

MONROE 147 BUILDING



4,000 SF industrial space with freeway visibility available for lease in Monroe

AVAILABLE SPACE	4,000 SF
LEASE RATE	\$1.10 / SF Blended, NNN
EST. NNN	\$0.26 / SF
SIGNAGE	Building signage available
PARKING	6 stalls / 4,000 SF
CLEAR HEIGHT	18′
LOADING	C
LOADING	Grade level loading
VISIBILITY	Visible from Hwy 2

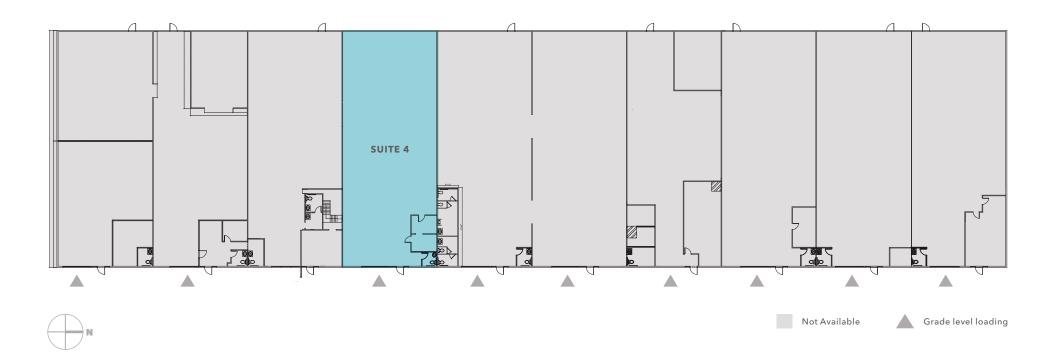
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FLOOR PLAN



4,000 SF

3,800 SF

200 SF

\$1.10/SF

03/01/2026

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Monroe 147 Building benefits from a central location in the Monroe Industrial district, with easy access to multiple nearby highways.

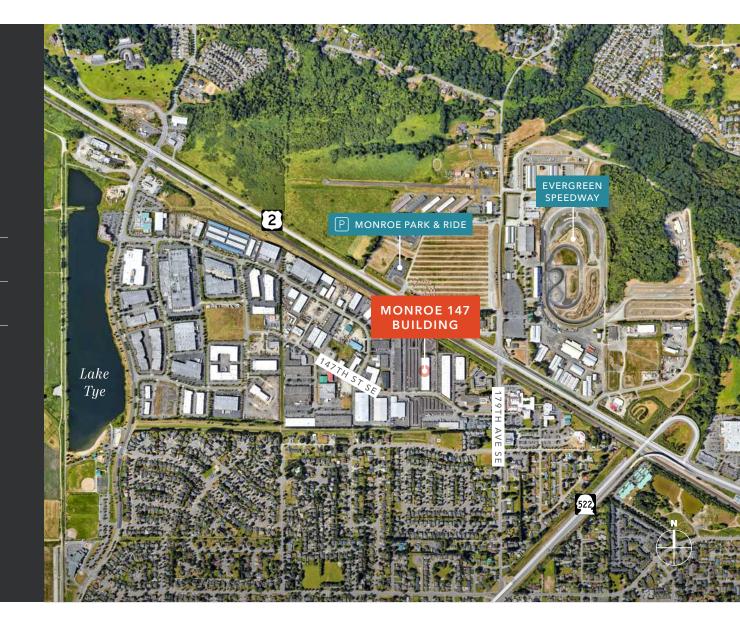
Close to Lake Tye and Monroe Park & Ride

Conveniently located near Highway 2 and Highway 522

Easy for visitors to locate, with excellent visibility from Highway 2

2MINTO HIGHWAY 2

 $4\,MIN$



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