



COMMERCIAL REALTY, LLC

203 LEE ST

203 Lee St, Monroe, NC 28112

INDUSTRIAL PROPERTY FOR LEASE



COMMERCIAL REALTY, LLC

602 KINTYRE DRIVE MONROE, NC 28112

PLEASE CONTACT
MARK H. WRIGHT

704.634.7429
mark@mwcommercialrealty.net

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LEASE RATE

**\$4,000.00 - 9,000.00
PER MONTH**

OFFERING SUMMARY

Available SF:	6,756 - 16,552 SF
Lease Rate:	\$4,000.00 - 9,000.00 per month (MG)
Lot Size:	2.3 Acres
Year Built:	1950
Building Size:	26,208 SF
Renovated:	2008
Zoning:	General Industrial
Market:	Union County

LOCATION OVERVIEW

Located just off Morgan Mill Rd. with easy access to Why 74

PROPERTY HIGHLIGHTS

- 3 phase electric
- Offices & break area
- Gas heat in warehouse
- Sprinkler System
- Convenient access to Hwy 74 and the Monroe Expressway via Morgan Mill Rd.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Warehouse #1	\$9,000 per month	16,552 SF
Warehouse #2	\$4,000 per month	6,756 SF



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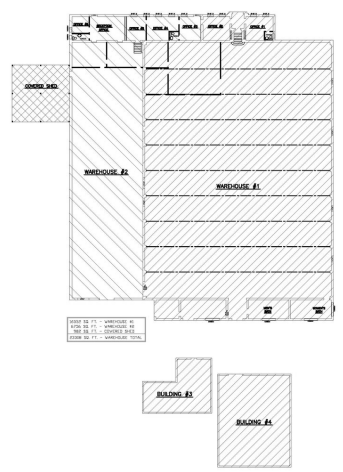
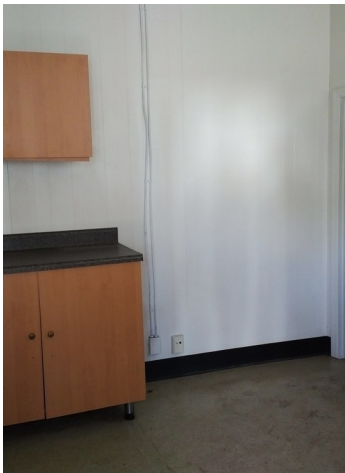
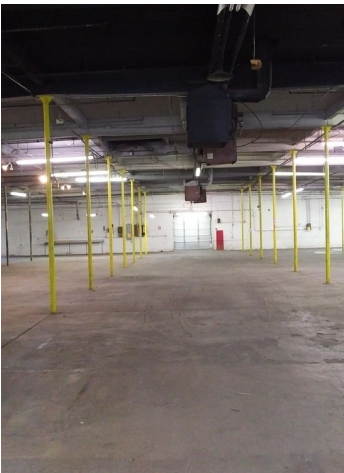
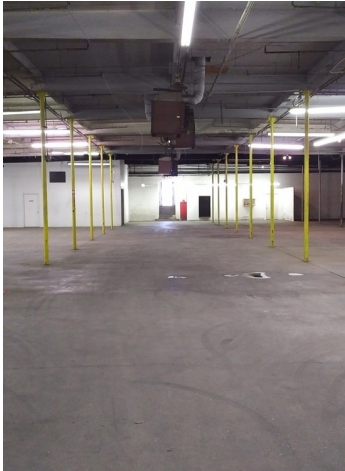
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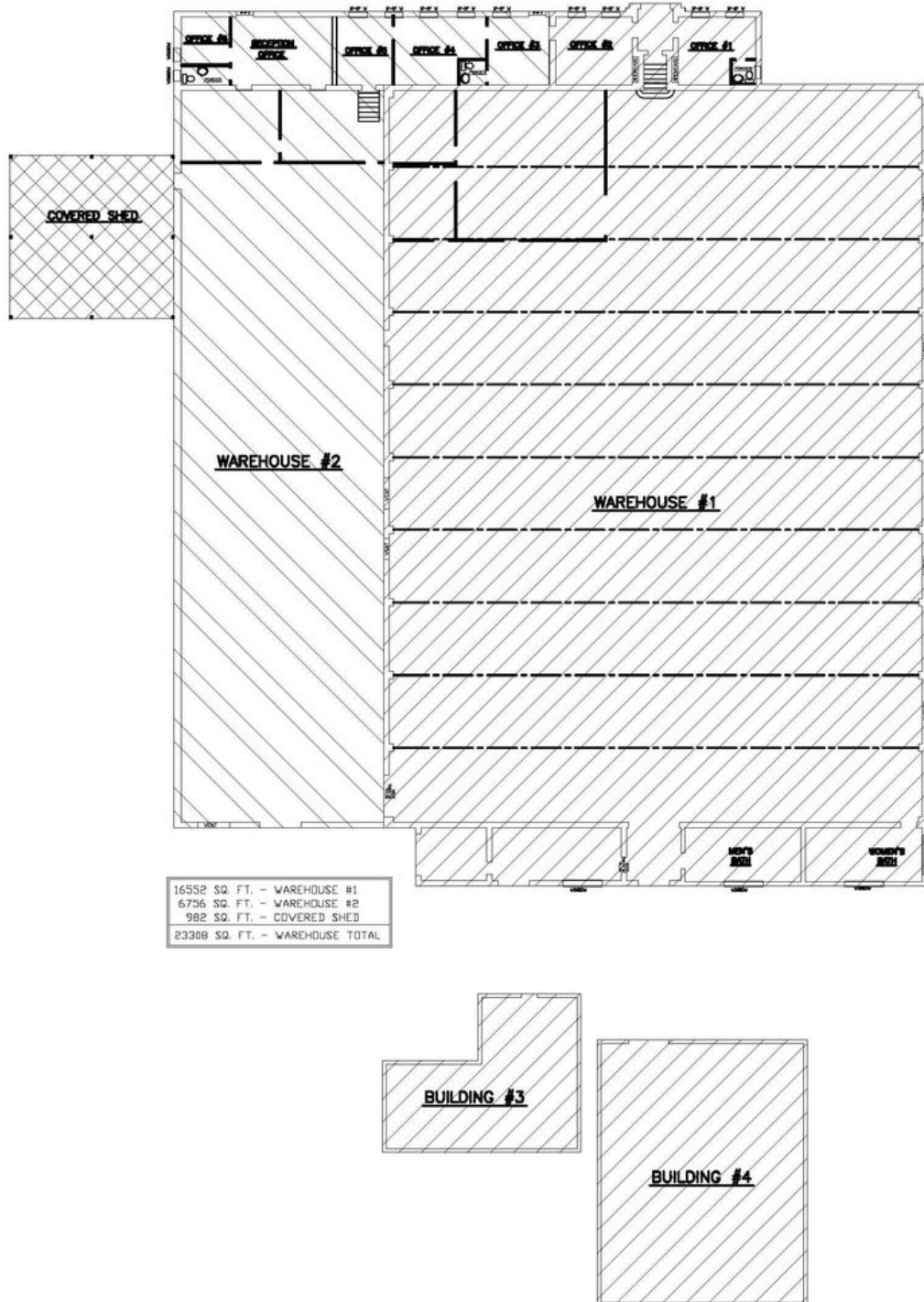
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LEASE TYPE | MG **TOTAL SPACE** | 6,756 - 16,552 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$4,000.00 - \$9,000.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Warehouse #1	Available	16,552 SF	Modified Gross	\$9,000 per month	-
Warehouse #2	Available	6,756 SF	Modified Gross	\$4,000 per month	-



