

# For Lease or Sale

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## ±17,701 s.f. industrial space

- Total s.f.: ±17,701
- Office s.f.: ±1,326
- Dock high doors: 1
- Drive-in doors: 1
- Power: 800 amps, 480/277 v, 3 phase
- Clear height: 18'
- Zoning: Light industrial
- Acreage: 2.3380
- Parking: ±20 car spots
- Asking price: \$1,150,000
- Lease rate: \$5.50/s.f. NNN

## 2905 Gray Fox Rd Monroe, NC

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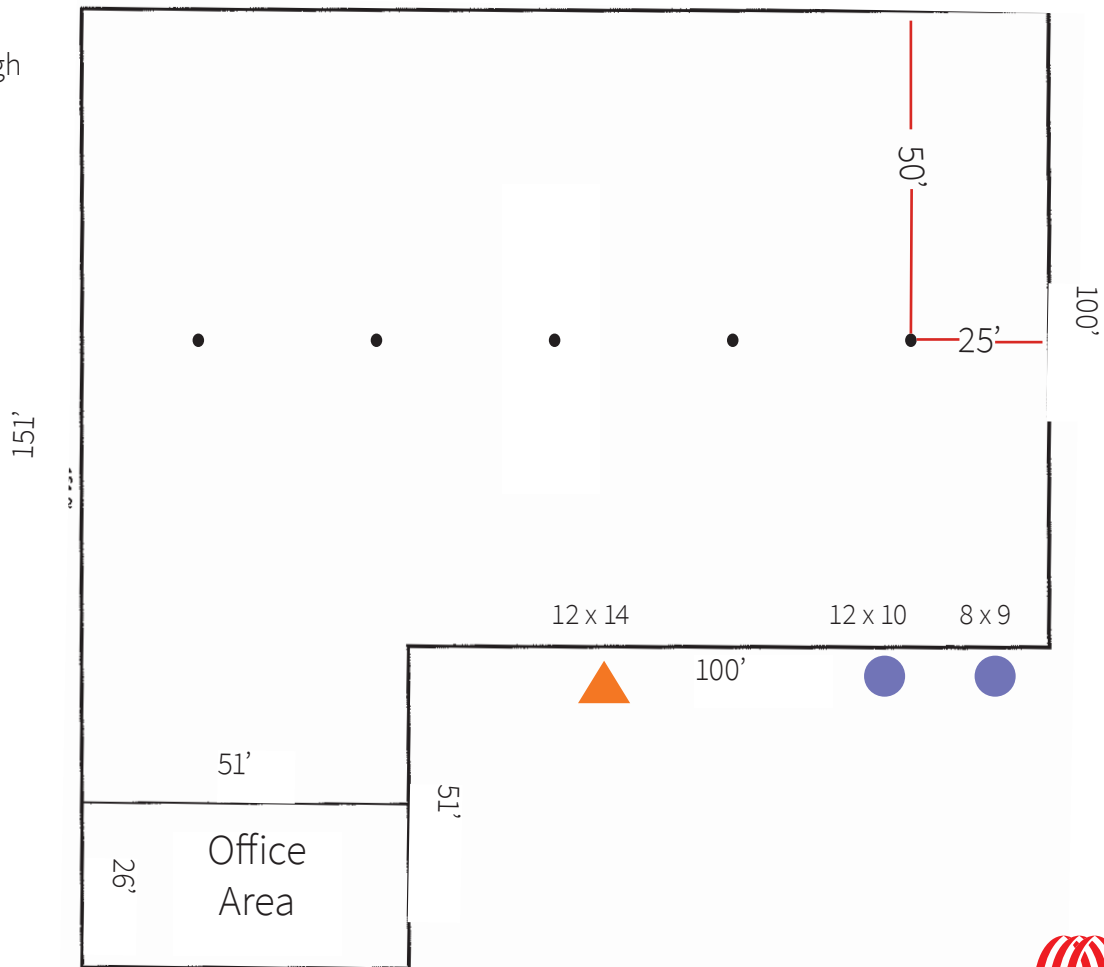
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151'

- dock high
- ▲ drive-in



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