

# CAMP SUTTON

ENTREPRENEUR  
CENTER BLDG 2



OFFICE | WAREHOUSE FOR LEASE



OFFERED EXCLUSIVELY BY

**ISAAC HARROW**

Broker

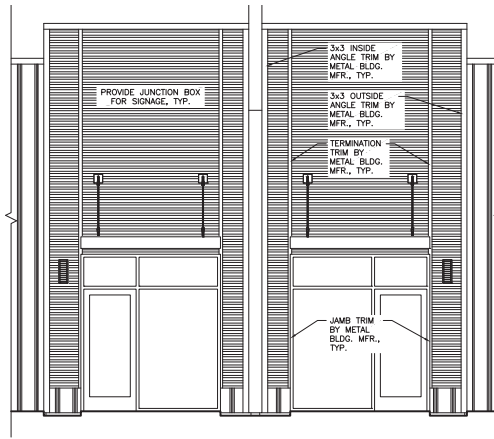
O: 704.882.1700 ext. 220

M: 828.320.1986

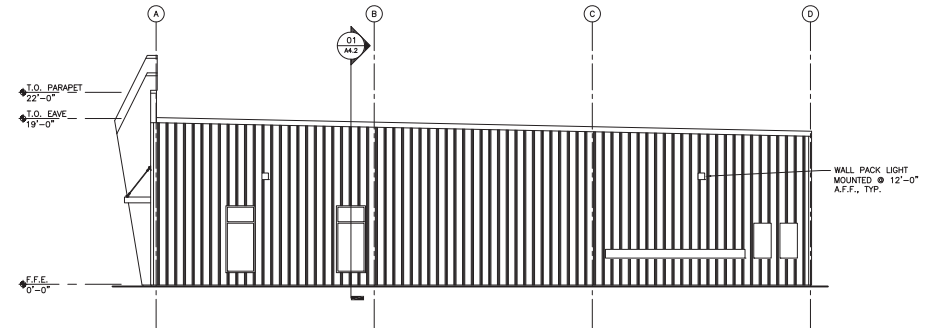
**354 ACME DRIVE | HWY 74,**  
**MONROE, NC 28112 ± 4,000 – 16,000 SF**



