

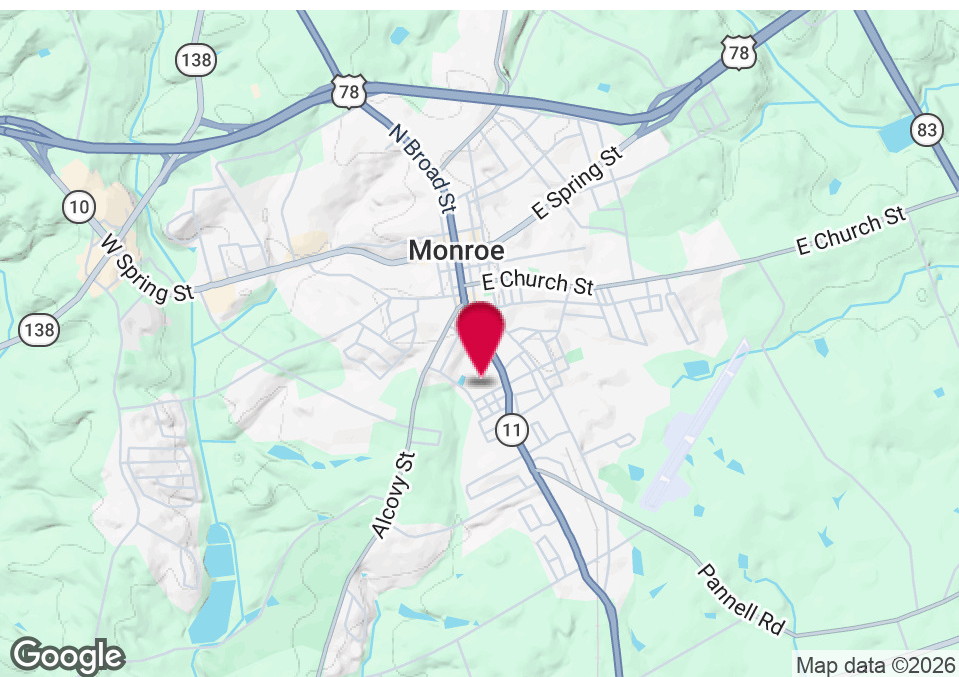
136 2ND STREET
MONROE, GA 30655

For Sale / Lease
58,000± SF Building on 2.84± Acres

JASON MCCART, SIOR
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King *Industrial
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Industrial • Commercial • Investment
404.942.2000 | kingindustrial.com



