



## 915 Curtis St

915 Curtis St, Monroe, NC 28112



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## 915 Curtis St

\$6.75 - \$11.00 /SF/YR

915 Curtis Street is an industrial building in Monroe, North Carolina. With 17-foot ceilings, many loading docks, and a large lot, it's ideal for warehouse, distribution and light-manufacturing uses. Located just 2 minutes from Route 74 and 35 minutes southeast of Charlotte, the property has a convenient location in close proximity to a major road and city. 915 Curtis Street offers some of the most attractive prices in the Monroe and greater Charlotte area for industrial property....

- 35 Minutes Southeast of Charlotte - Great Accessibility to a Major City.
- Recently Renovated Office Suite with New LED Lighting, HVAC, Hardwood Floors, Walls, Bathroom and Kitchenette.
- 17-Foot Ceilings and Many Loading Docks.
- 2-Minutes Off Route 74 - A High Vehicle-Traffic Road.
- Large Lot Size - Easy To Park and Maneuver Trucks.



Rental Rate: \$6.75 - \$11.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 92,100 SF

Year Built: 1956

Rental Rate Mo: \$0.92 /SF/MO

## 1st Floor

Space Available	1,300 SF
Rental Rate	\$11.00 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Built Out As	Live/Work
Space Type	New
Space Use	Office
Lease Term	1 - 5 Years

1,300 square-foot office suite for lease. Fully renovated 2 months ago with new LED lighting, upgraded HVAC, hardwood floors, newly painted walls, new ceiling tiles, bathroom and kitchenette appliances. Available with 30,000 square-foot warehouse space or separately. Price is \$2,750 per month.

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## 1st Floor

Space Available	30,000 SF
Rental Rate	\$6.75 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Office Size	400 SF
Space Type	New
Space Use	Industrial
Lease Term	1 - 5 Years

Lowest priced industrial space in Monroe! 30,000 square feet (can't be subdivided) of industrial space for lease with 17-foot ceilings, LED lighting, 5 loading docks and small office with private restroom. Small office in warehouse is renovated with new floors, HVAC, walls and doors. Warehouse space is renovated with new panels and insulation. Excellent for warehouse, distribution and/or light manufacturing uses. Available at \$16,875 per month. 1,300 square-foot office suite available with warehouse space or separately for additional \$2,750 per month.

