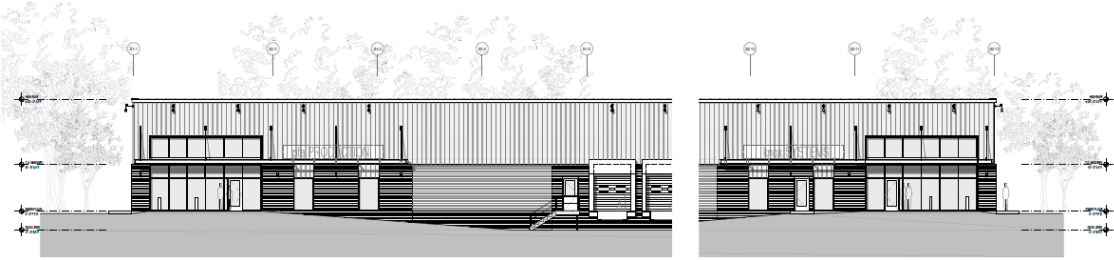


# Industrial Space Available in Mooresville

**460 East Plaza Drive  
Mooresville NC 28115**

**33,000 +/- SF**

Features	
Zoning	GI – General Industrial
Square Footage	33,000 +/- SF
Tax parcel	4667054899.00
Office	BTS
Ceiling height	18 - 20' clear
Power	Up to 800 amps
Dock Doors	Two
Drive In doors	Feasible
Sprinkler System	Ordinary hazard
Other features:	Gas heat, Exhaust fans and louvres, T-5 lighting



Located where Highway 150 intersects with Highway 3, this industrial building can be subdivided with square footage as small as 20,000 sf available. Owner plans to update the exterior and create multiple spaces in this (former) single tenant building.

**Lease Rate:** call for pricing

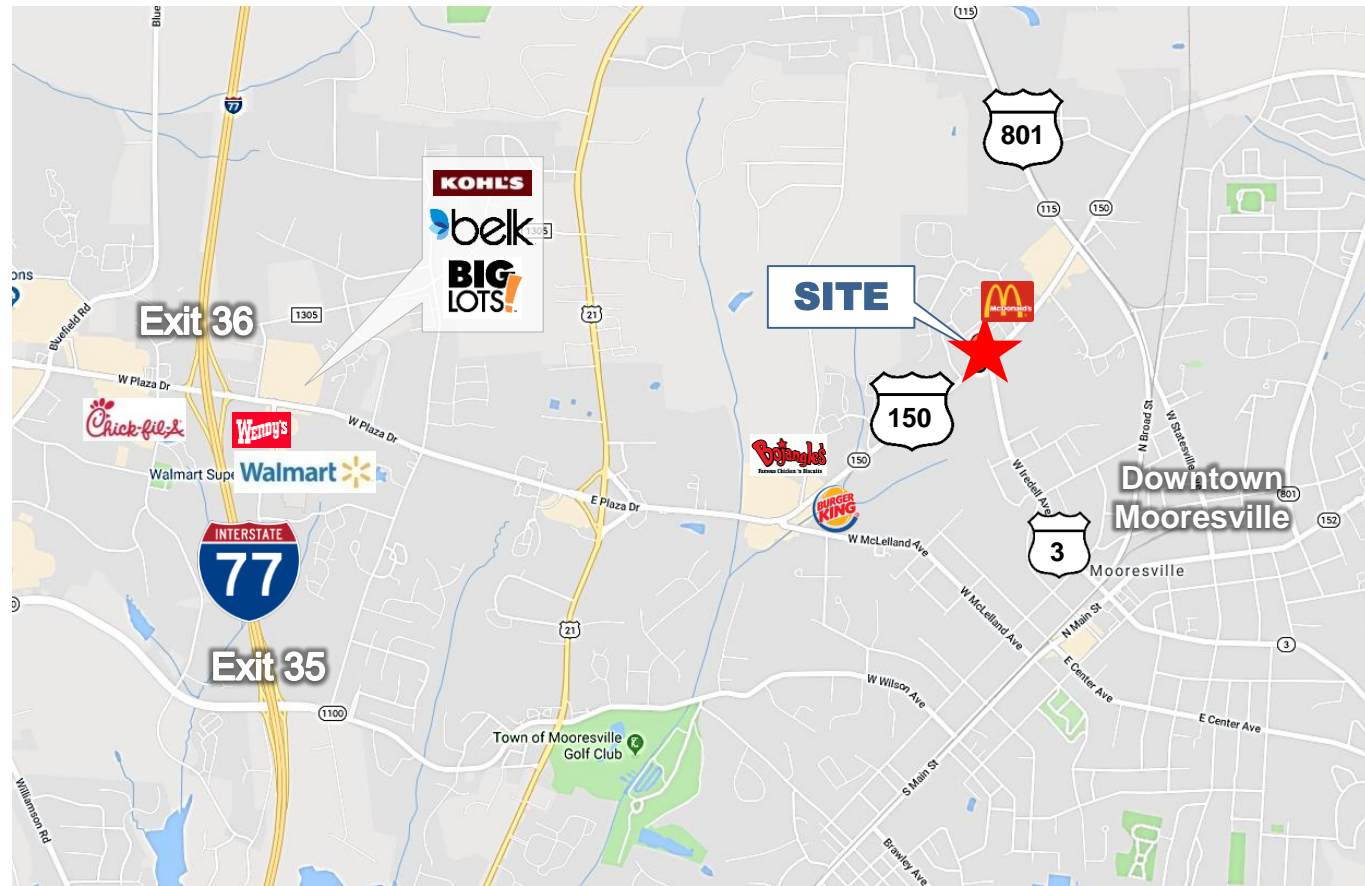
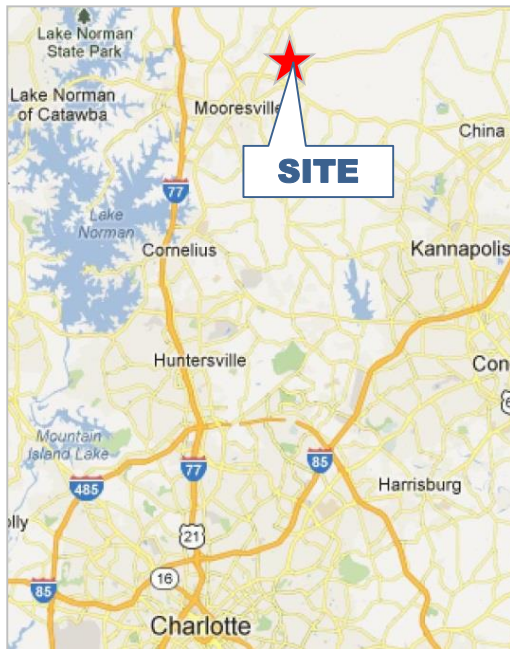


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All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

**460 East Plaza Drive  
(Highway 150)  
Mooresville NC 28115**

**33,000 +/- SF**



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population (2015)	3,913	26,847	47,172
Estimated household growth (2015-2020)			8%
Traffic Count (Hwy 150)	21,000		

This facility is conveniently located:

- .9 mile to Historic Main Street Mooresville
- 2.6 miles to I-77 access via exit 36
- 5.5 miles to Lowes Home Improvement corporate campus
- 16 miles to I-85 access in China Grove
- 28 miles to downtown Charlotte



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The remaining 33,000 +/- sf of industrial warehouse space can be upfitted to meet the needs of a new tenant.

Current tenants in the building have customized their square footage for product distribution and equipment storage.



Glass entryway created for tenant. A similar entry can be constructed for space at opposite end of building.



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