

INDUSTRIAL WITH LAYDOWN YARD
FOR LEASE | MONROE NC

709 Curtis St

MONROE, NC 28112



Photo has been digitally enhanced using AI image tools. Some enhancements reflect improvements the seller plans to make to the property. The enhanced image may not reflect the exact current condition of the property.

23,988
SQ FT AVAILABLE

Warehouse
PLUS OFFICE SPACE

General Industrial
ZONING

9,348 SF
BUILDING 1

22'
CLEAR HEIGHTS

Dock High
AND DRIVE IN LOADING

14,640 SF
BUILDING 2 (DIVISIBLE TO
4,800 SF, 9,840 SF, 14,640 SF)

3.00 AC
LOT SIZE

11\$ /SF NNN
ASKING RATE

REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE MANAGEMENT

PARKER TOWNSEND

704.572.0009
parker@redpart.com

RED
PARTNERS



Building 1
(±9,348 SF)

Building 2
(±9,840 SF)

±4,800
SF

**Laydown
Yard**

E Windsor St

74



Photo has been digitally enhanced using AI image tools. Some enhancements reflect improvements the seller plans to make to the property. The enhanced image may not reflect the exact current condition of the property.

Location Map

