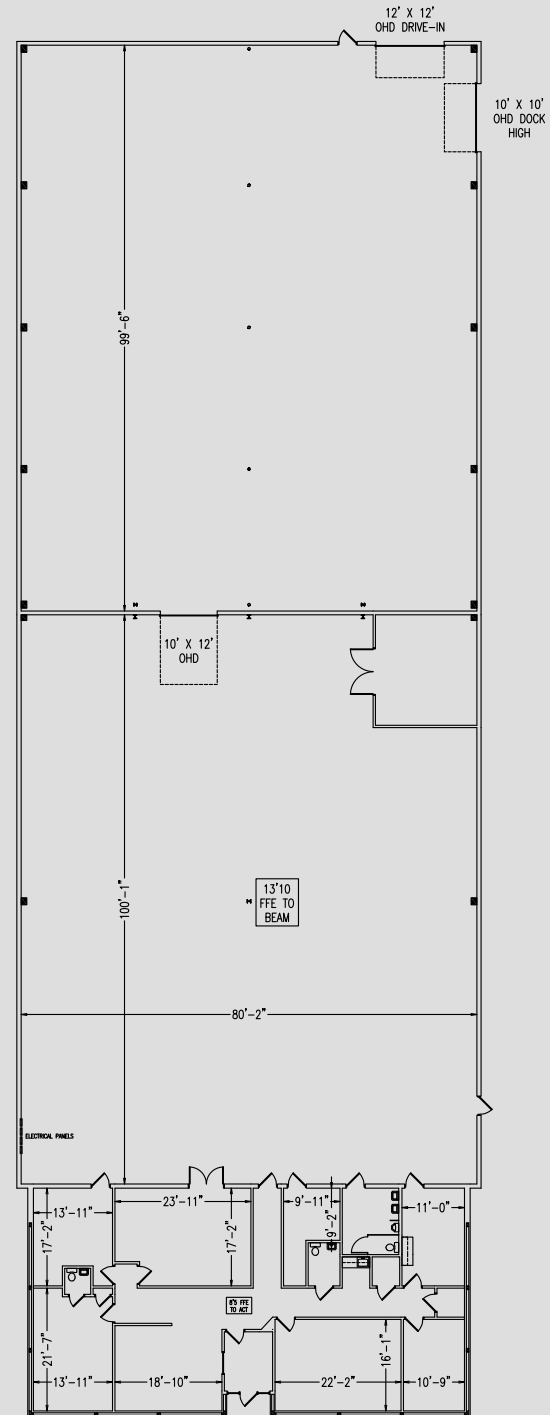


2715 GRAY FOX ROAD

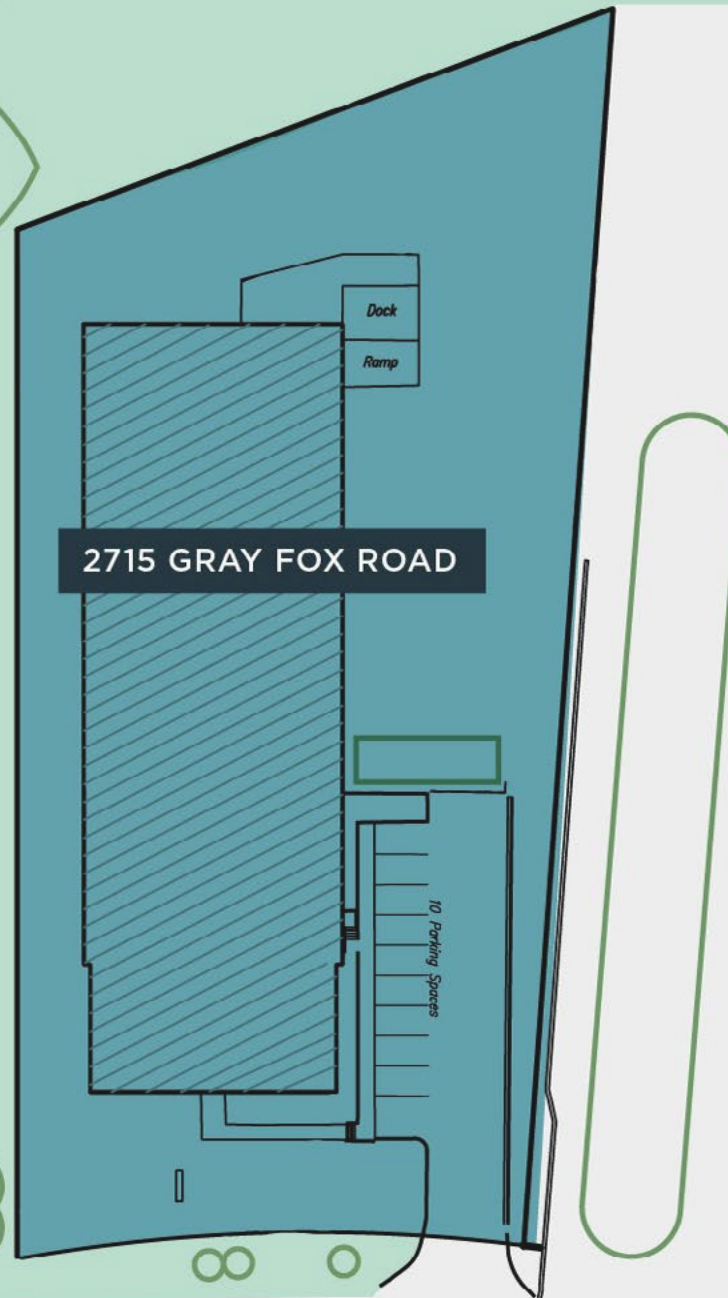


ASSET SUMMARY

ADDRESS	2715 Gray Fox Road, Monroe, NC 28110
PARCEL NUMBER	07048062
SUBMARKET	Union County
USE	Office, warehouse, light assembly
ZONING	L-I (Light Industrial) City of Indian Trail
LAND AREA	1.39 acres
YEAR BUILT	1990
CONSTRUCTION	Masonry w/ Metal Rear Wall and Roof
SIZE (SF)	19,593
OFFICE BUILD-OUT (SF)	3,185
% OFFICE BUILD-OUT	16%
CLEAR HEIGHT	14'
TRUCK COURT DEPTH	65'
DOCK-HIGH DOORS	1 (10' x 10')
DRIVE-IN / RAMPED DOORS	1 (12' x 12')
OPTION FOR ADDITIONAL DOCK/ DRIVE DOORS	Yes
HVAC SYSTEM ALLOCATION	OFFICE One (1) Trane 7.5 Ton RTU WAREHOUSE Two (2) Trane 12.5 Ton RTUs One (1) Trane 10 Ton RTU One (1) Coleman/York 10 Ton RTU
POWER	800 amp, 480v, 3 phase
OFFICE & WAREHOUSE LIGHTING	LED
SPRINKLERS	None



