



Prepared By: **Emily Cline**
Broker
(704) 280-1314
emily@mwcommercialrealty.net
Lic: 303799

Mark Wright
Owner/Broker
(704) 634-7429
mark@mwcommercialrealty.net
Lic: 188484

6027 STITT ST

+/- 22,620 - 55,120 SF INDUSTRIAL SPACE FOR LEASE
6027 STITT ST, MONROE NC 28110

THE SPACE

Location	6027 Stitt St, Monroe, NC, 28110
COUNTY	Union
APN	09084009G

HIGHLIGHTS

- Heavy 3 Phase Power
- Fenced Yard for Warehouse 2,3,4
- Full HVAC in Warehouse 1
- Shared, covered dock
- New Sprinkler throughout



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Vacant	+/-22,620	\$8.50	NNN	20,020 SF Warehouse 2,600 SF Office 17.5' Clear height 35' Square column spacing 2 dock doors 2 drive in doors 2,600 SF Office Full HVAC throughout warehouse and office

Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
2,3,4	Vacant	+/-32,500	\$8.50	NNN	<p>Warehouse 2: 17,500 SF Warehouse 17.5-19' Clear height Roll up door connected to warehouse 3 1 dock door 12'x10'</p> <p>Warehouse 3: 6,000 SF Warehouse 11'-12' Clear height Open to warehouse 2 and 4 1 dock high with access to covered loading dock 1 drive in with access to fenced yard</p> <p>Warehouse 4: 9,000 SF Warehouse available 16.5'-22.5' Clear height Open to warehouse 3 3 dock high doors</p>