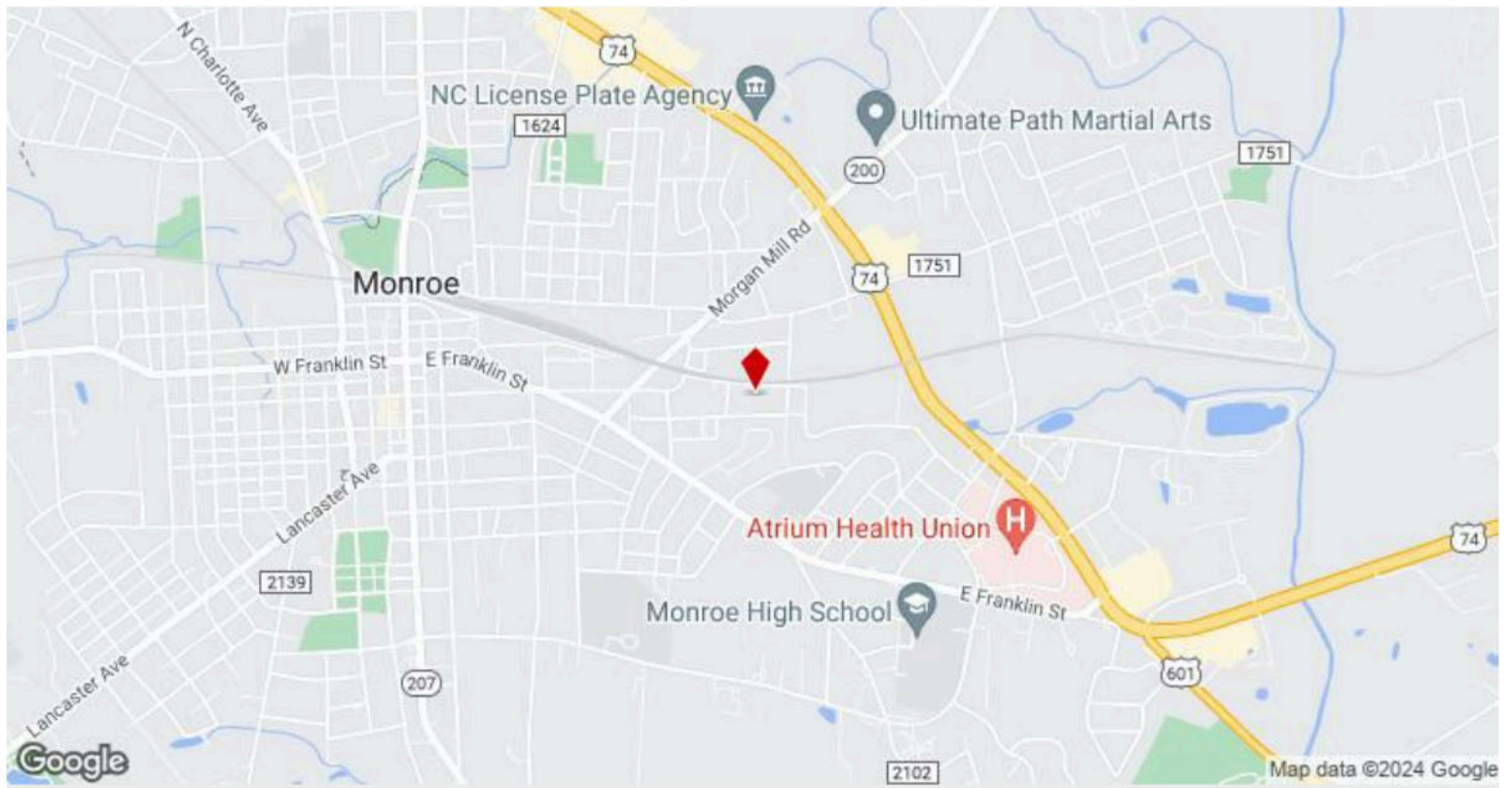
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## Major Tenant Information

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