

# 3213 Westwood Industrial Dr

±18,000 SF INDUSTRIAL BUILDING  
FOR SALE OR LEASE

OFFERING MEMORANDUM

3213 Westwood Industrial Dr  
Monroe, NC 28110



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# 3213 Westwood Industrial Dr

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Location

Location Summary

Aerial View Map

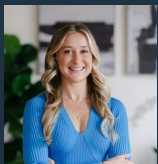
### 03 Property Description

Property Features

Floor Plan

Site Plan

*Exclusively Marketed by:*



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01

**Executive Summary**

Investment Summary

## OFFERING SUMMARY

ADDRESS	3213 Westwood Industrial Dr Monroe NC 28110
COUNTY	Union
MARKET	Charlotte
SUBMARKET	Union County
NET RENTABLE AREA (SF)	18,000 SF
LAND ACRES	1.09
LAND SF	47,480 SF
YEAR BUILT	2009
APN	09342222
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,824	28,963	78,715
2025 Median HH Income	\$74,454	\$89,038	\$92,561
2025 Average HH Income	\$84,195	\$106,394	\$116,115

- 3213 Westwood Industrial Drive offers a well-appointed industrial facility with office space and excellent regional access. The property totals 18,000 SF, including 1,800 SF of office space and 16,200 SF of warehouse space.

The warehouse features two drive-in doors—a 20' x 20' oversized door and a 12' x 12' door—providing flexible access for manufacturing, distribution, and storage operations. Additional features include a fully sprinklered system, air compression lines, and heavy-duty power to accommodate a variety of industrial users.

Warehouse clear heights vary throughout the building, with the front section ranging from 12'4" to 16' clear and the rear section ranging from 16'5" to 20'8" clear, offering flexibility for different operational requirements.

Located just off Rocky River Road, the property provides immediate access to Highway 74 and the Monroe Expressway (Bypass) for efficient connectivity throughout the Charlotte region.

02

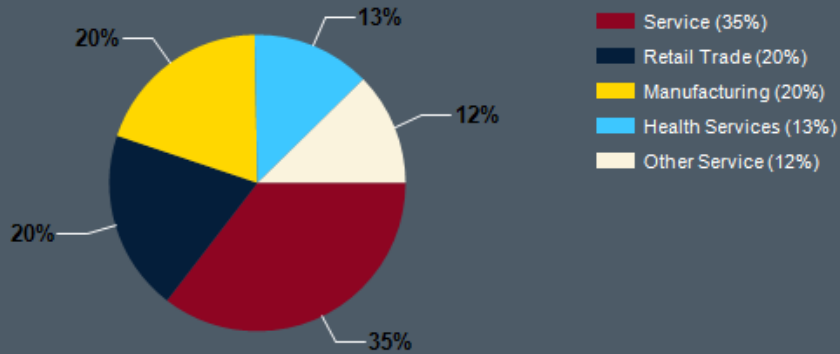
Location

Location Summary

Aerial View Map

- 3213 Westwood Industrial Drive is strategically located in Monroe's established industrial corridor, just off Rocky River Road. The property offers exceptional regional accessibility, with quick connectivity to Highway 74 and the Monroe Bypass (US-74 Expressway), providing efficient routes to Charlotte, I-485, and the greater Carolinas transportation network.