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
741	13,683	34,512

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$74,152	\$89,768	\$85,145

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
231	4,030	11,608

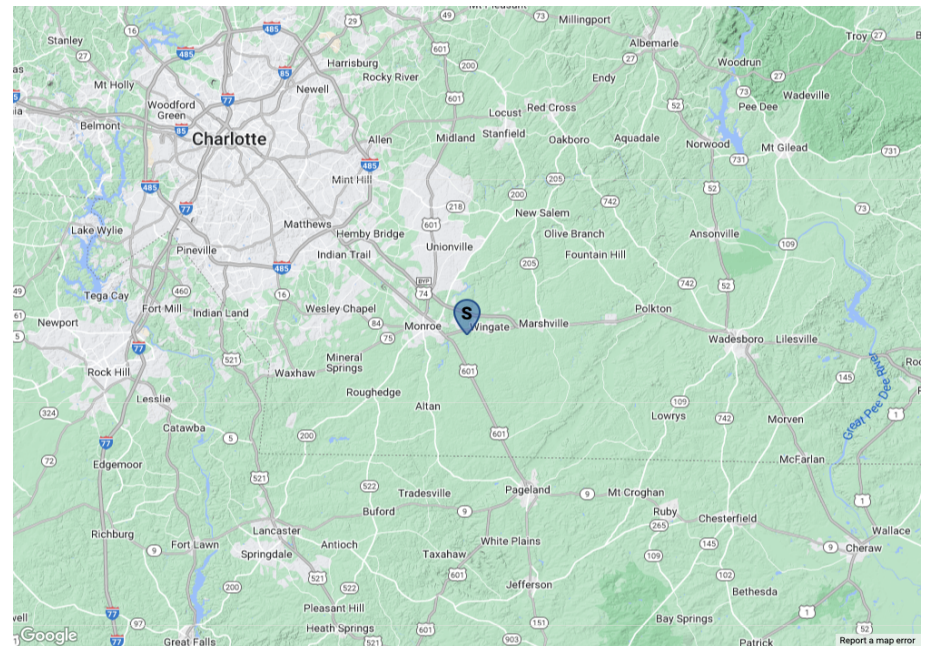


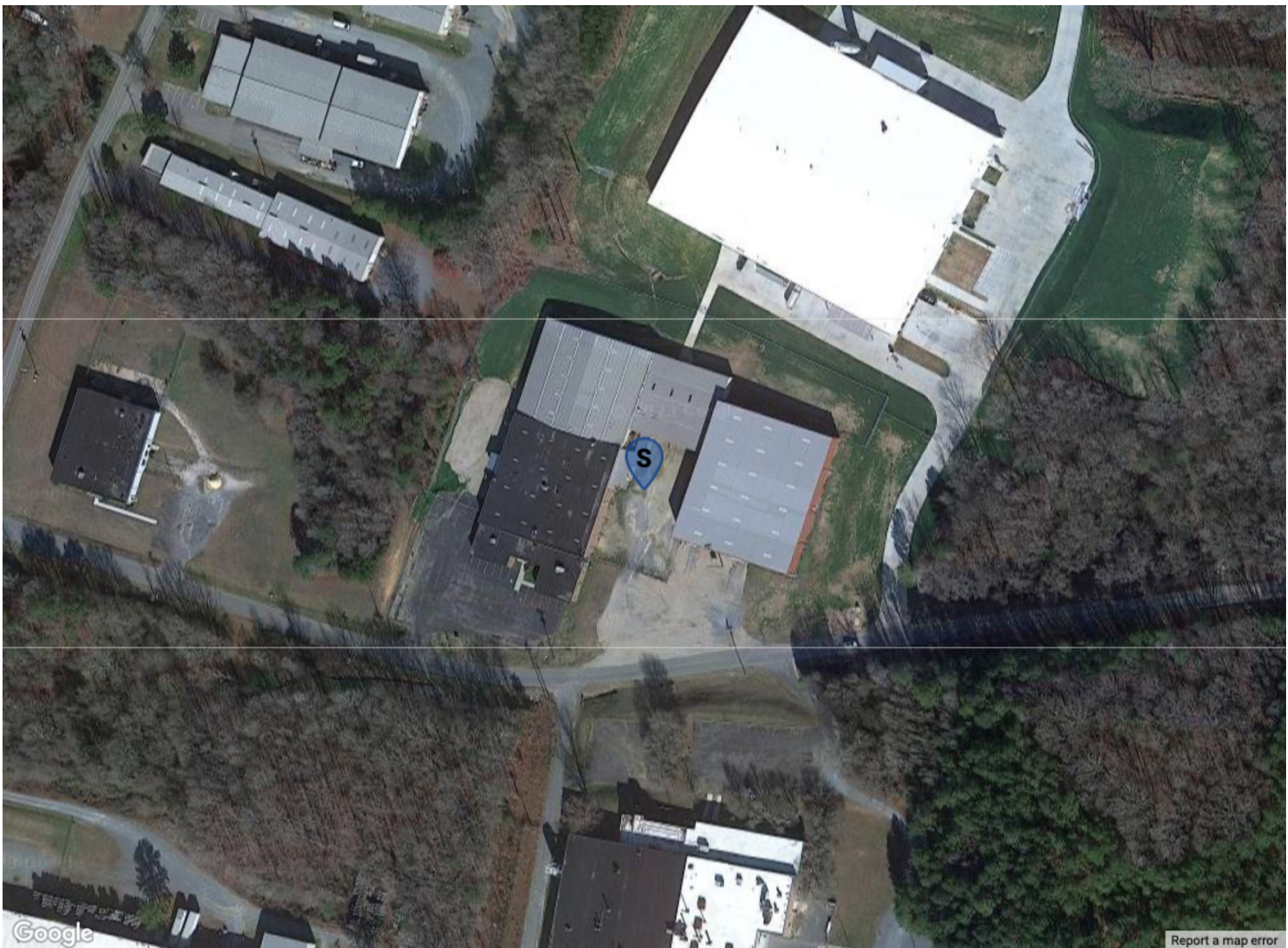
- On the east side of Monroe in Sutton Park just off Hwy 74 and only 5 miles to the Monroe Expressway.

Locator Map



Regional Map





Complete Property

