

INDUSTRIAL WITH LAYDOWN YARD  
FOR LEASE | MONROE NC

709 Curtis St

MONROE, NC 28112



Photo has been digitally enhanced using AI image tools. Some enhancements reflect improvements the seller plans to make to the property. The enhanced image may not reflect the exact current condition of the property.

**23,988**  
SQ FT AVAILABLE

**Warehouse**  
PLUS OFFICE SPACE

**General Industrial**  
ZONING

**9,348 SF**  
BUILDING 1

**22'**  
CLEAR HEIGHTS

**Dock High**  
AND DRIVE IN LOADING

**14,640 SF**  
BUILDING 2 (DIVISIBLE TO  
4,800 SF, 9,840 SF, 14,640 SF)

**3.00 AC**  
LOT SIZE

**\$11/SF NNN**  
ASKING RATE

**REDPART.COM**

711 Central Avenue  
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE MANAGEMENT

**PARKER TOWNSEND**

704.572.0009  
parker@redpart.com

**RED**  
PARTNERS



**Building 1**  
(±9,348 SF)

**Building 2**  
(±9,840 SF)

±4,800  
SF

**Laydown  
Yard**

**E Windsor St**

**74**



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# Location Map