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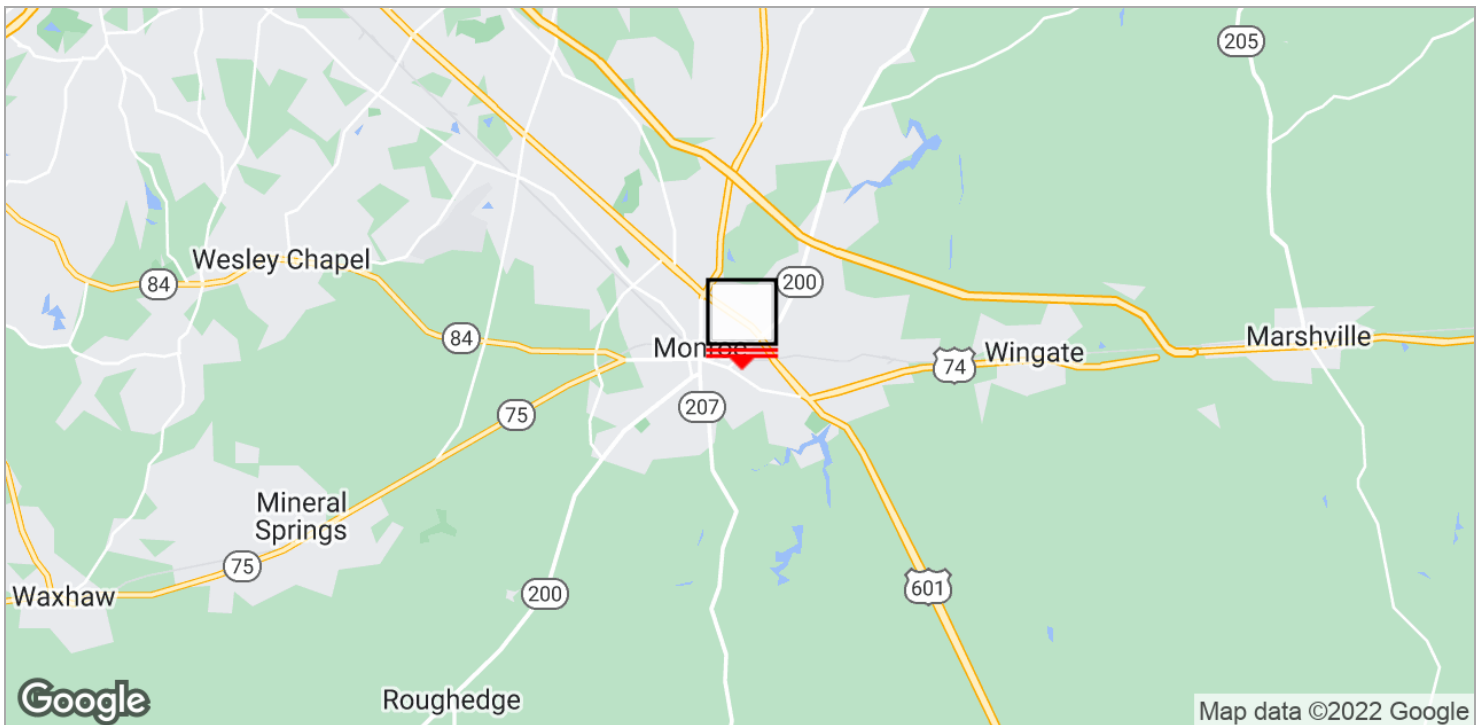
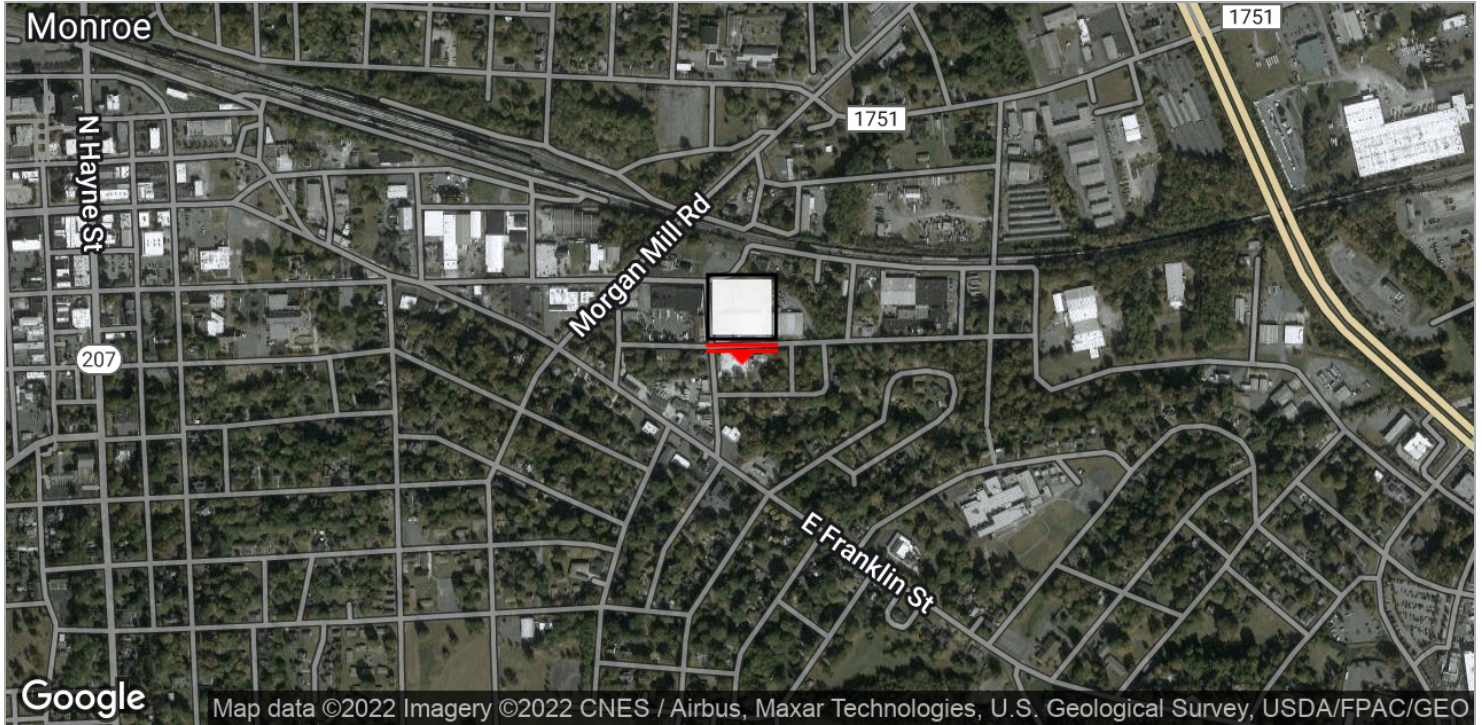
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