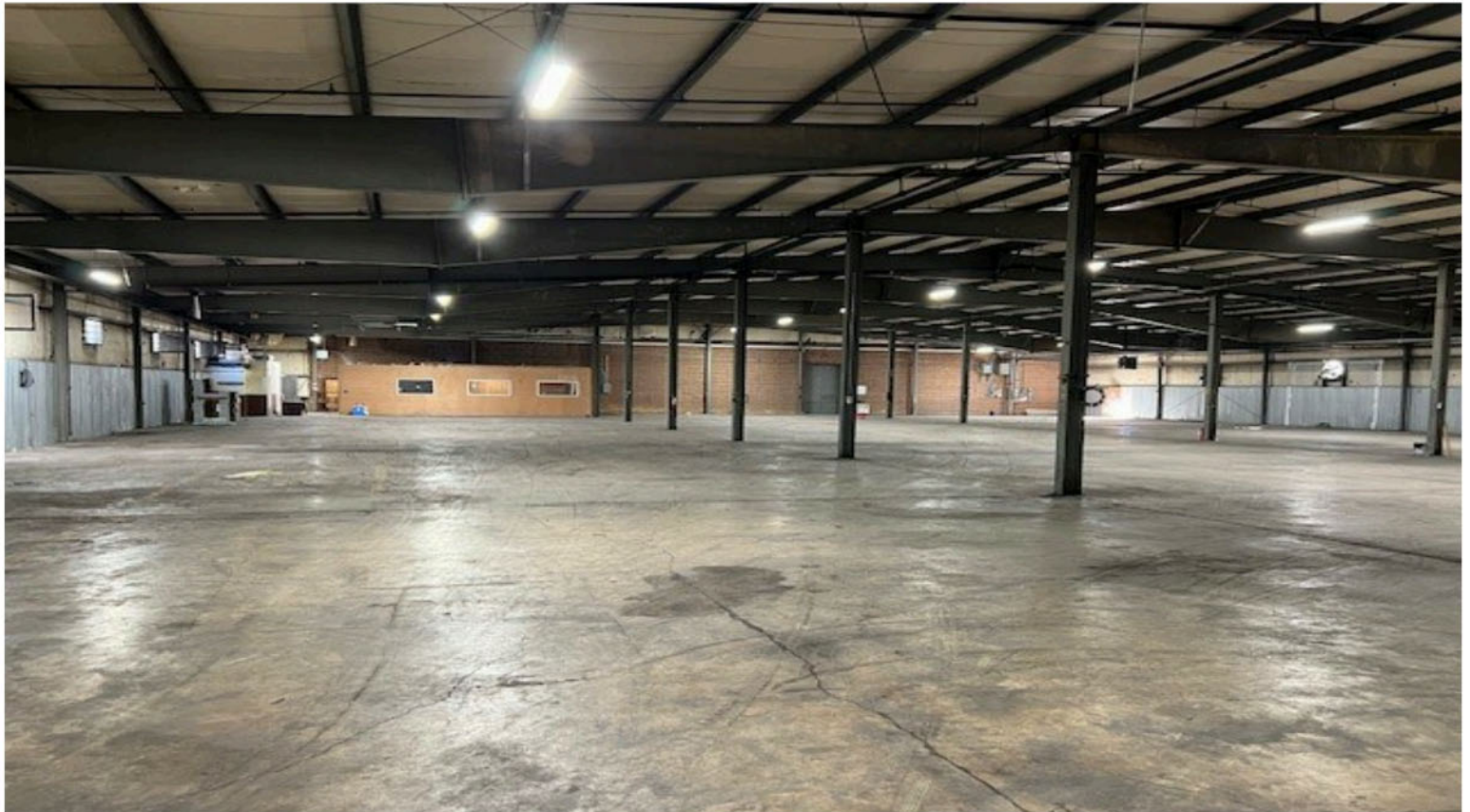
Tenant	SF Occupied	Lease Expired
BluMare	-	
Green Electronic Solutions Inc.	-	
Omnova Solutions	-	



