

WINGATE BUSINESS CNTR. OFFICE | WAREHOUSE FOR LEASE



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ISAAC HARROW

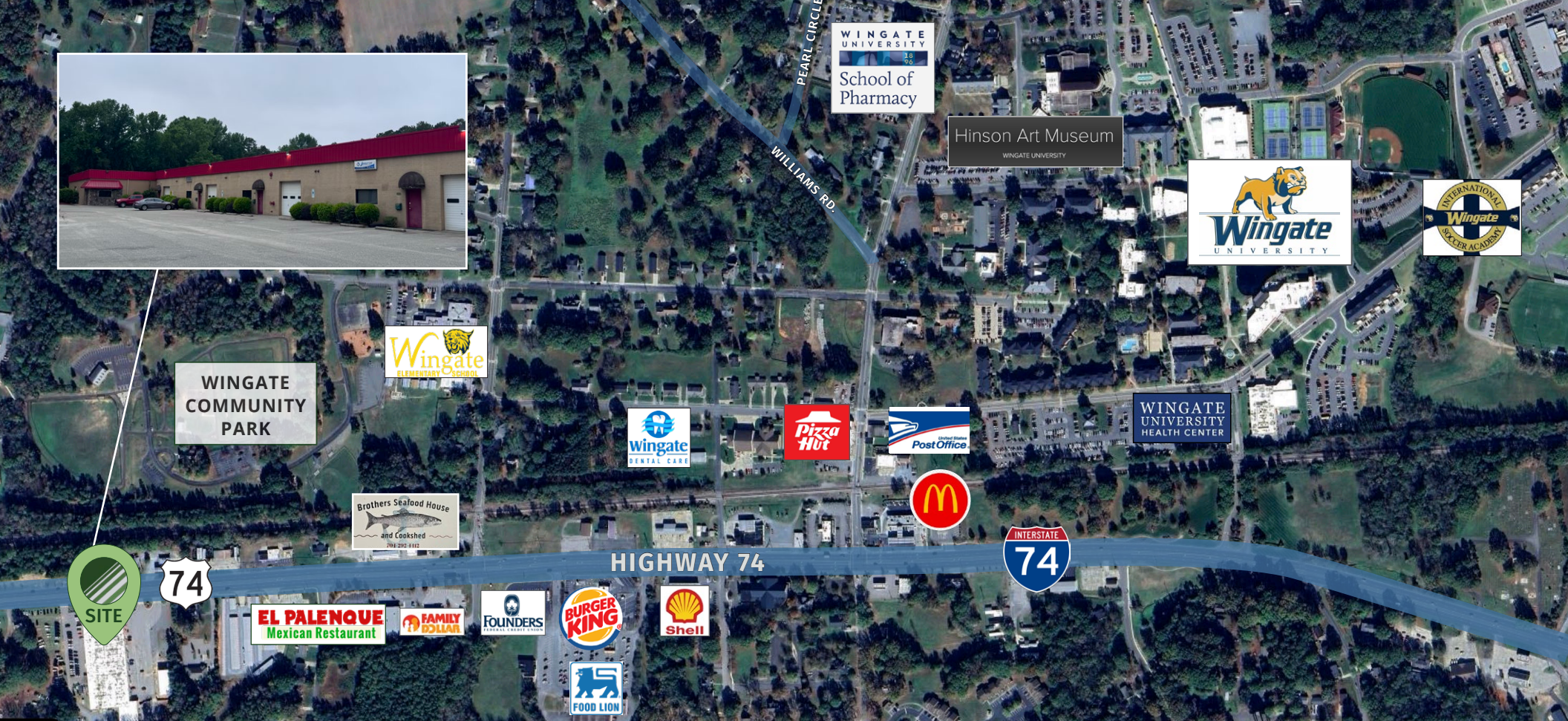
Broker

O: 704.882.1700 ext. 220 M: 828.320.1986

3614 HIGHWAY 74 WINGATE, NC 28174

± 5,400 – 16,200 SF (OFFICE | WAREHOUSE)

± 600 – 1,500 SF (OFFICE)



PROPERTY OVERVIEW

Strategically located along the highly traveled Highway 74 corridor in Wingate, North Carolina, Wingate Business Center offers flexible office/warehouse units designed to support a wide range of business operations. Available suites feature approximately ±5,400 square feet of combined office and warehouse space, providing an ideal solution for contractors, distribution companies, service providers, e-commerce users, and light industrial tenants. The property offers excellent visibility, convenient access to Monroe, Charlotte, and surrounding Union County markets, and benefits from strong highway exposure for businesses seeking a highly accessible location. With flexible layouts and functional warehouse space, Wingate Business Center delivers an efficient and cost-effective environment for growing businesses.

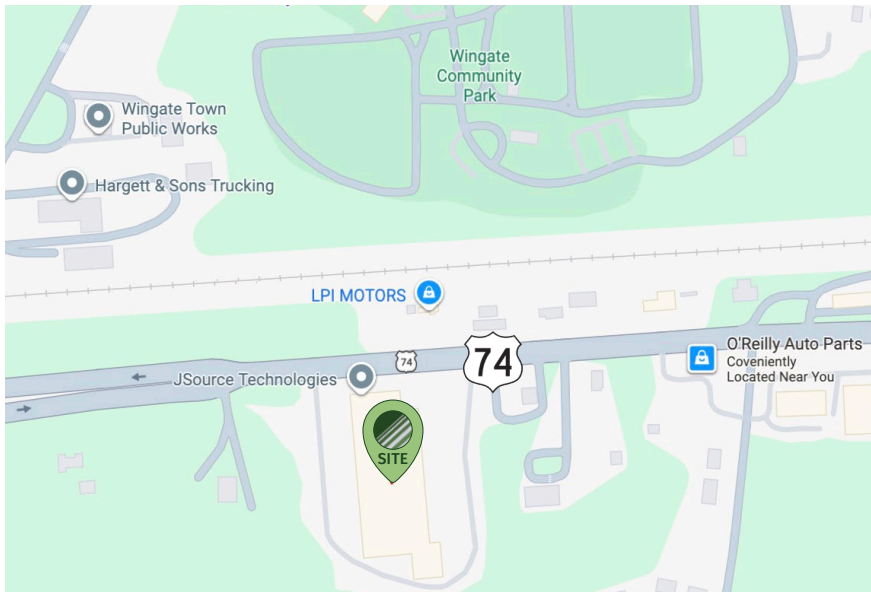
PROPERTY HIGHLIGHTS

- Small office, restroom, warehouse, Front loading drive in door, and rear loading dock door from common breezeway
- Frontage and visibility on Highway 74
- Suitable for distribution, service, storage, and light industrial users
- Convenient access to Monroe, Charlotte, and Union County

AERIAL VIEW



SITE LOCATION



PROPERTY DETAILS



3614
Highway 74
Wingate, NC 28174



Zoning
HC (Highway Corridor Mixed Use)



Lease
\$11/SF NNN



Available SF
± 5,400 & 7,500 SF (Individual Units)
Up to 16,200 SF Contiguous
± 600-1,500 SF (Office Only)



Dock Doors
Drive in Door
Rear Loading Dock Door
(Via Common Breezeway)



Property Type
Industrial | Commercial



Parcel ID
09057018B

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iharrow@themosergroupinc.com

MOSER
COMMERCIAL REAL ESTATE

PROPERTY PHOTOS

