

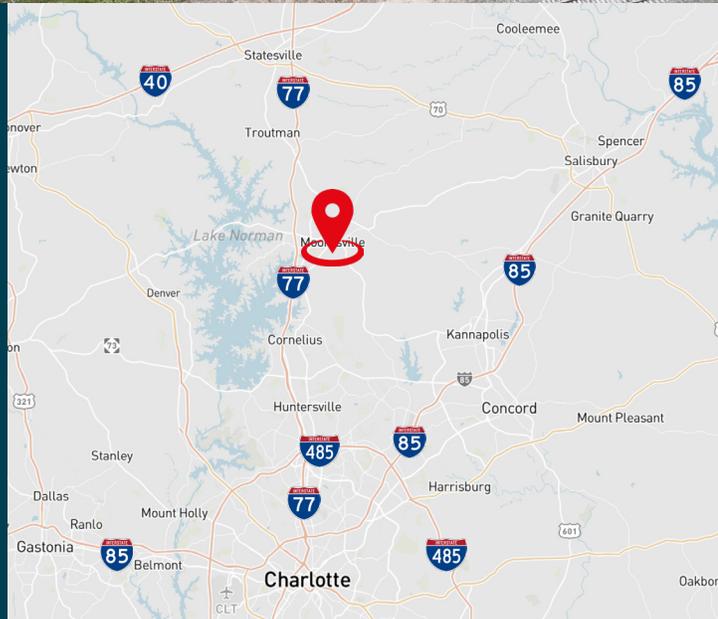
For Sale or Lease

157,284 SF



1035 Mecklenburg Hwy Mooresville, NC

Manufacturing or Distribution Facility
with Heavy Infrastructure & Expansion
Capabilities



Brad Cherry, CCIM, SIOR
704.927.3013
brad.cherry@jll.com

Matthew Greer, CCIM, SIOR
704.804.5762
matthew.greer@jll.com

John Cashion, SIOR
704.507.3188
john.cashion@jll.com



Property specifications

Total SF	±157,264 SF
Acreage	21.25 AC
Mezzanine SF	±13,253 SF (additional and not included in total square footage)
Office SF	±13,500 SF
Zoning	HLI (Hybrid Light Industrial)
Clear Height	26' (Typical)
Dock High Doors	1 (8' x 10') and 1 (10' x 10') 2 additional knockouts Loading platform with 3 pit levelers
Drive In Doors	5(14' x 16') 1 (10' x 12')
Sprinkler System	Wet
Column Spacing	25' x 50' (Typical)
Power	4,000 amps, 277/480V, 3ph
Parking	250 auto positions, ample trailer parking Expansion capacity for both
Features	Fully fenced, secured lot Separate auto / trailer entrances