# FRONT ELEVATIONS



**03** ENLARGED ELEVATION: Horizontal Wall Panels  
1/4" = 1'-0"



**02** ELEVATION: Right Side  
1/8" = 1'-0"



## PROPERTY OVERVIEW

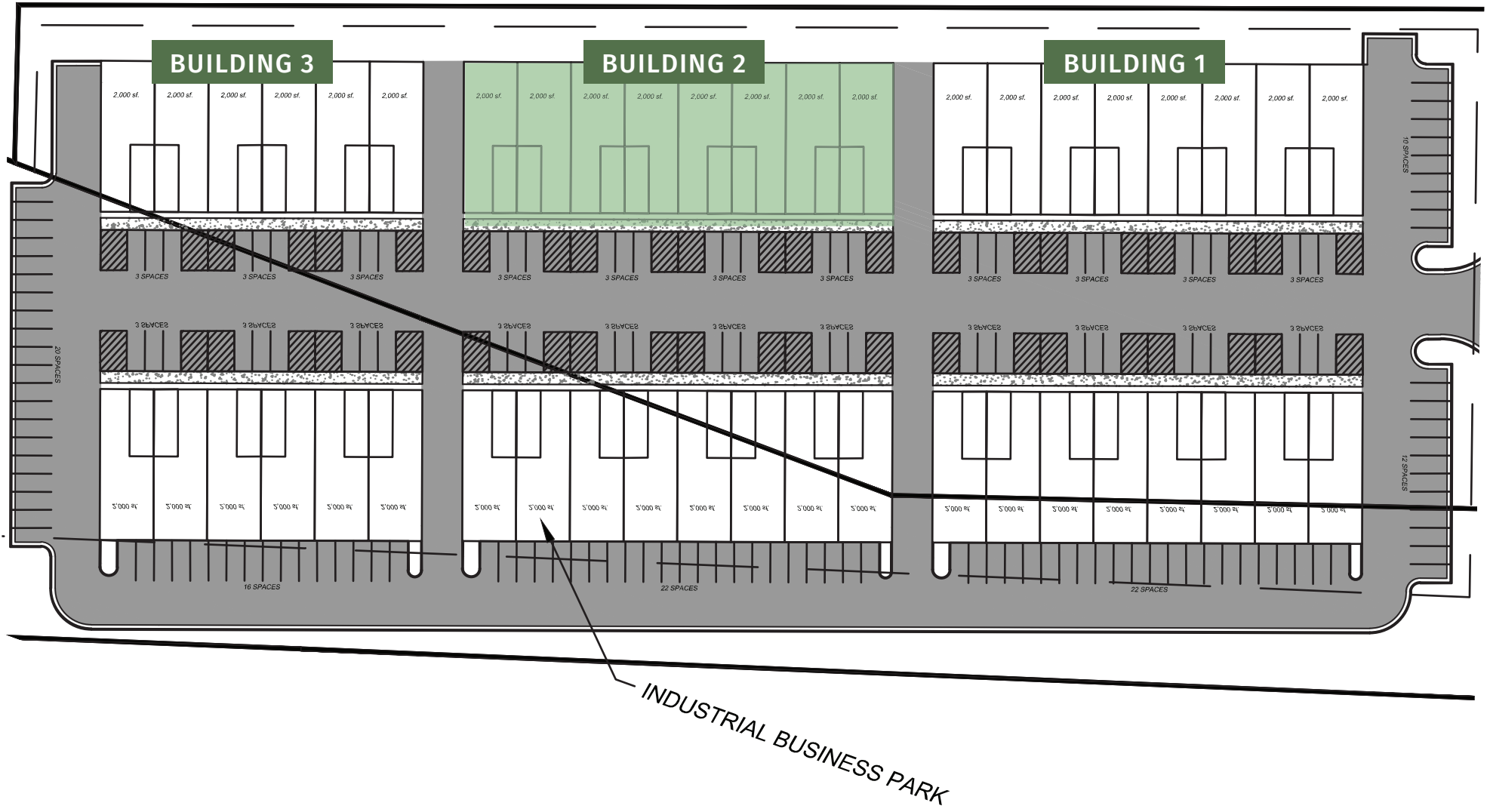
The Camp Sutton Entrepreneur Center, Building 2 offers new Class A office/warehouse space for lease in one of Union County's fastest-growing business corridors. Located on Highway 74 at 354 Acme Drive, Monroe, the development features flexible suites, modern construction, excellent visibility, and convenient access to Monroe, Indian Trail, Charlotte, and I-485—ideal for office, warehouse, showroom, and light industrial users.

## PROPERTY HIGHLIGHTS

- Incredible location on HWY 74 with amazing visibility
- Modern Office & Warehouse Design. Ideal for Office, Distribution, Light Manufacturing & Service Businesses
- Clear Height-17' | Drive-in Doors 10' x 12'
- Opportunity Zone Location with Easy Access to Monroe, Indian Trail, I-485 & Charlotte Metro



# SITE PLAN



## AERIAL VIEW



## BUILDING EXTERIOR



## PROPERTY DETAILS



**354**  
Acme Drive, HWY 74  
Monroe, NC 28112



**Zoning**  
GI  
(General Industrial)



**Rent**  
\$15/SF



**Available Space**  
± 4,000–16,000 SF



**Lease Type**  
Triple Net Lease  
(NNN)



**TICAM**  
\$550/monthly  
4,000 SF unit

OFFERED EXCLUSIVELY BY

**ISAAC HARROW**

Broker

O: 704.882.1700 ext. 220

M: 828.320.1986

[iharrow@themosergroupinc.com](mailto:iharrow@themosergroupinc.com)

**MOSER**  
COMMERCIAL REAL ESTATE



## LOCATION OVERVIEW



**49,815 AADT**  
Acme Drive and  
Roosevelt Blvd (HWY 74)



2026 The Moser Group, Inc. All Rights Reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

354 Acme Drive, HWY 74, Monroe, NC | OFFICE | WAREHOUSE FOR LEASE