☆ SITE PLAN

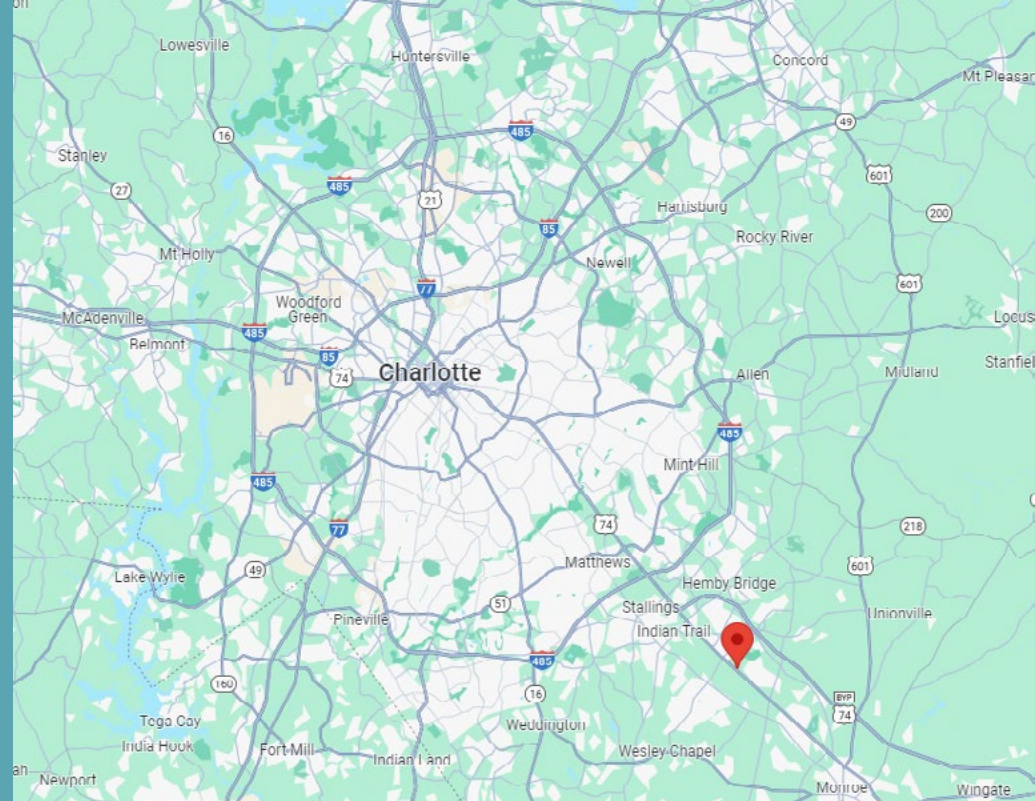


★ LOCATION AND ACCESS

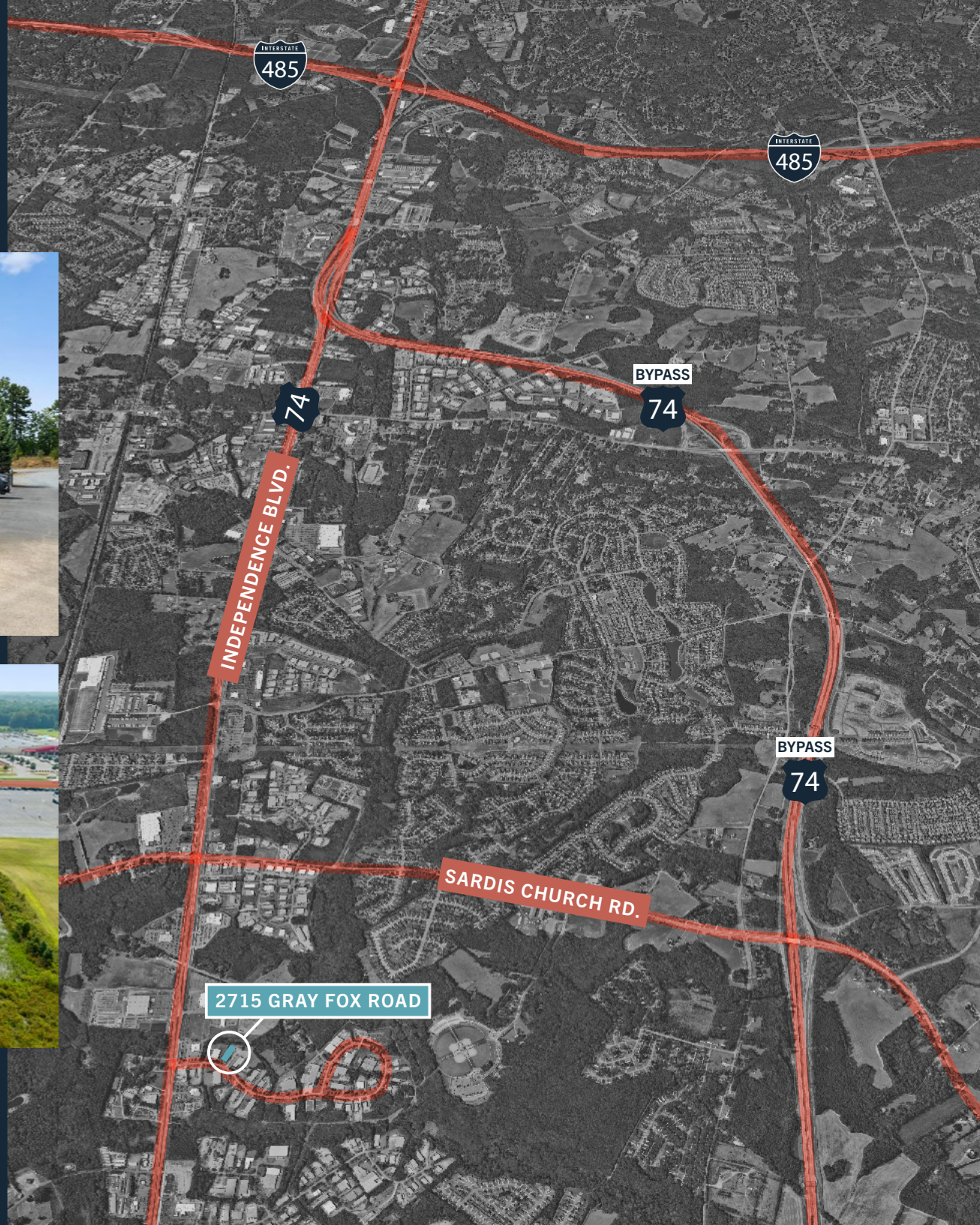
2715 Gray Fox Road is located in the Industrial Ventures II business park just off of Hwy. 74 in Monroe, NC (Union County).

DRIVING DISTANCE FROM 2715 GRAY FOX ROAD

DOWNTOWN CHARLOTTE	19.1 MILES
DOWNTOWN MATTHEWS	7.7 MILES
DOWNTOWN MONROE	7.2 MILES
I-485	5.0 MILES
US 74 BYPASS	2.6 MILES
US 74	200 YARDS



★ LOCATION AND ACCESS





FOR MORE INFORMATION, CONTACT THE EXCLUSIVE MARKETING AGENTS:
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