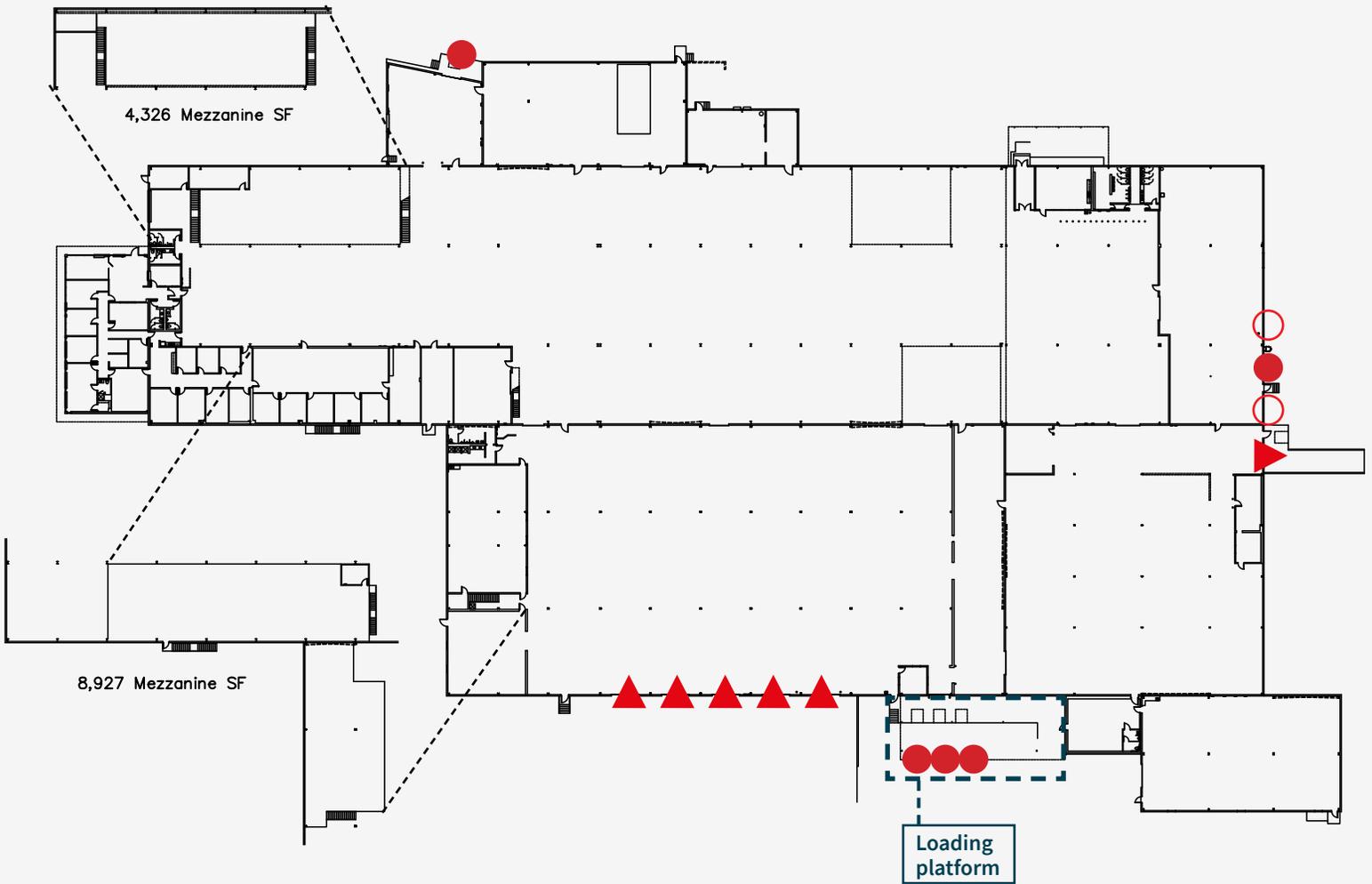


Floor Plan

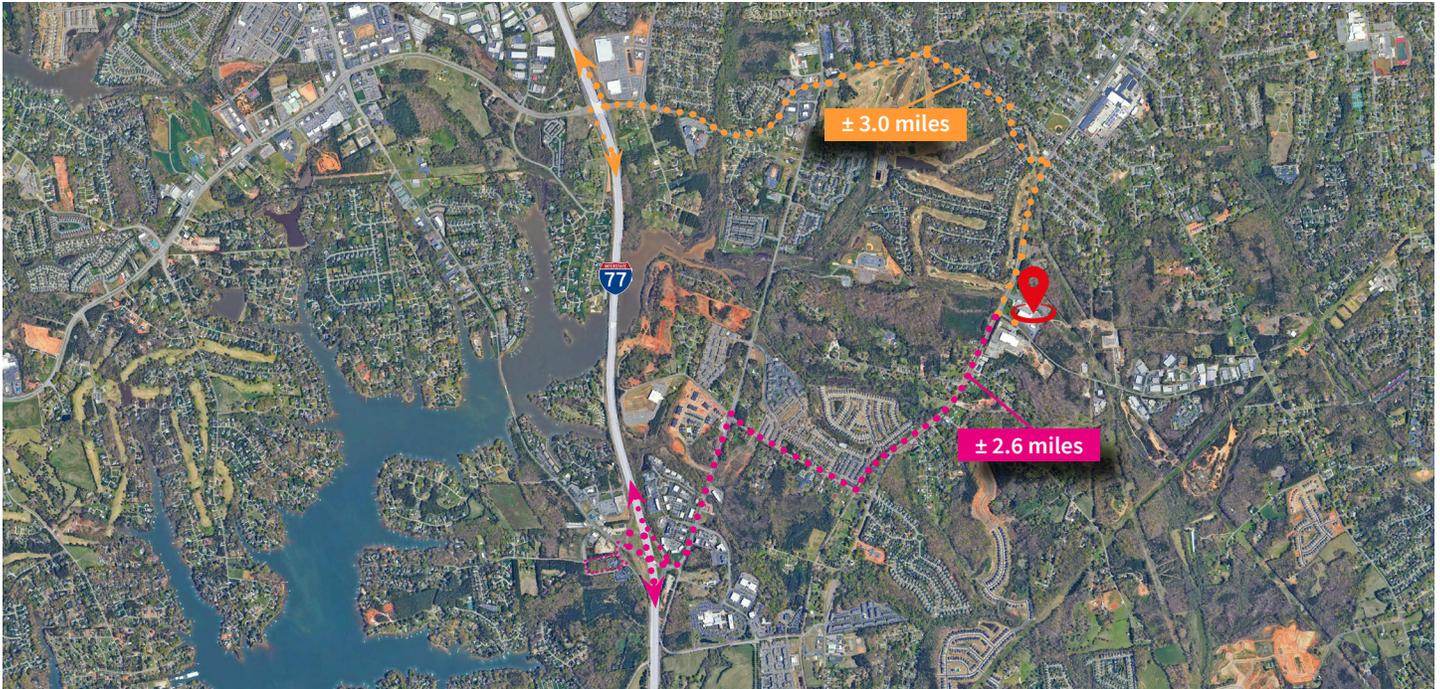
● Dock High Door

▲ Drive In Door

○ Knockout



Connectivity & Utilities



UTILITIES

Power	Duke
Sewer	City of Mooresville
Water	City of Mooresville

DISTANCES

Interstate 77	± 2.6 miles
Interstate 485	± 15 miles
Interstate 40	± 19 miles
Interstate 85	± 20 miles
Lowe's Headquarters	± 2.7 miles
Charlotte CBD	± 30 miles



Brad Cherry, CCIM, SIOR
704.927.3013
brad.cherry@jll.com

Matthew Greer, CCIM, SIOR
704.804.5762
matthew.greer@jll.com

John Cashion, SIOR
704.507.3188
john.cashion@jll.com

JLL Charlotte
650 S Tryon St. Suite 600
Charlotte, NC 28202