

SALE

IDEAL IOS/WAREHOUSE LOCATION

2515 Walkup Ave Monroe, NC 28110



PROPERTY DESCRIPTION

Presenting 2515 Walk Up Ave—an outstanding industrial offering comprising a fully renovated 6,400 sq. ft. shop/warehouse tailored for maximum operational flexibility and efficiency. Situated on 2.48 acres of general industrial land, the site has been recently cleared and graveled, providing superior durability for heavy equipment, truck parking, and outdoor storage. The property features secure, gated access for controlled entry and enhanced security. Strategically located in the heart of a dynamic industrial corridor, this asset offers immediate access to major distribution routes and serves a robust local market with strong demand across logistics, manufacturing, and service sectors. With continued business expansion in the area, this property represents a compelling opportunity for investors and owner-users seeking value in a high-demand location.

OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	109,075 SF
Building Size:	6,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	317	879
Total Population	509	1,003	2,805
Average HH Income	\$77,488	\$79,240	\$79,932

Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

2515 WALKUP AVE

2515 Walkup Ave Monroe, NC 28110



PROPERTY HIGHLIGHTS

- 6,400 Total Warehouse/Shop SF
- 2.48 Acres
- GI (General Industrial Zoning)
- Gated access
- Gravel parking
- Ideal uses include general industrial/warehouse, IOS, self-storage facilities, or truck/automobile repair and maintenance.
- Parcel ID: 09-115-116

RECENT RENOVATIONS AND UPFITS

- Landscaping, grading and gravel of parking
- New concrete driveway
- Brand new siding and soffit on warehouse
- Brand new warehouse roof
- New electric wiring/system in warehouse
- New warehouse gutters
- New electric gate
- Property renovations totaling over \$150,000

Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

PHOTOS

2515 Walkup Ave Monroe, NC 28110



Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com

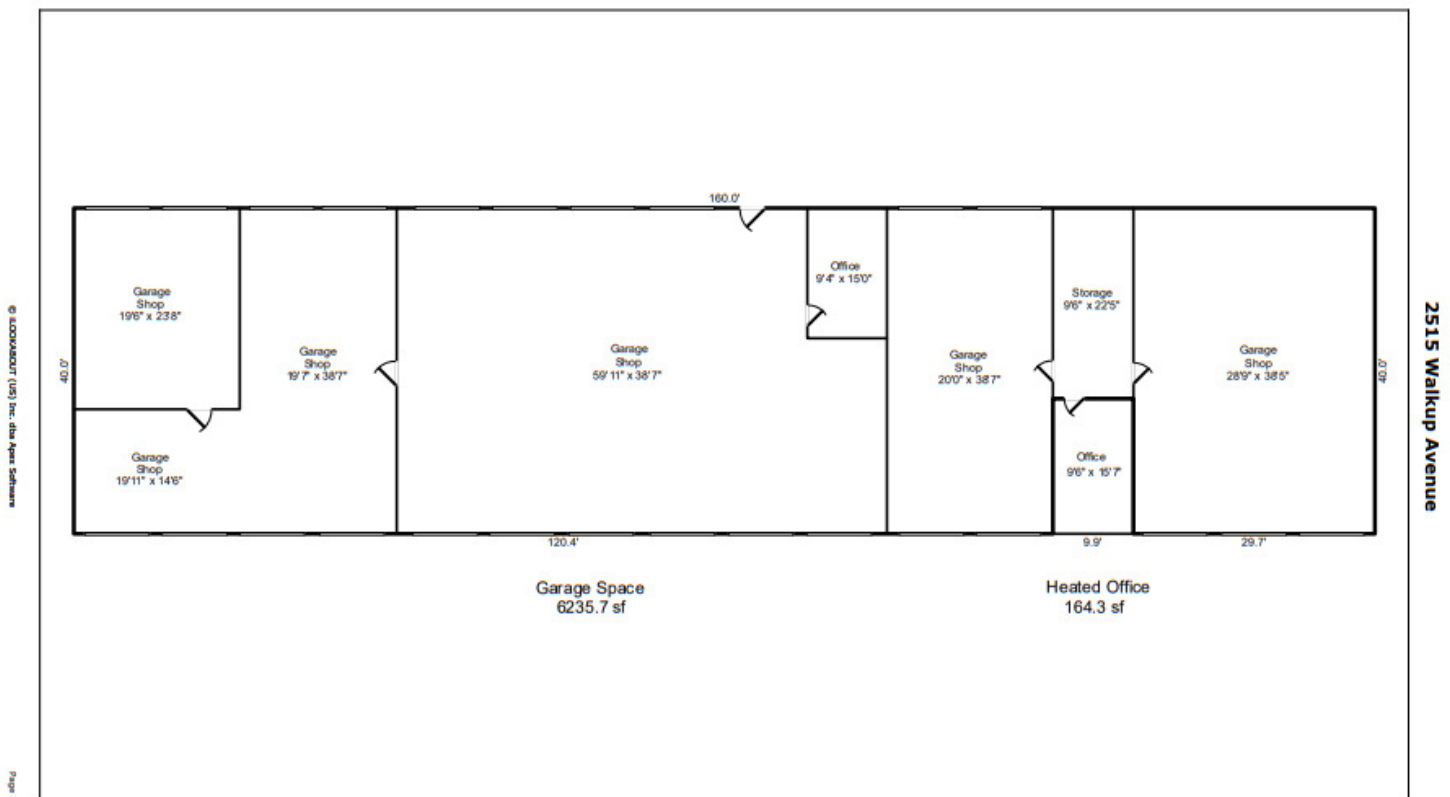


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

FLOORPLAN

2515 Walkup Ave Monroe, NC 28110



Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

RETAILER MAP

2515 Walkup Ave Monroe, NC 28110



Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com

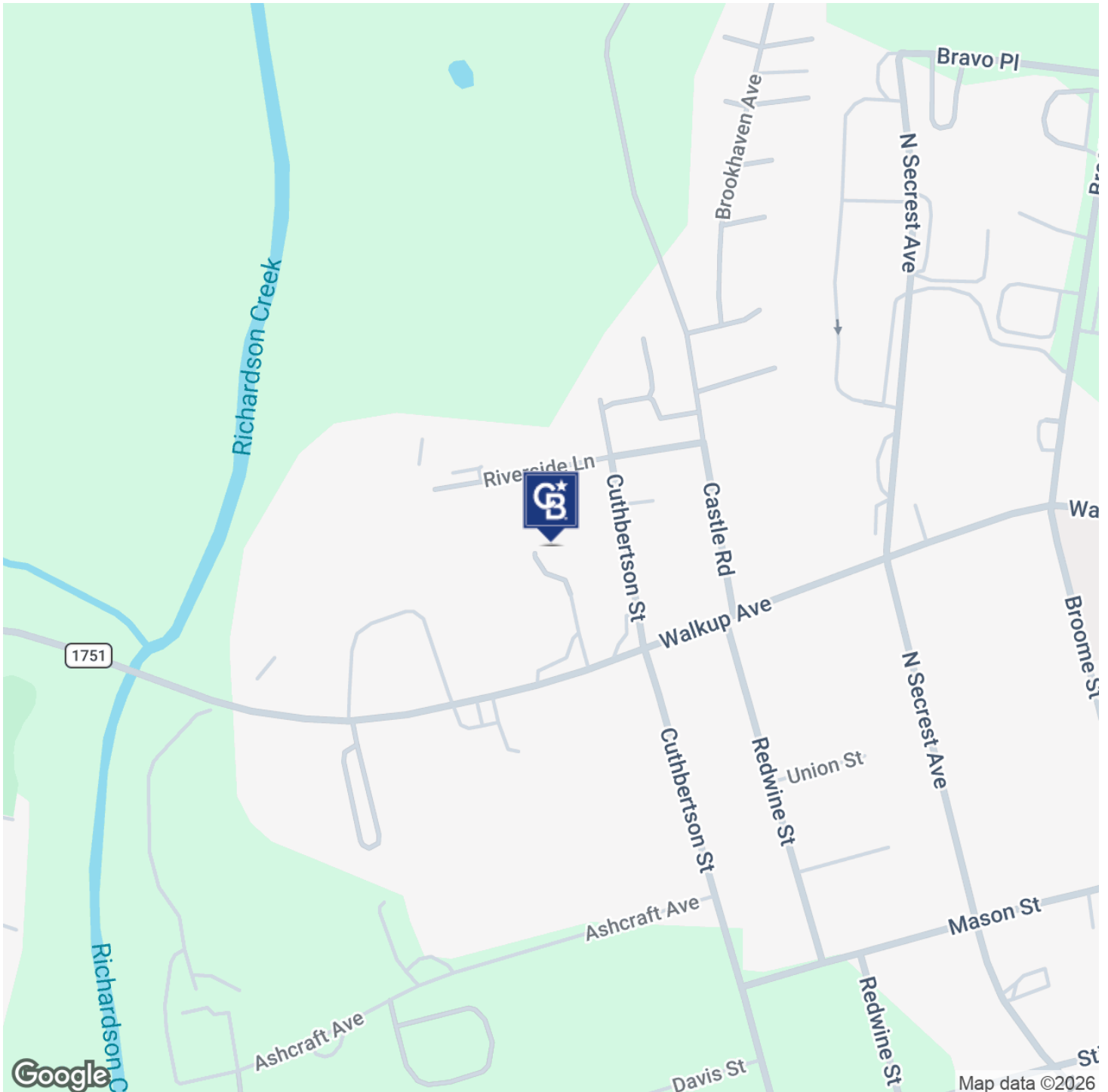


**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

LOCATION MAP

2515 Walkup Ave Monroe, NC 28110



Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com

