

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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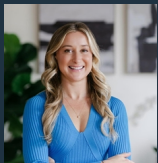
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Exclusively Marketed by:



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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 a well-appointed industrial facility with office space and excellent regional access. The property totals 18,000 SF, including 1,800 SF of office space and 16,200 SF of warehouse space.

The warehouse features two drive-in doors—a 20' x 20' oversized door and a 12' x 12' door—providing flexible access for manufacturing, distribution, and storage operations. Additional features include a fully sprinklered system, air compression lines, and heavy-duty power to accommodate a variety of industrial users.

Warehouse clear heights vary throughout the building, with the front section ranging from 12'4" to 16' clear and the rear section ranging from 16'5" to 20'8" clear, offering flexibility for different operational requirements.

Located just off Rocky River Road, the property provides immediate access to Highway 74 and the Monroe Expressway (Bypass) for efficient connectivity throughout the Charlotte region.

02

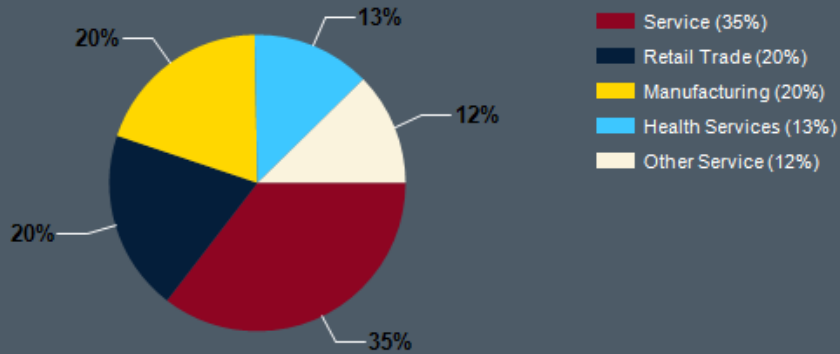
Location

Location Summary

Aerial View Map

- 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.

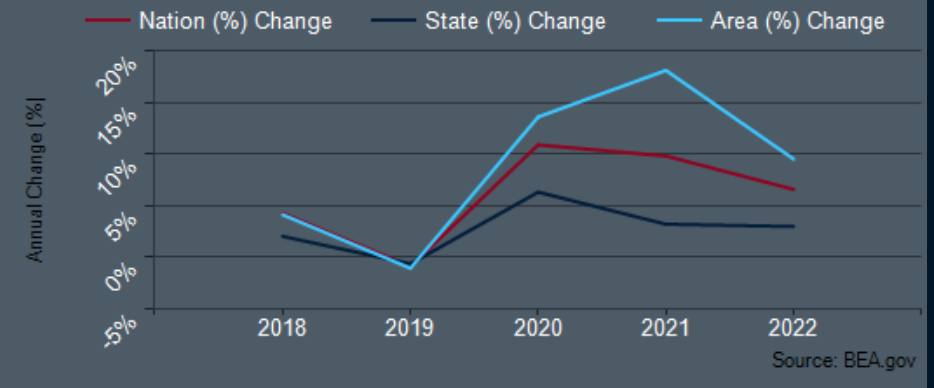
Major Industries by Employee Count

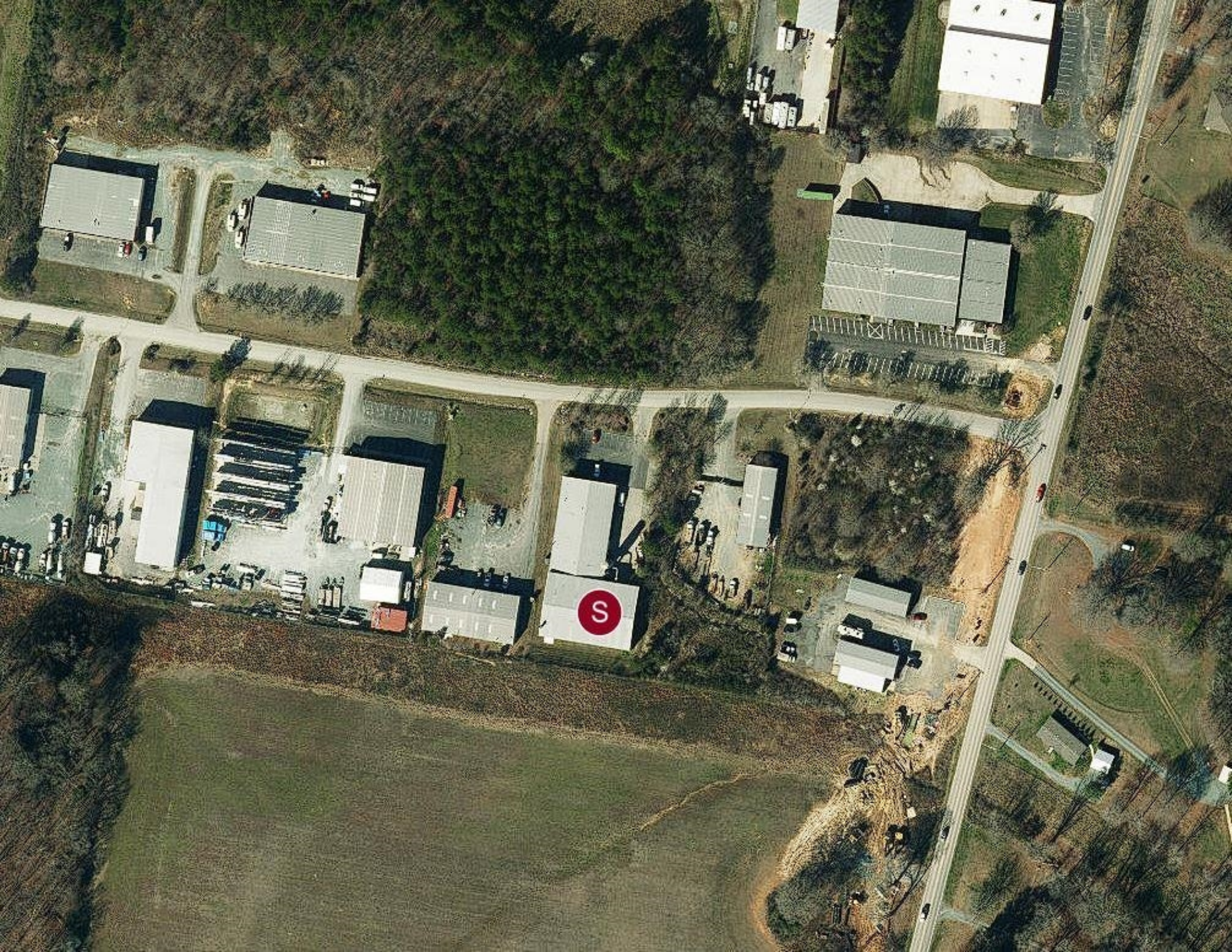


Largest Employers

| | |
|--------------------------------|-------|
| 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 |

Union County GDP Trend





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 |