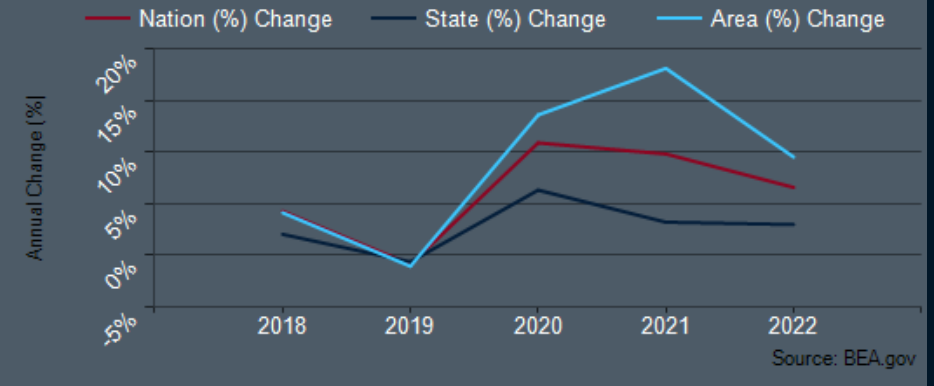
### Major Industries by Employee Count

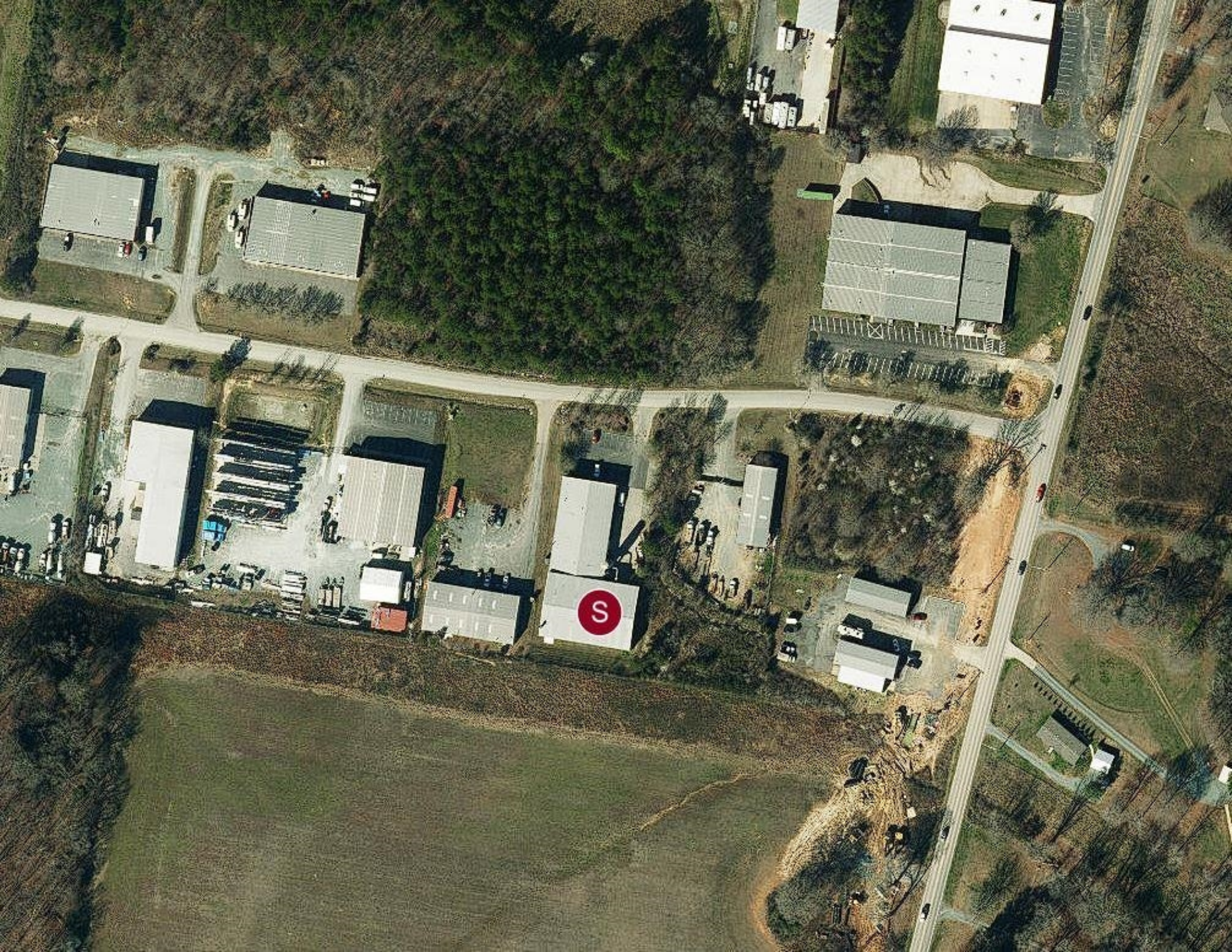


### Largest Employers

Waste Connections of Carolinas	2,049
Waste Pro USA	2,049
Union Hydraulics	2,049
RAD Closets	2,049
God Bless the USA Inc	2,049
WM Goodyear Co	2,049
IMET Alloys	2,049
Monroe Corporate Center	1,300

### Union County GDP Trend





03 Property Description

Property Features

Floor Plan

Site Plan



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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	18,000
LAND SF	47,480
LAND ACRES	1.09
YEAR BUILT	2009
# OF PARCELS	1
ZONING TYPE	GI
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
DOCK HIGH DOORS	0
GRADE LEVEL DOORS	2
FENCED YARD	No
OFFICE SF	1800
OFFICE TO WAREHOUSE RATIO	10/90

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## MECHANICAL

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HVAC	In Office
FIRE SPRINKLERS	Yes

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## CONSTRUCTION

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EXTERIOR	Metal
PARKING SURFACE	Asphalt

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