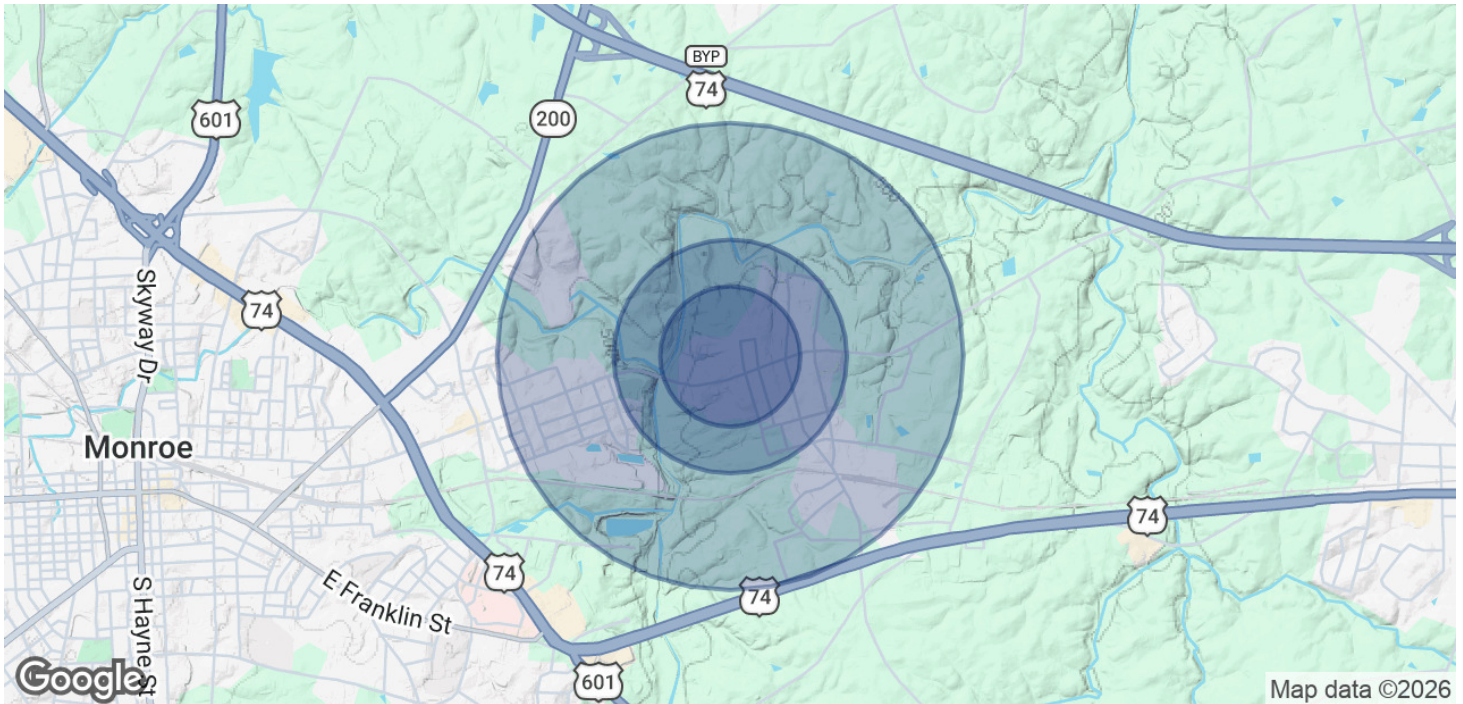


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

DEMOGRAPHICS MAP & REPORT

2515 Walkup Ave Monroe, NC 28110



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	509	1,003	2,805
Average Age	35	36	34
Average Age (Male)	34	34	33
Average Age (Female)	36	37	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	160	317	879
# of Persons per HH	3.2	3.2	3.2
Average HH Income	\$77,488	\$79,240	\$79,932
Average House Value	\$303,628	\$304,036	\$280,866

2020 American Community Survey (ACS)

Ryan Pilsy
(980) 339-9174
ryan@pilsycre.com



COLDWELL BANKER
COMMERCIAL
REALTY