PROPERTY HIGHLIGHTS

- 58,000± Total SF, Main Warehouse 42,000± SF (250' x 168') with Additional 16,000± SF Side Warehouse Rooms w/4 Restrooms
- 1,600± SF of Office Consisting of 2 Offices, Large Reception, Break Area, 2 Restrooms
- (1) 14' x 16' Drive-In Door, (1) 12' x 16' Drive-In Door
- (2) 8' x 8' Drive-In Door in Back Alley (Van Access Only)
- (2) 9' x 12' Dock-Doors, (1) 8' x 8' Dock-Door, (1) 8' x 8' Possible Dock-Door
- (2) Truck Courts - One 130' & One 160'
- 22' Clear Ceiling Height
- Wet Sprinkler
- 220/480 Volts, 800 Amps, 3 Phase Power
- On City Sewer
- Zoned SD-M (City of Monroe Mill District)
- 30' Centers Between Row of Columns, 84' from Center of Columns to Front & Back of Building
- All Concrete Construction Built in 1982 as Former Textile Manufacturing Facility

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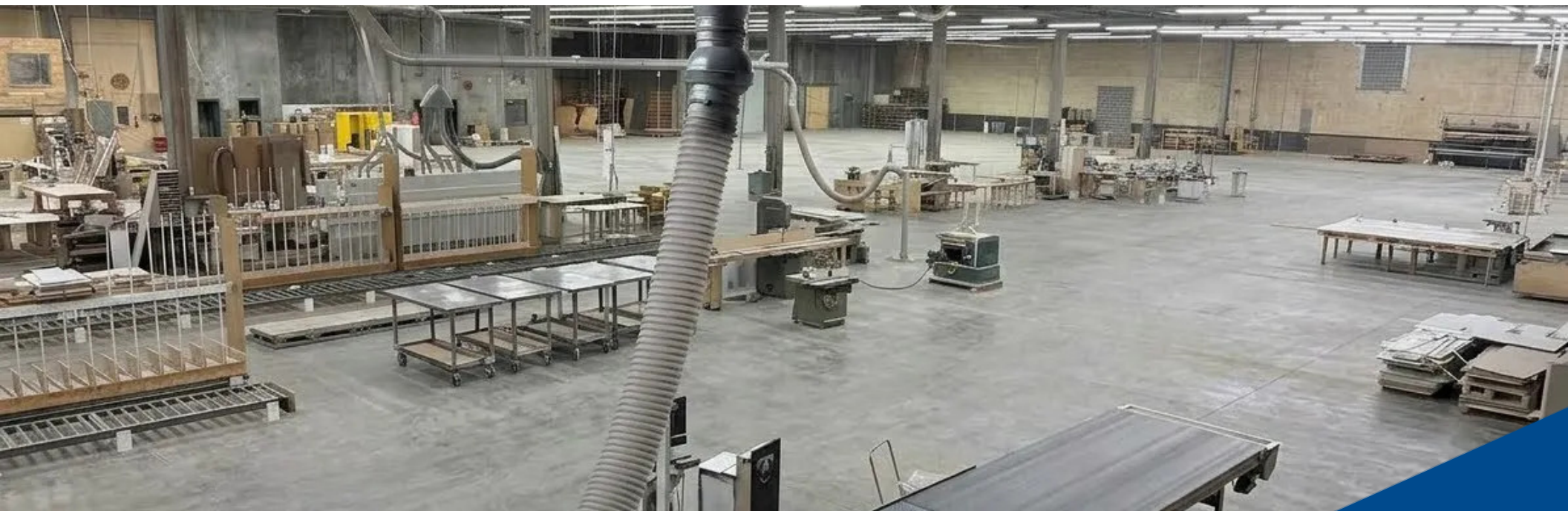
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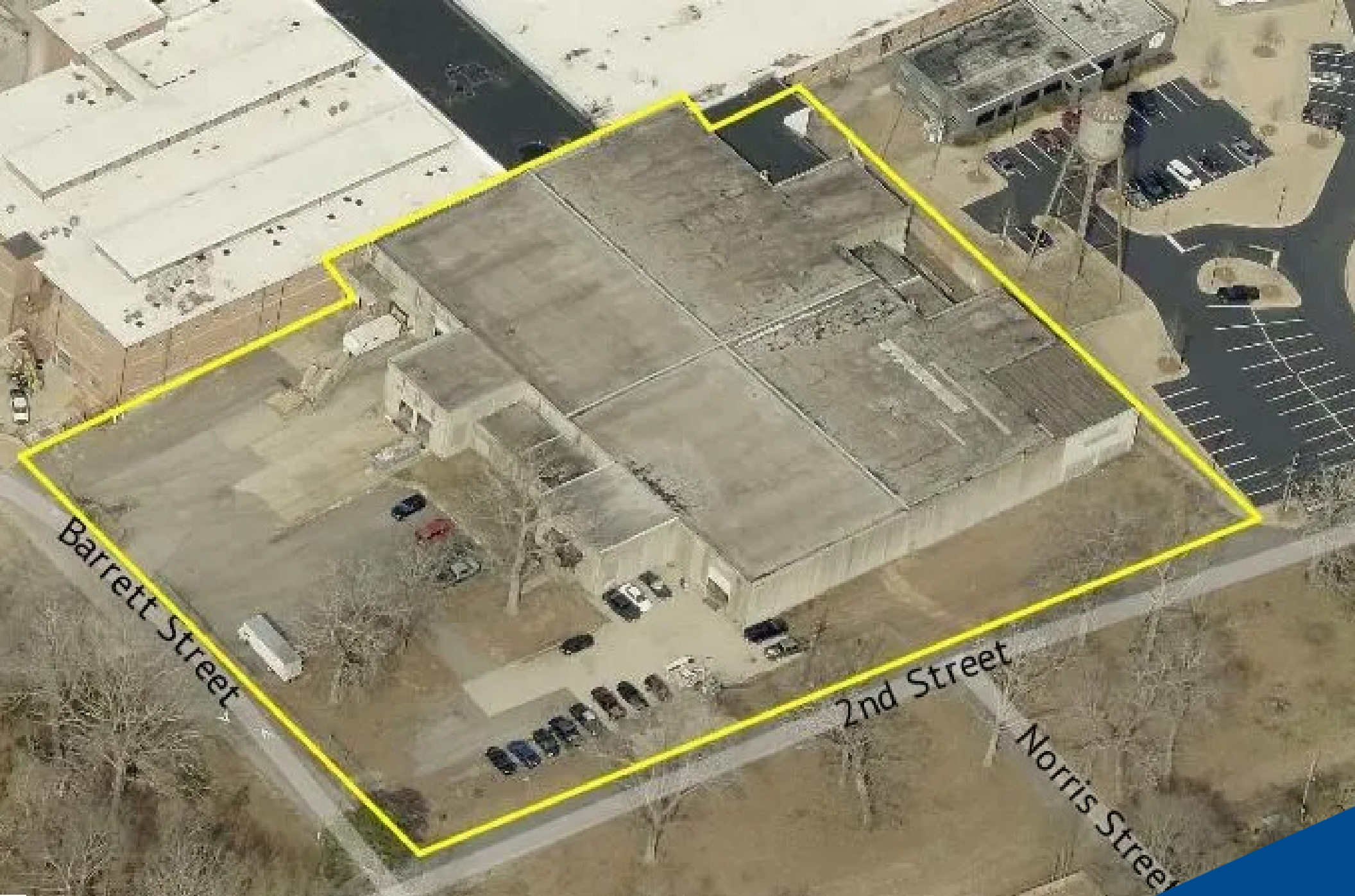
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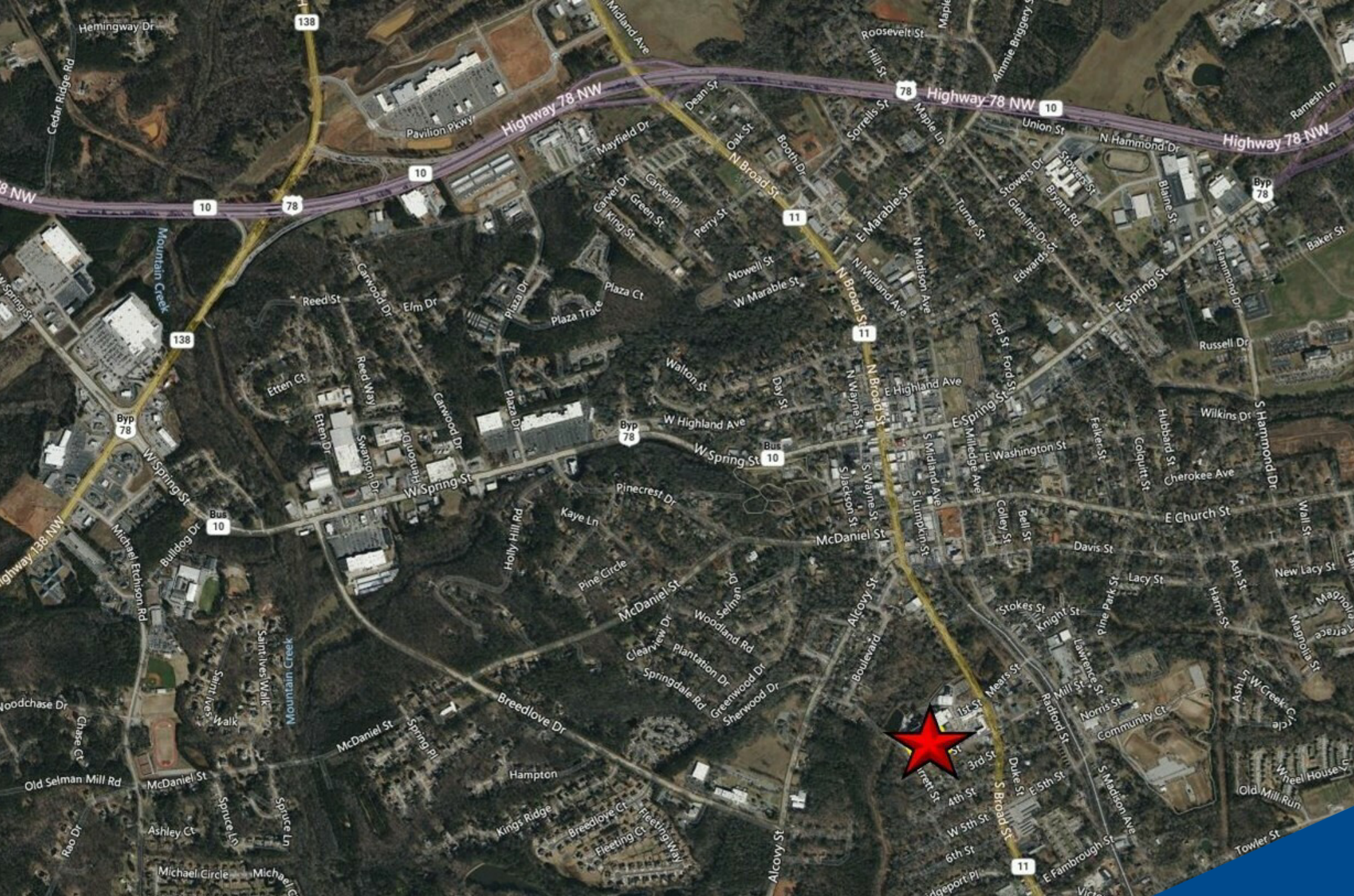
