

FOR SALE 2803 Bravo Place Monroe, NC



## 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' × 24')
  - 2 (14' × 14')
- 16.5' Clear Height
- 40' x 40' Column Spacing
- Metal Halide / Fluorescent
- Less than 2 miles from Hwy 74

For more information, contact:

Patrick McGrath Associate Vice President +1 704 887 3038 Patrick.McGrath@cushwake.com Charlie Ripple Director +1 704 335-4436 Charlie.Ripple@cushwake.com



550 S. Tryon Street, Suite 3400 Charlotte, NC 28202

T: +1 704 375 7771 F: +1 704 347 0793

www.cushmanwakefield.com

Cushman & Wakefield Copyright 2015. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.

# CUSHMAN & WAKEFIELD

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" × 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

For more information, contact:

Patrick McGrath Associate Vice President +1 704 887 3038 Patrick.McGrath@cushwake.com Charlie Ripple Director +1 704 335 4436 Charlie.Ripple@cushwake.com 550 S. Tryon Street, Suite 3400 Charlotte, NC 28202

T: +1 704 375 7771 F: +1 704 347 0793

www.cushmanwakefield.com

Cushman & Wakefield Copyright 2015. The information contained herein was lawfully obtained from sources we consider reliable. Cushman & Wakefield is not responsible and expressly disclaims all liability, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller (or Lessor, as the case may be) and broker make no representation as to the environmental condition of the property and recommend Purchaser's (or Lessee's) independent investigation.