

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

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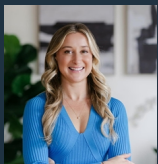
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Exclusively Marketed by:



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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 an exceptional opportunity for users seeking well-appointed warehouse space with office functionality and excellent regional access. The building totals 18,000 SF, including 1,800 SF of office space and 16,200 SF of warehouse.

The warehouse is equipped with two drive-in doors—a 20' x 20' oversized door and a 12' x 12' door—providing flexible access for a wide range of industrial and distribution needs. Interior features include 16'–20' ceiling heights at the eaves, a fully sprinklered system, air compression lines, and heavy-duty power, making it ideal for a variety of industrial users.

Conveniently positioned just off Rocky River Road, the property offers immediate connectivity to Highway 74 and the Monroe Expressway (Bypass), allowing for efficient transportation and distribution throughout the Charlotte region.

02

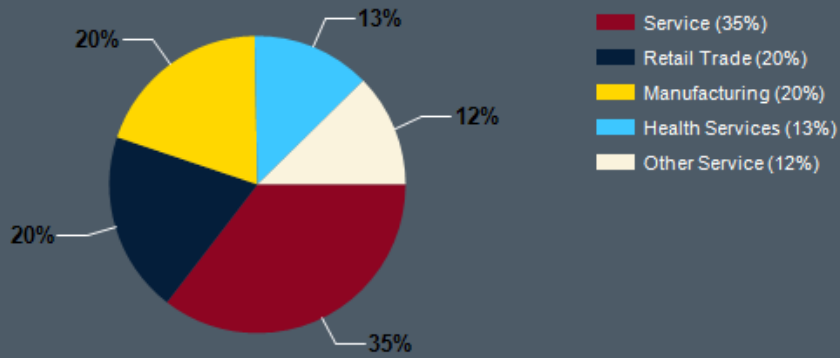
Location

Location Summary

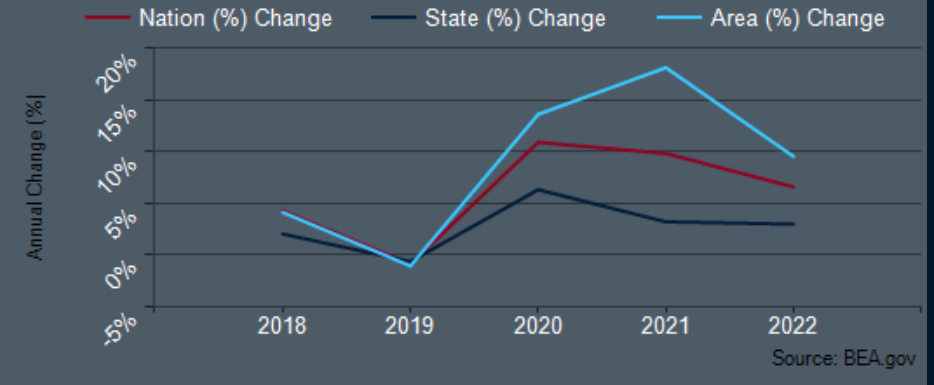
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- 3213 Westwood Industrial Drive is strategically located in Monroe's established industrial corridor, just off Rocky River Road. The property offers exceptional regional accessibility, with quick connectivity to Highway 74 and the Monroe Bypass (US-74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

Major Industries by Employee Count

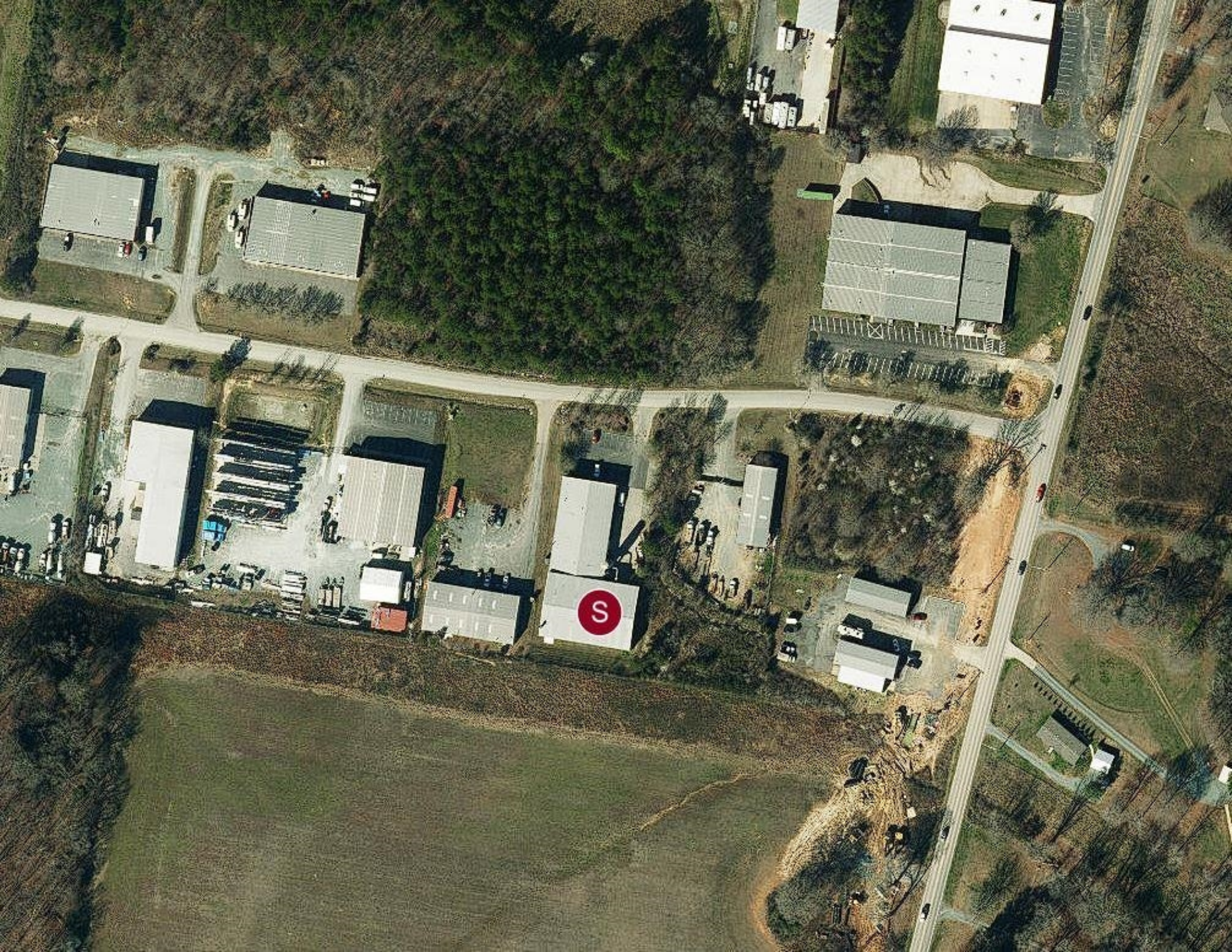


Union County GDP Trend



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



03 Property Description

Property Features

Floor Plan



PROPERTY FEATURES

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

MECHANICAL

HVAC	In Office
FIRE SPRINKLERS	Yes

CONSTRUCTION

EXTERIOR	Metal
PARKING SURFACE	Asphalt

