



FOR SALE - 60,409 SF

FEATURES

- 2 Buildings
 - Building 1 - 41,409 SF
 - Building 2 - 19,000 SF
- 3,000 +/- SF Office
- 2 Dock High Doors
- 4 Drive-In Doors
 - 2 (14' x 24')
 - 2 (14' x 14')
- 16.5' Clear Height
- 40' x 40' Column Spacing
- Metal Halide / Fluorescent
- Less than 2 miles from Hwy 74



For more information, contact:

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www.cushmanwakefield.com



FOR SALE
2803 Bravo Place
Monroe, NC

PROPERTY INFORMATION

SQUARE FOOT BREAKDOWN

- 41,409 - Building 1
- 19,000 - Building 2

- 60,409 SF Total

YEAR BUILT

- 1970 (41,409 SF) - Building 1
- 2005 (19,000 SF) - Building 2

ZONING

- UD

CONSTRUCTION

- Floors: Concrete, 4,000 PSI
- Walls: Block
- Roof:
 - Building 1 - TPO
 - Building 2 - Metal standing seam

CEILING HEIGHT

- 16.5

COLUMN SPACING

- 40'-0" x 40'-0"

LIGHTING

- Metal halide / fluorescent
- 56 Skylights

FIRE PROTECTION

- Building 1 - Wet system
- Building 2 - No

HVAC

- Office: 100% HVAC
- Warehouse: Radiant gas heaters
- Exhaust fans

DOCK HIGH DOORS

- 2 - 8' X 10' Dock high doors

DRIVE-IN DOORS

- 2 - 14' x 24' - Building 1
- 2 - 14' x 14' - Building 2

UTILITIES

- Electricity (2,000 amp), water, and sewer by City of Monroe

AUTOMOBILE PARKING

- Ample

MAJOR HIGHWAYS

- Hwy 74 less than 2 miles away

ASKING PRICE

- \$1,500,000

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