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# Property Photos

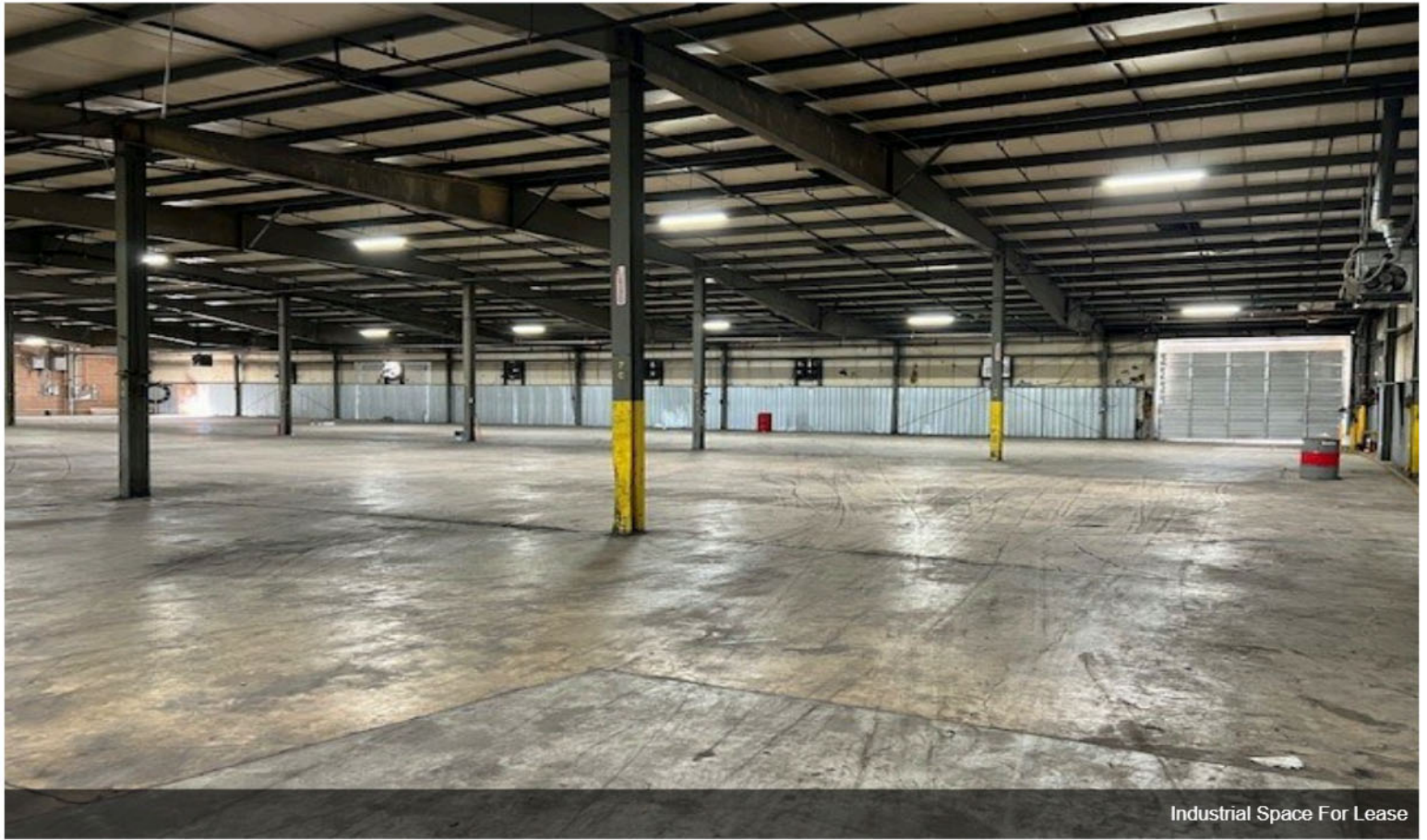


Industrial Space For Lease

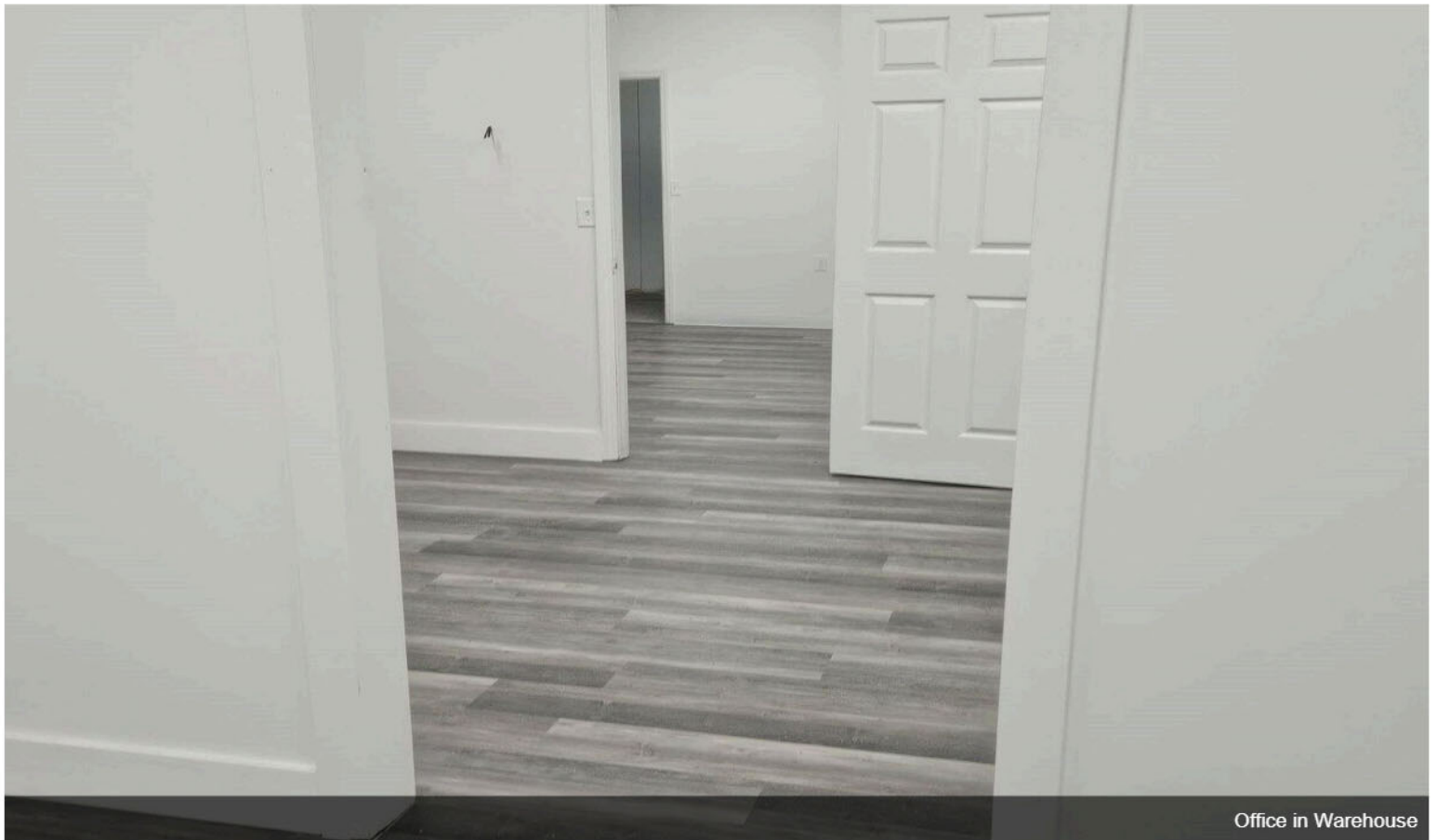


