



OFFERING SUMMARY

NUMBER OF UNITS:	2
AVAILABLE SF:	983 SF 4,634 SF
LEASE RATE:	\$17.00 SF/yr (MG)
BUILDING SIZE:	23,217 SF
ZONING:	I-1

PROPERTY OVERVIEW

Just off Monroe Road and minutes from the heart of downtown Matthews, this is a great location for a new or growing business. Close to amenities but without all the traffic, this location offers an ideal space for office or flex use with the larger space as it provides some storage and a dock high door.

PROPERTY HIGHLIGHTS

- Larger Suite provides 4,634 SF with storage area and a dock with rollup door.
- Smaller Suite provides 983 SF, perfect for a small business, or it could be combined with the larger space for conference room, training area or additional offices.

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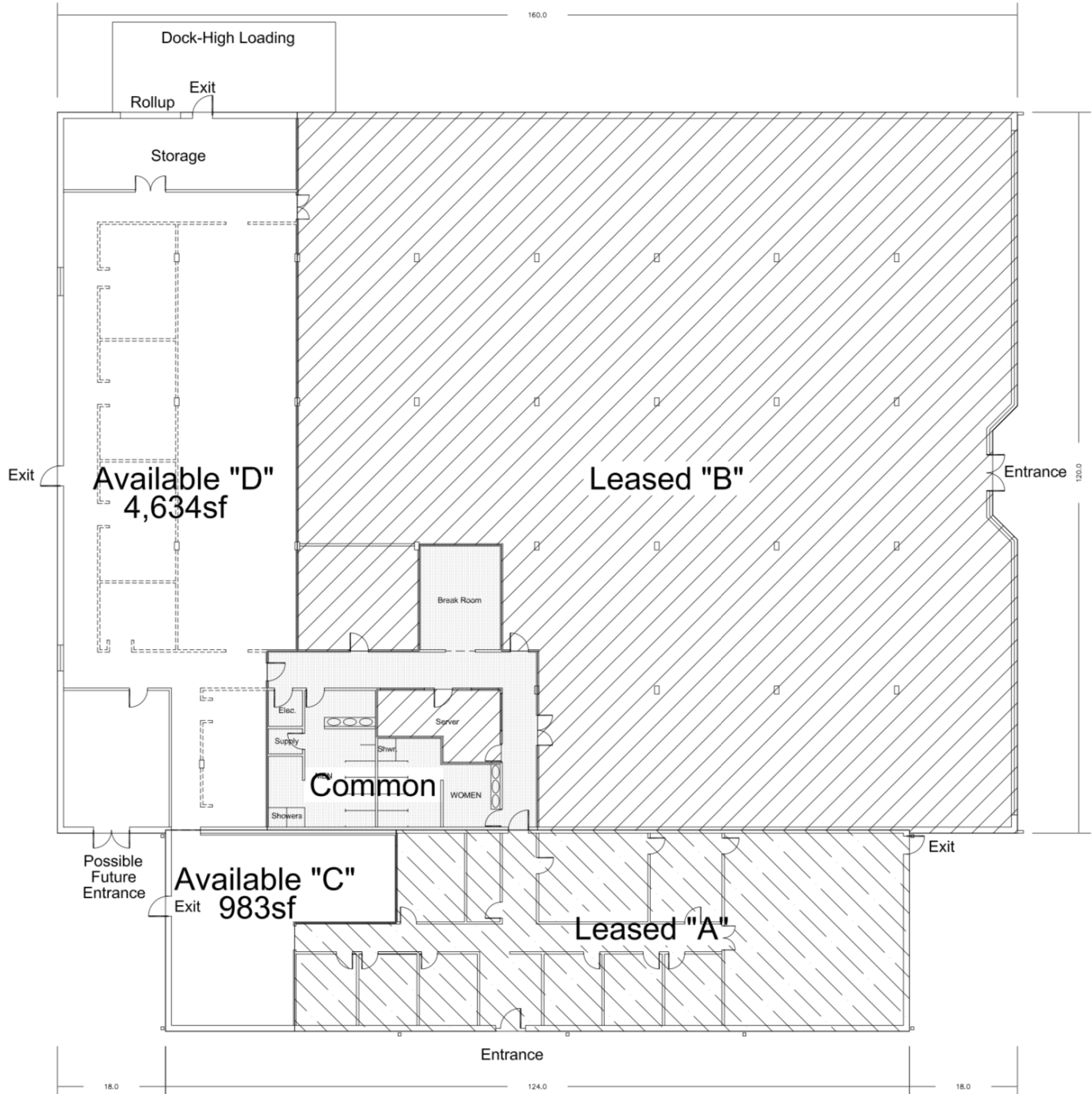
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OFFICE FOR LEASE

