



COMMERCIAL REALTY, LLC

BASS INSURANCE SERVICES

4816 Starcrest Avenue, Monroe, NC 28110

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 **\$3,500.00 PER MONTH**

OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$3,500.00 per month (NNN)
Lot Size:	1.01 Acres
Year Built:	1988
Building Size:	5,000 SF
Zoning:	Light Industrial
Market:	Charlotte
Submarket:	Union County

PROPERTY OVERVIEW

Office/Warehouse with fenced rear yard suitable for small business operations.
DO NOT DISTURB OCCUPANT - SHOWINGS BY APPOINTMENT ONLY!

LOCATION OVERVIEW

Conveniently located just off heavily travelled Hwy 74 between Indian Trail and Monroe in the Industrial Ventures Industrial Park with easy access to I-485, Matthews and Charlotte CBD. Only 4 miles to the Monroe Expressway, 5.5 miles to I-485 and 25 miles to Charlotte Douglas International Airport

PROPERTY HIGHLIGHTS

- 1,300 sf office & 3,700 sf warehouse
- 2 Offices & Conference Room
- Reception Area, Break Area & 2 Restrooms
- 1 @ 10' X 12' drive-in door
- 1 @ 10' X 14' drive-in door
- Fenced rear yard (partially paved)
- 20' X 45' Utility Building
- 3 Phase power (200 amp & 50 amp service)
- Lease rate does not include utilities, property expenses or building services



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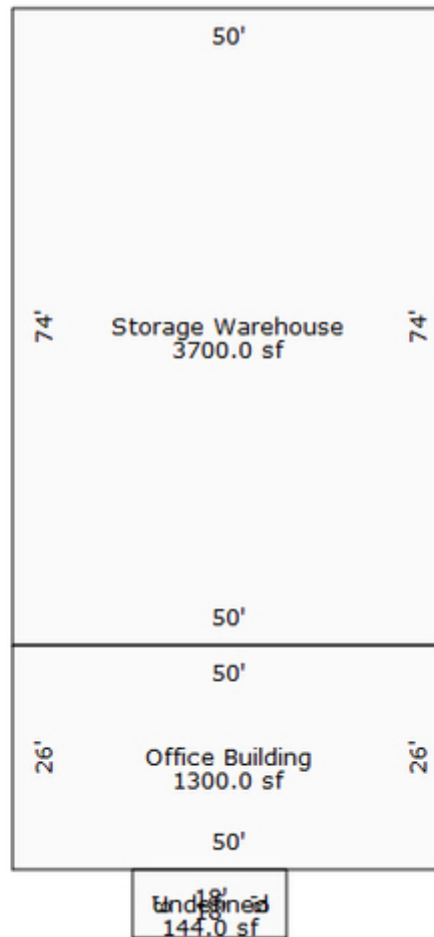
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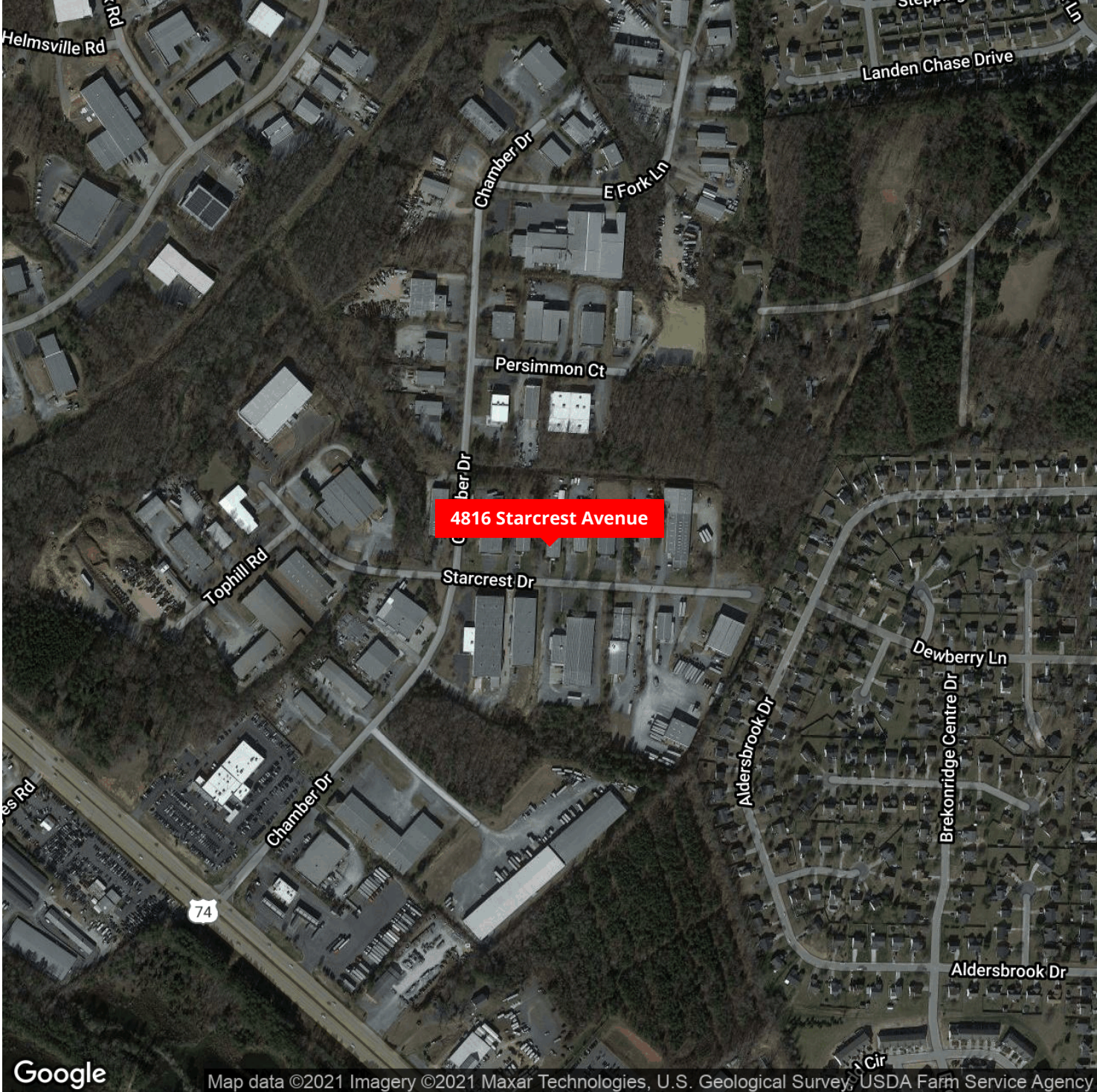
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