

FOR LEASE



2805 WALKUP AVENUE

Monroe, NC 28110

Christa Tyson, President of Sales

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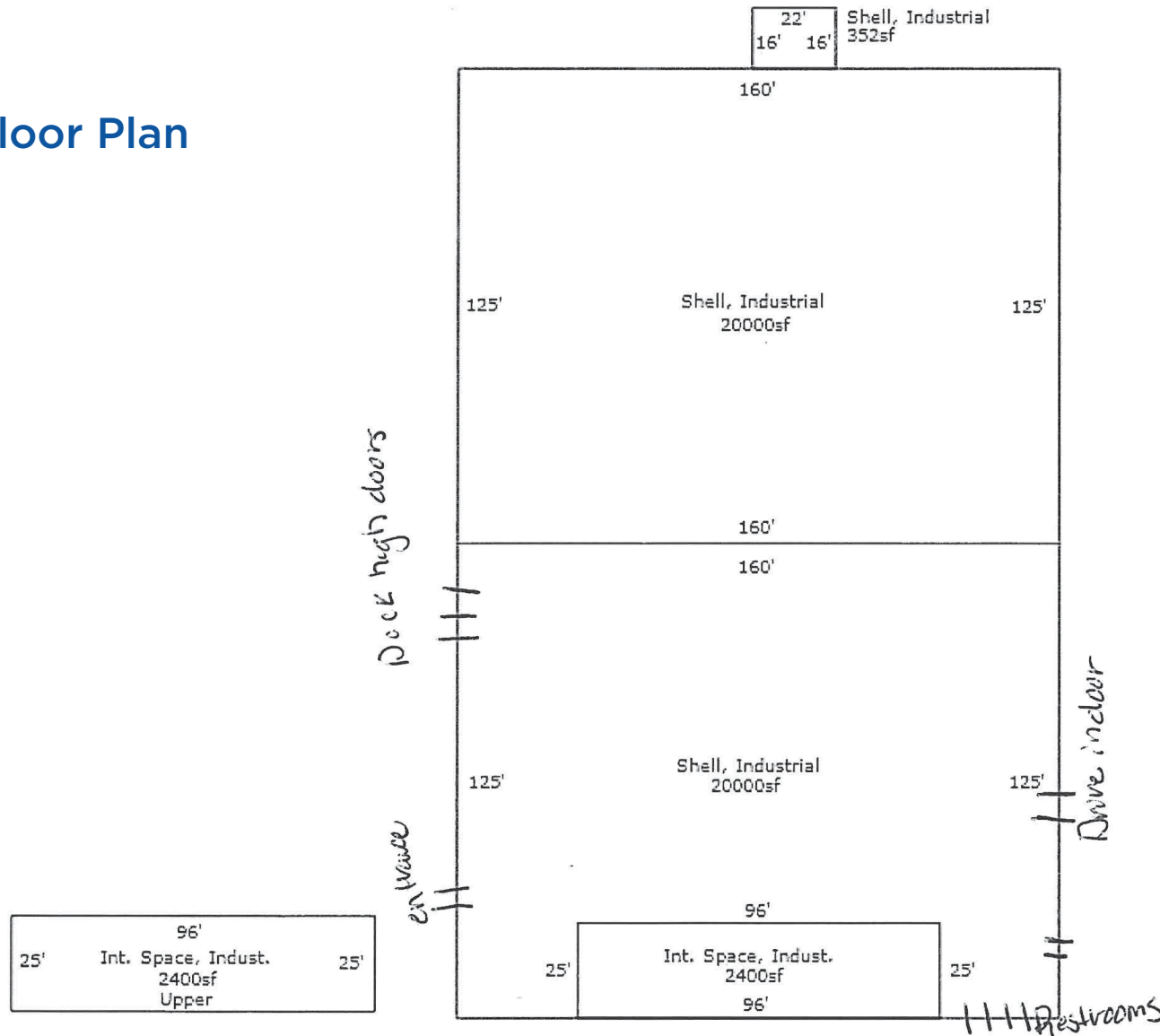


FEATURES

Parcel #:	09-115-124 (Union County)
Site Size:	5.06 Acres
Zoned:	LI Industrial Zoning (Light Industrial)
Building Size:	24,800 SF
Warehouse Size:	20,000 SF
Office Size:	2,400 SF Upstairs and 2,400 SF Downstairs - Separate entrances for upstairs and downstairs
Spaces:	- 5 offices downstairs with conference room - 1 breakroom - Mens and womens restrooms in warehouse - 1 restroom upstairs
Columns:	6 Columns in the warehouse
Ceiling Height:	26.5' in warehouse center and 22' at eaves
Cooling/Heating:	- New HVAC system in office area - Portable fans and gas heat in warehouse
Dock Doors:	2 Dock High Doors
Drive-In Doors:	1 Grade Level Door
Storage:	Area for outdoor storage
Security:	Alarm system
Power:	3 phase 480 watt power
Floor:	5 inch cement floor