Industrial Space For Lease

# Property Photos



Industrial Space For Lease



Office in Warehouse

# Property Photos



Aerial



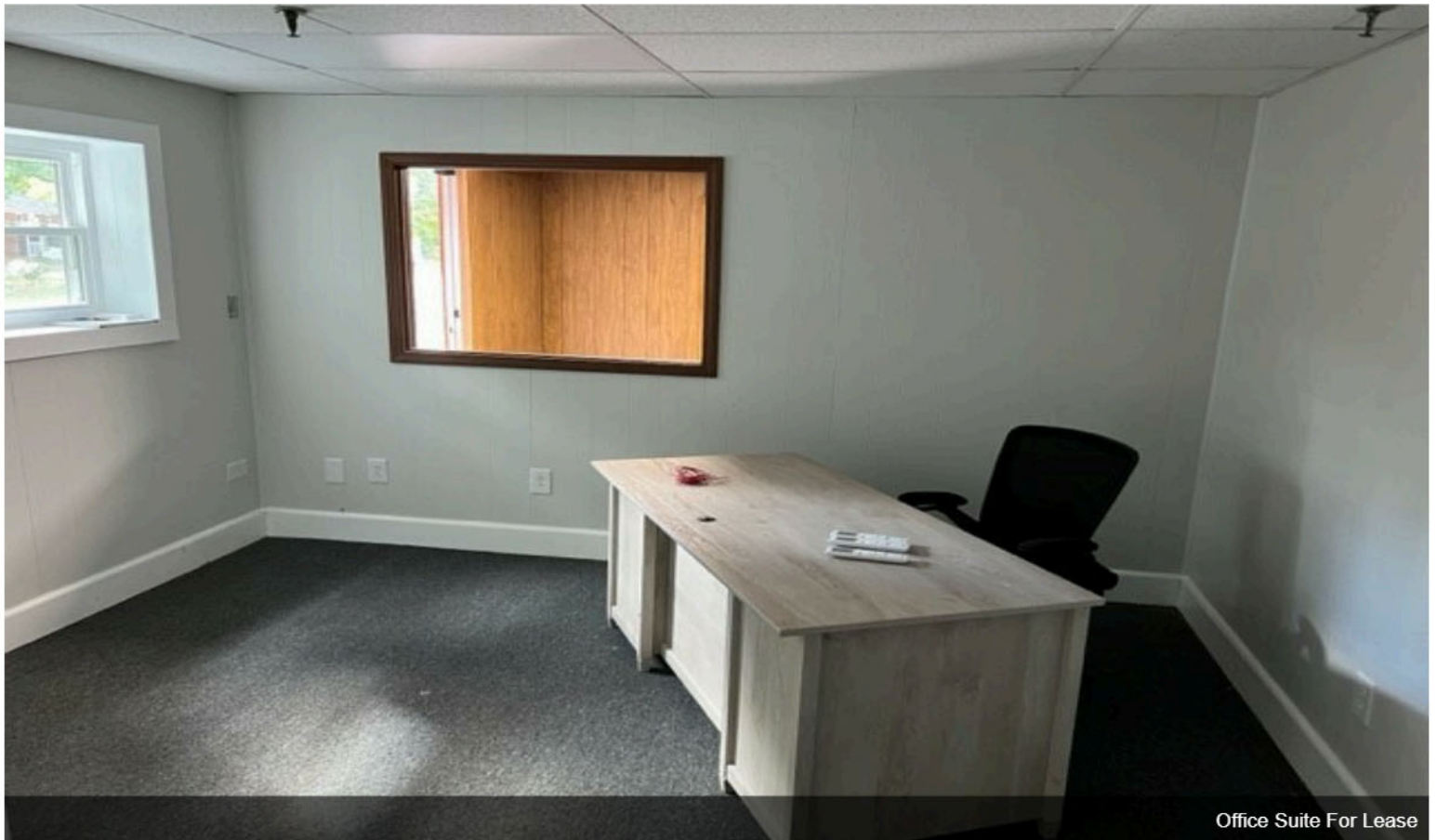