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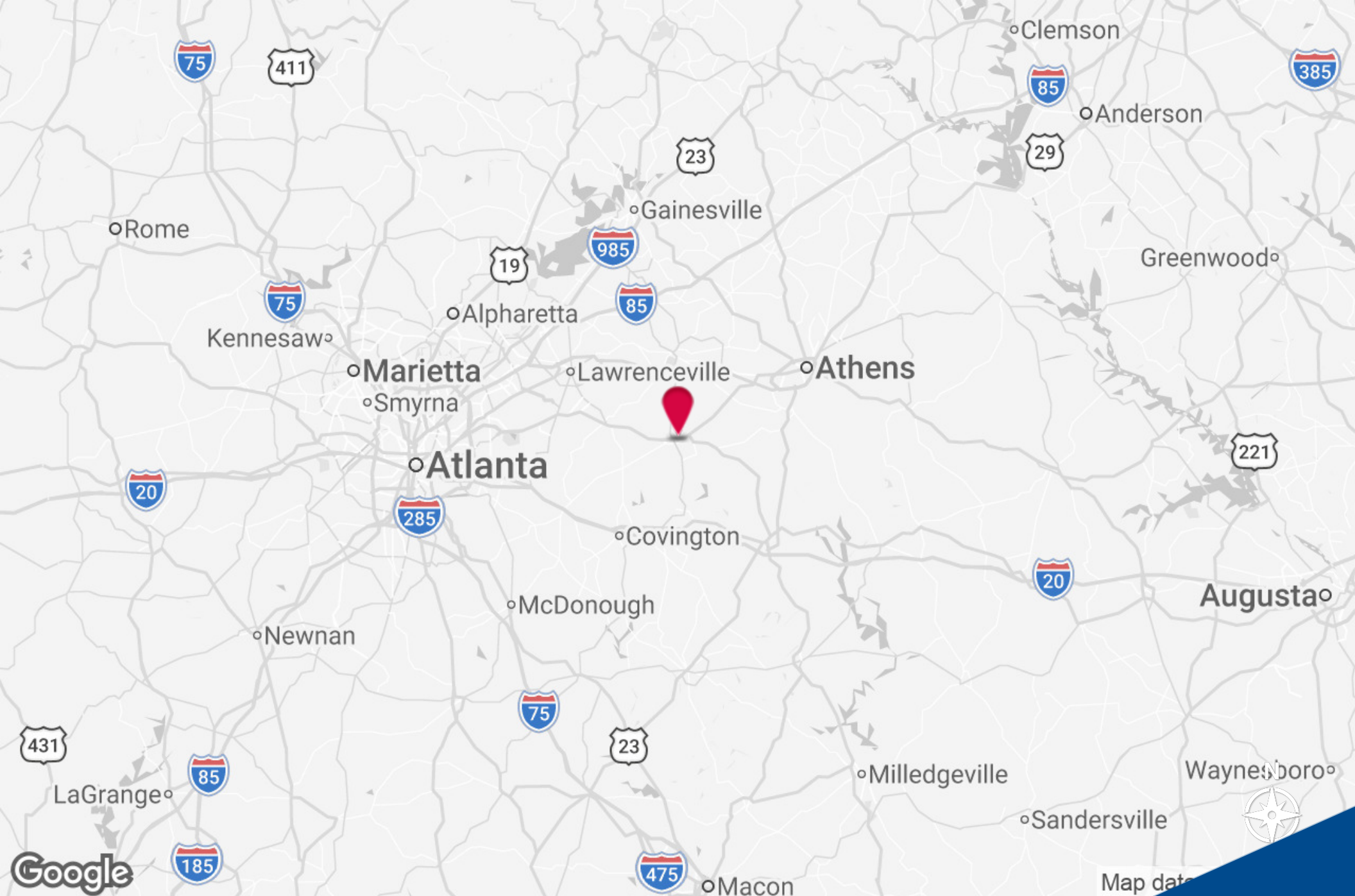
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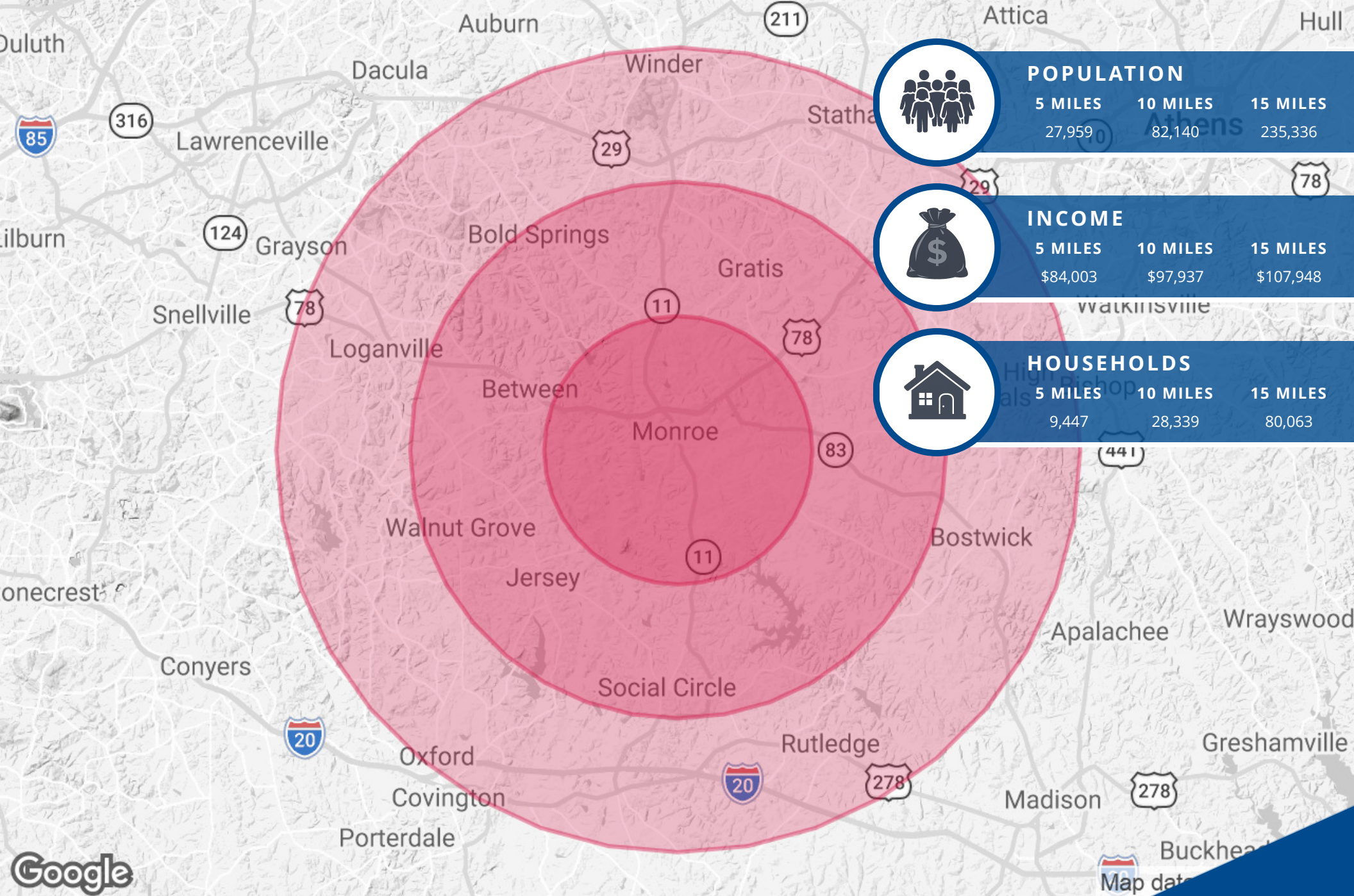
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EXCLUSIVELY LISTED BY:

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