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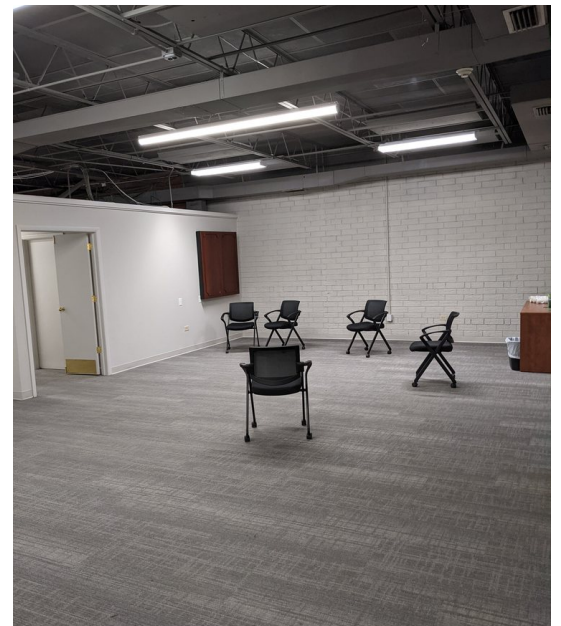
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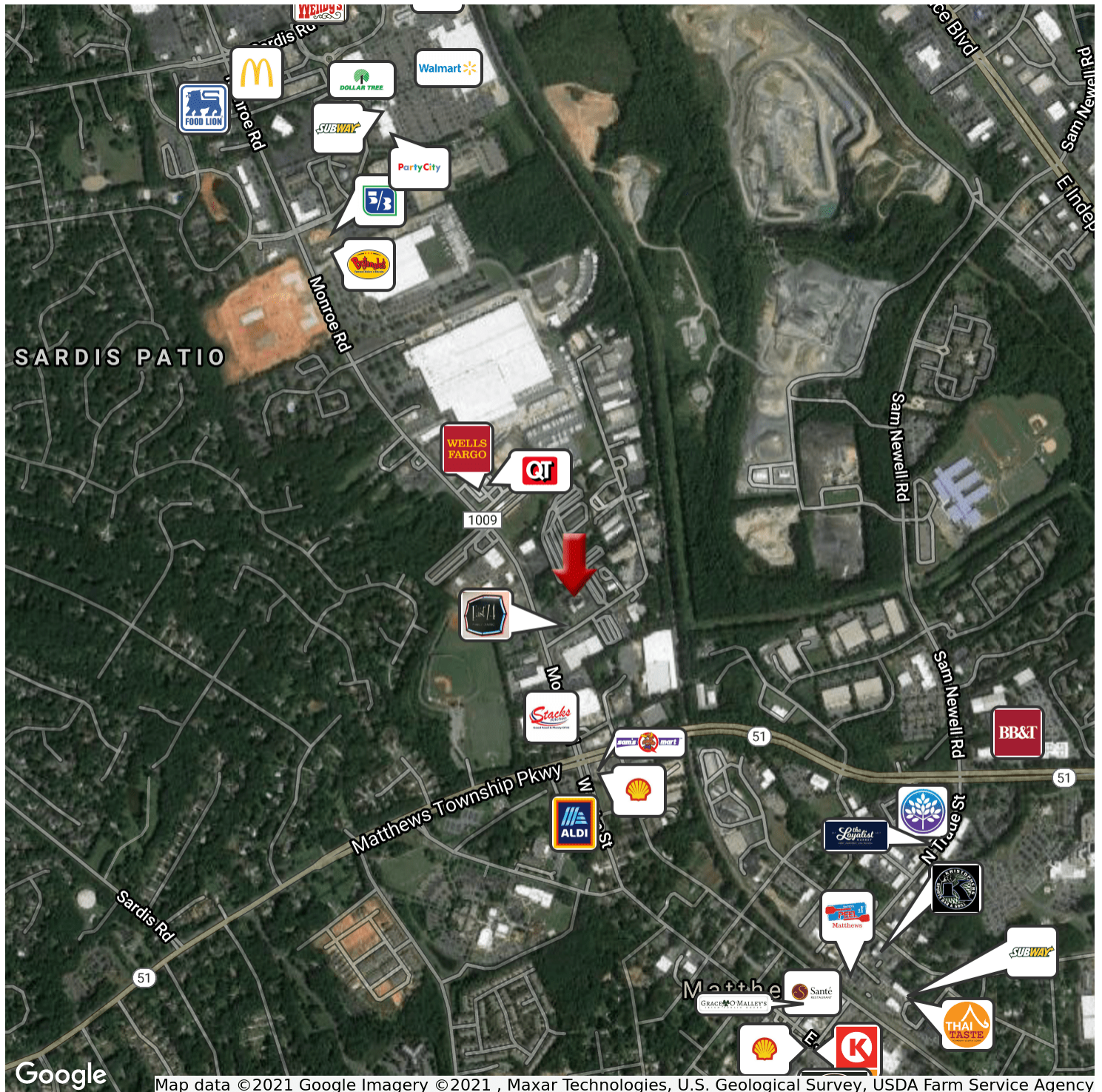
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