Industrial Space For Lease



# Property Photos



Office Suite For Lease

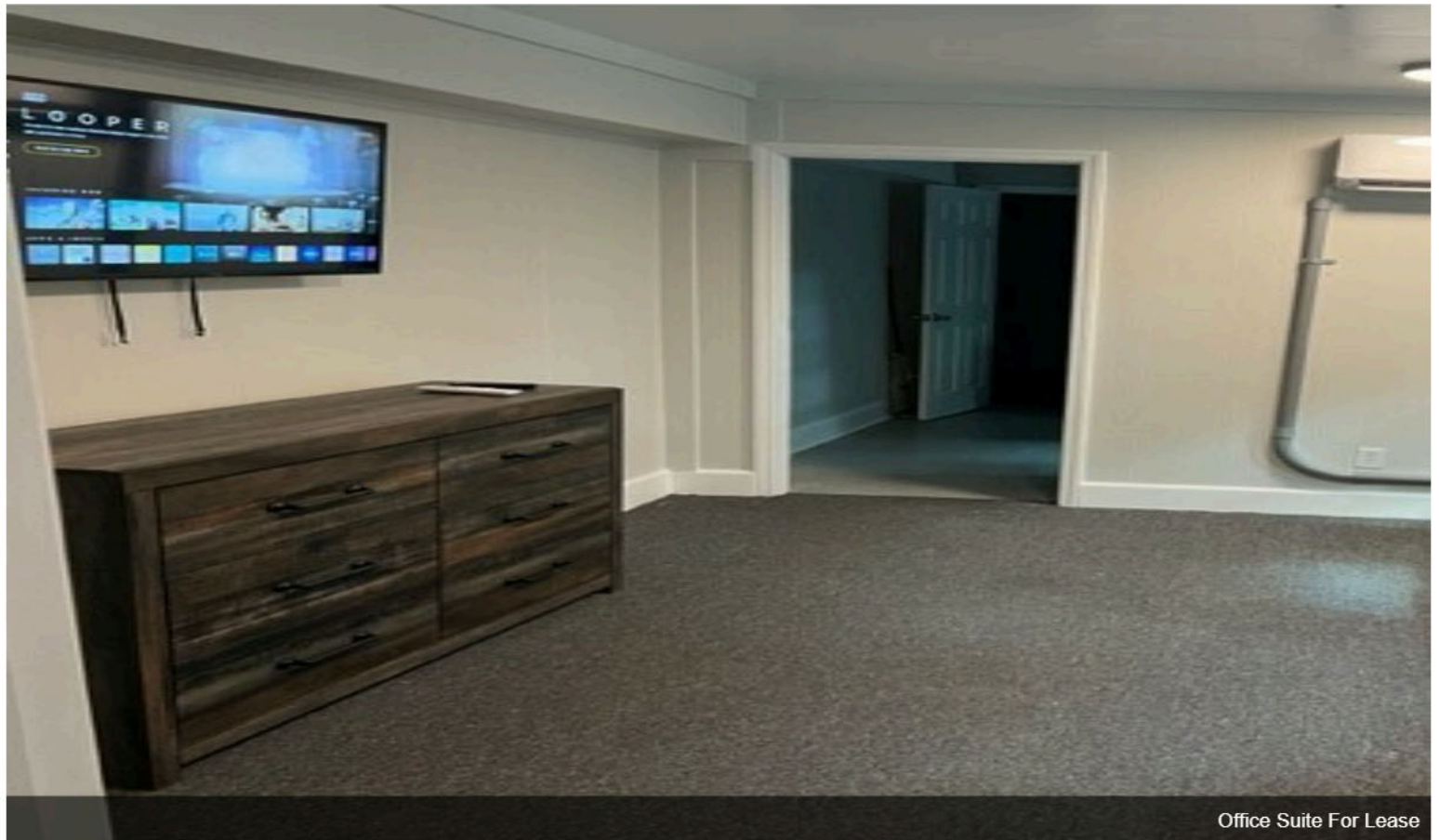


Office Suite For Lease

# Property Photos



Office Suite For Lease

