

Available For Sale or Lease

**3115 Old Charlotte Highway
Monroe, NC 28110**



www.themosergroupinc.com

For Sale: \$1,100,000

**Two - 10,000 S.F. Buildings
and 9.57 Acres**

For Lease: \$4.75 Per S.F.

**One - 10,000 S.F. Building
Warehouse: 7,800 S.F.
Office: 2,200 S.F. (22%)**

For Sale

- Includes Two 10,000 SF Metal Buildings and 9.57 Acres
- First Building (3115-A) was Built in 1993 and has 2,250 SF of Office Space.
- Second Building (3115-B) was Built in 2002 and Contains 2,200 SF of Office Space.
- 3115-A is Leased from 9/2007 to 8/2010
- 3115-B will be Available for Lease 10/1/07

For Lease

- Building (3115-B) was Built in 2002 and Contains 2,200 SF of Office Space and 7,800 of Warehouse Space. Available for Lease 10/1/07; \$4.75 Per S.F.

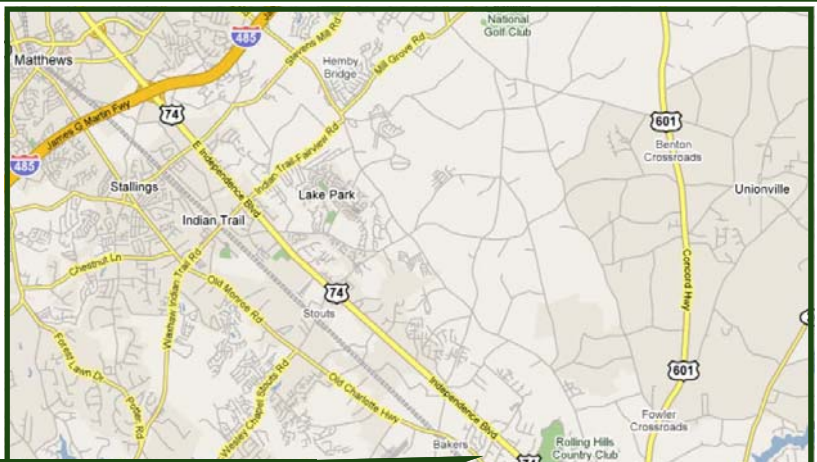
Additional Property Information

- NNN Lease; Tax ID: 09-339-001B
Approximately 50 Feet Road Frontage.
- Water, Sewer, & Natural Gas
- Zoned GI (Industrial) - Conditional District by City of Monroe

For More Information Contact:
Ed Hord
(704) 882-1700 x213
ehord@themosergroupinc.com



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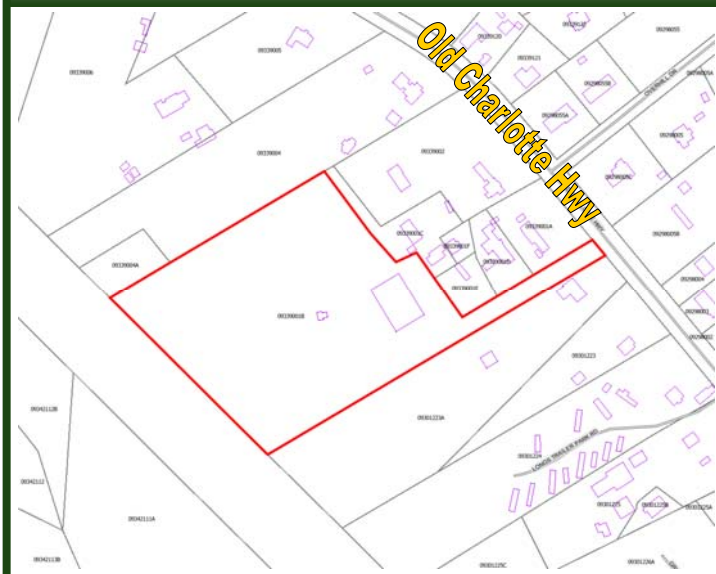
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