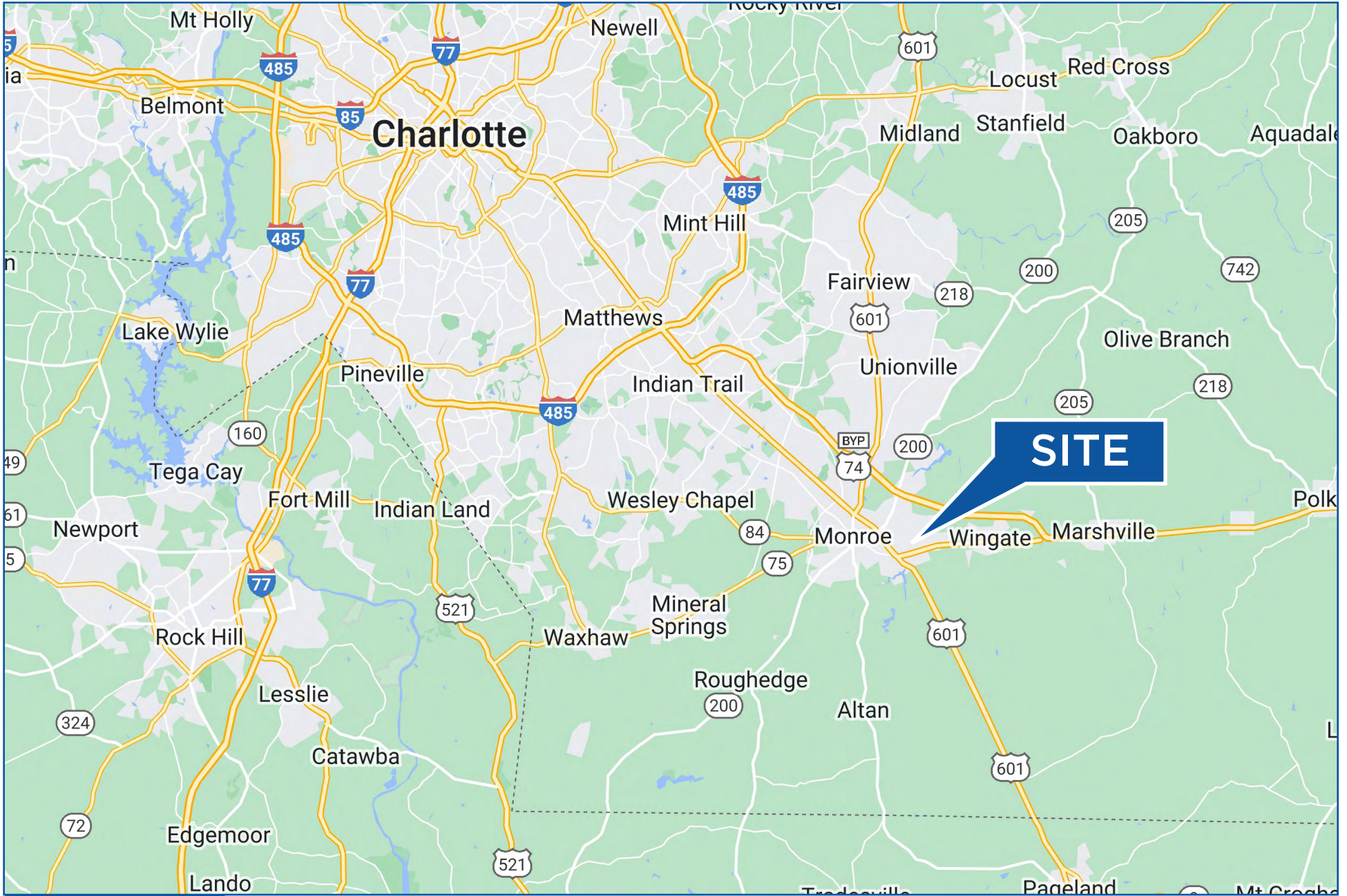


Floor Plan

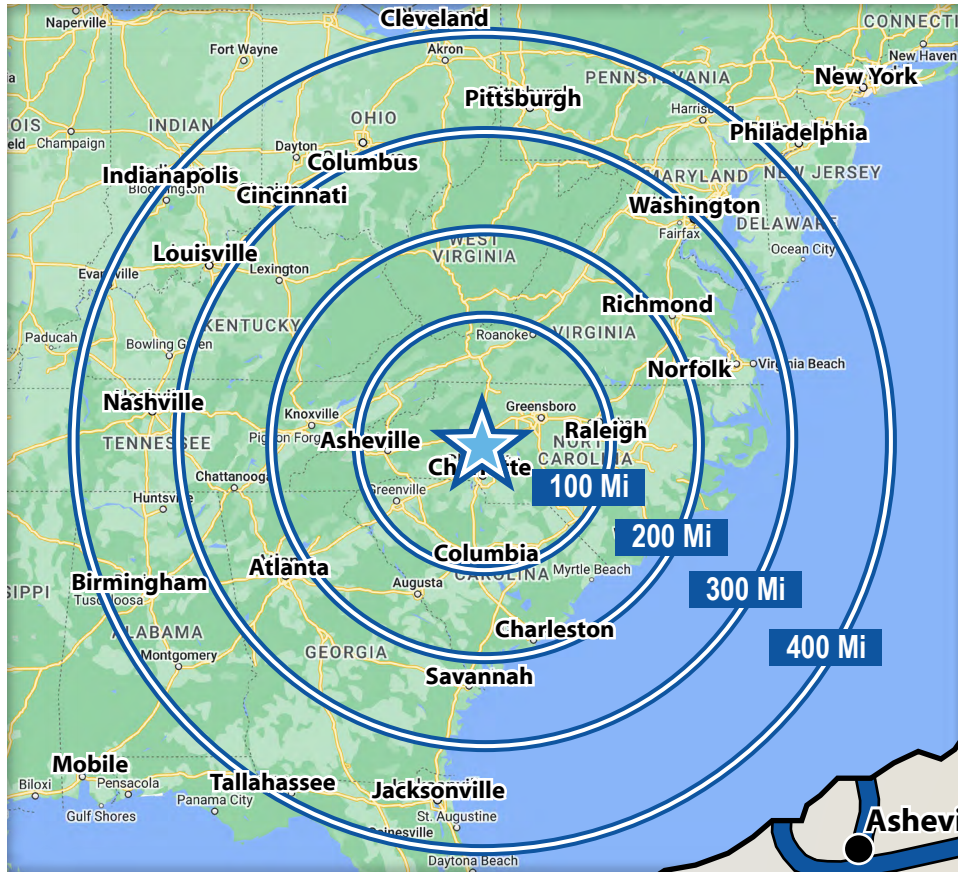




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DRIVE TIMES TO U.S. MAJOR CITIES

Spartanburg, SC	1 Hr 40 Min	Nashville, TN	6 Hr 40 Min
Columbia, SC	1 Hr 45 Min	Columbus, OH	6 Hr 50 Min
Greenville, SC	2 Hr 10 Min	Pittsburgh, PA	7 Hr 10 Min
Charleston, SC	3 Hr 10 Min	Louisville, KY	7 Hr 20 Min
Savannah, GA	3 Hr 40 Min	Orlando, FL	7 Hr 20 Min
Atlanta, GA	4 Hr 10 Min	Cincinnati, OH	7 Hr 30 Min
Richmond, VA	4 Hr 30 Min	Cleveland, OH	7 Hr 50 Min
Norfolk, VA	5 Hr 10 Min	Philadelphia, PA	8 Hr 30 Min
Jacksonville, FL	5 Hr 20 Min	Mobile, AL	8 Hr 40 Min
Washington DC	6 Hr 10 Min	Indianapolis, IN	9 Hr 10 Min
Birmingham, AL	6 Hr 30 Min	New York, NY	10 Hr 10 Min

DRIVE TIMES IN NORTH CAROLINA

I-77	40 Min	Charlotte	35 Min	Chapel Hill	2 Hr 20 Min
I-85	43 Min	Hickory	50 Min	Durham	2 Hr 30 Min
I-40	1 Hr 19 Min	Statesville	1 Hr 10 Min	Asheville	2 Hr 30 Min
I-95	1 Hr 31 Min	Greensboro	1 Hr 25 Min	Fayetteville	2 Hr 40 Min
I-26	1 Hr 55 Min	Raleigh	2 Hr 17 Min	Wilmington	3 Hr 10 Min