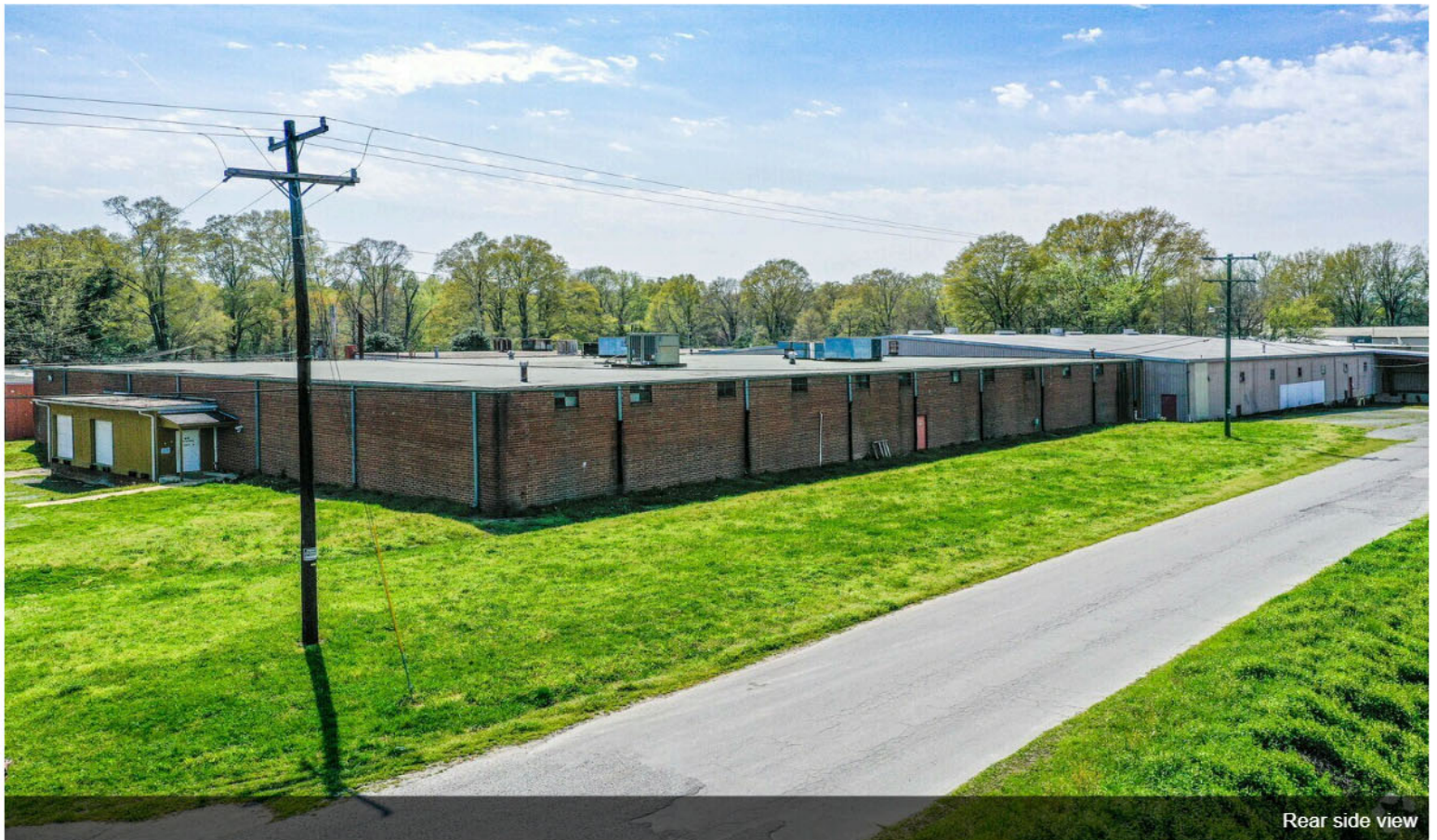


Office Suite For Lease

# Property Photos

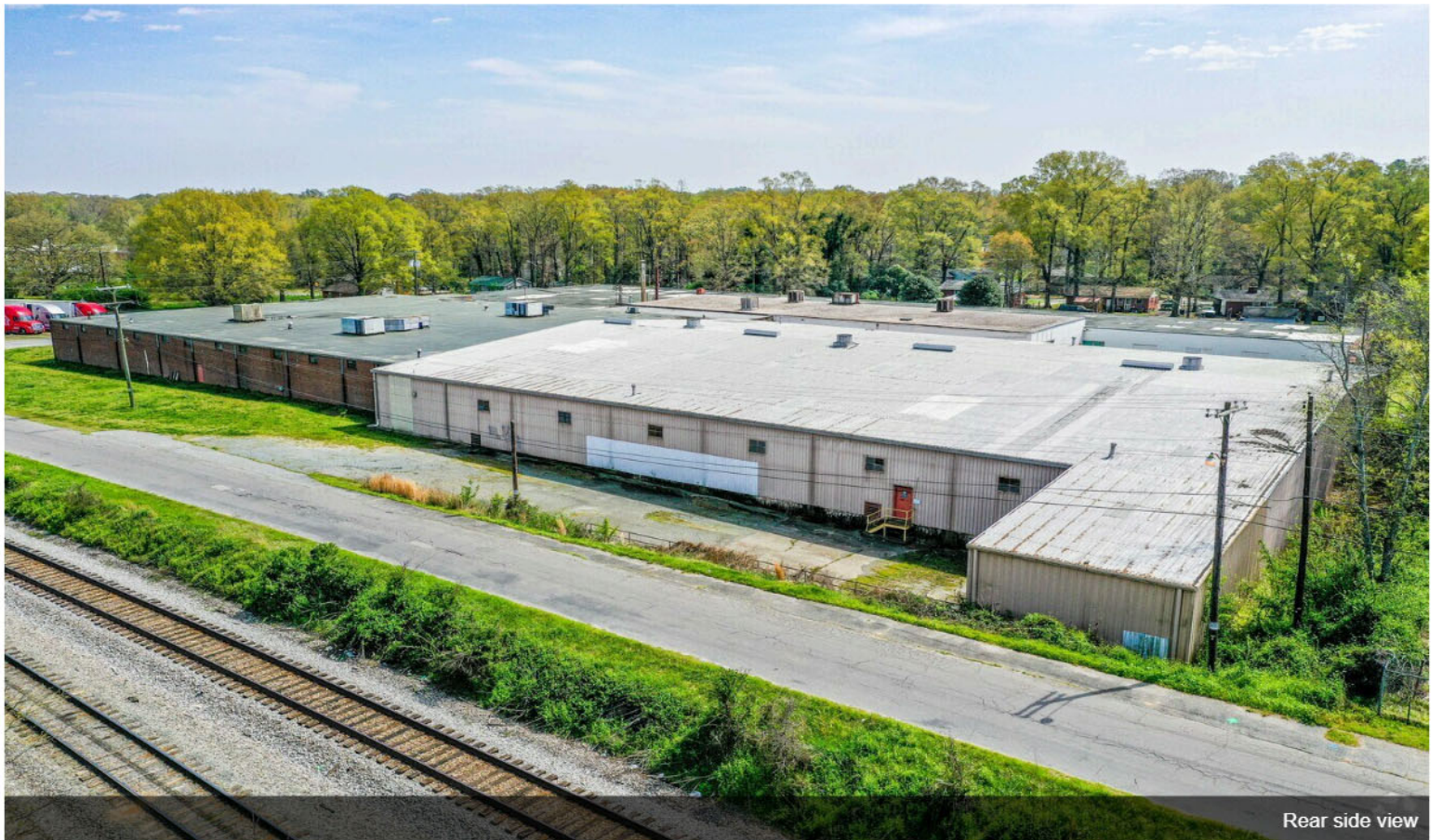


Office Suite For Lease



Rear side view

# Property Photos



# Property Photos



Side view of building



Aerial

# Property Photos



# Property Photos



Office Suite For Lease



Office Suite For Lease