



1046 Gateway Dr

1046 Gateway Dr, Mooresville, NC 28115



Kirk Hanson

CK Select

142 Cabarrus Ave E, Concord, NC 28025

Kirk@CKSelectRealEstate.com

(704) 788-2255



1046 Gateway Dr

\$14.00 /SF/YR

...

- Race-Ready Shop in Race City USA Located near Mooresville Drag Strip and surrounded by NASCAR teams — perfect spot for race operations and fabrication
- 8,750 SF Ind Space w/3-Phase Power Flexible layout with 20' ceilings, 5 drive-in doors, & full power capacity for lifts, dynos, welders & heavy equipt
- Climate-Controlled Work Areas ideal for precision automotive, machining, or assembly operations — 8,750 heat & 6,250 ac
- New HVAC + Upgraded Infrastructure Brand-new HVAC installed January 2025, surface plate & industrial compressor remain, additional race equipment neg
- Truck & Trailer-Friendly Access Large gravel lot with space for multiple 18-wheelers, race haulers, and employee parking — easy access to 77 & 150
- Affordable Lease in a Prime Motorsports Hub \$14.00/SF base + \$2.75 NNN — unbeatable value in Mooresville's high-demand automotive & industrial corridor

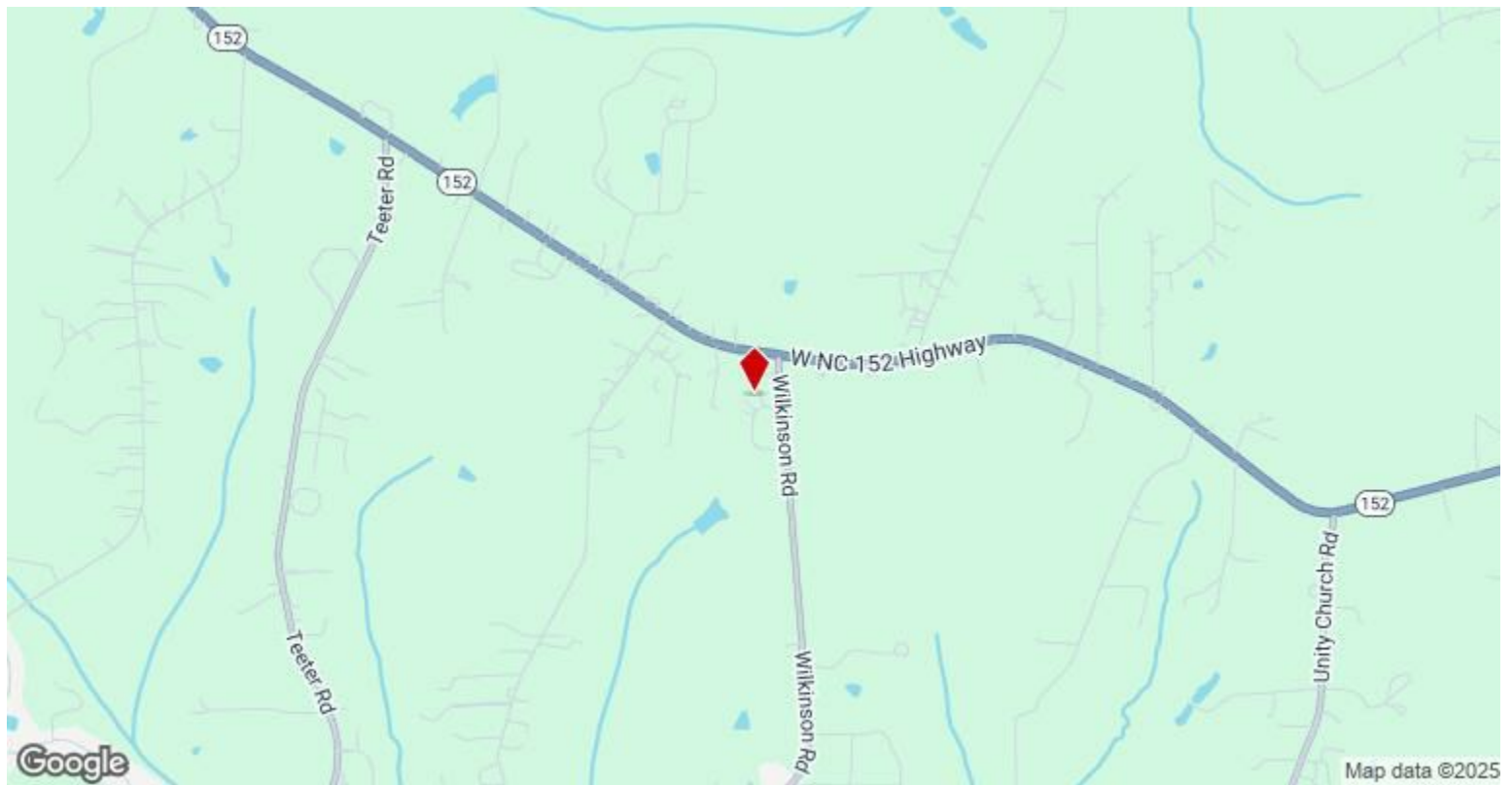


Rental Rate:	\$14.00 /SF/YR
Property Type:	Retail
Property Subtype:	Auto Repair
Gross Leasable Area:	8,750 SF
Year Built:	1998
Walk Score ®:	9 (Car-Dependent)
Rental Rate Mo:	\$1.17 /SF/MO

1

1st Floor

Space Available	8,750 SF
Rental Rate	\$14.00 /SF/YR
Date Available	November 01, 2025
Service Type	Triple Net (NNN)
Office Size	400 SF
Space Type	Relet
Space Use	Industrial
Lease Term	5 Years



1046 Gateway Dr, Mooresville, NC 28115

?? 1046 Gateway Drive – Mooresville, NC

Race-Ready Industrial Facility | Prime Motorsports & Automotive Location | Iredell County, North Carolina

Join the winning team in Race City USA!

This high-performance race shop and industrial warehouse sits in the heart of Mooresville's motorsports corridor, surrounded by NASCAR teams, performance shops, automotive fabricators, and racing suppliers. Offering 8,750 SF of heated space (approx. 6,250 SF air-conditioned), the property blends versatility, visibility, and unbeatable access to I-77, NC-150, and Lake Norman's booming industrial market.

?? Property Highlights

8,750 SF total, 6,250 SF with A/C and climate control

Five drive-in doors | 18' clear openings | 20' ceiling height

3-Phase power ideal for fabrication, dyno equipment, or industrial tools

New HVAC system installed January 2025

Industrial air compressor and surface plate for race car setup included

Equipment negotiable — ideal for turnkey race teams or performance engine builders

Office space, conference room, and three restrooms

Wired for TVs and monitors throughout

Gravel parking lot accommodates multiple 18-wheelers, race haulers, and employee vehicles

?? Location & Access

Situated near the Mooresville Drag Strip, Talbert Road, and Langtree/I-77 Exit 31-36 corridor

Surrounded by NASCAR operations, engine builders, and automotive suppliers

Just minutes from Lake Norman, Concord, and Charlotte metro area

Located in Iredell County — business-friendly zoning and low taxes

Excellent access for distribution, logistics, motorsports, and light manufacturing users

?? Lease Terms

Base Rent: \$14.00/SF

NNN: \$2.75/SF

Modified NNN structure

Equipment negotiable | Available immediately

?? Perfect For

Race teams | Automotive fabrication | Motorsports R&D

Performance tuning | Custom machining | Dyno testing | Chassis setup

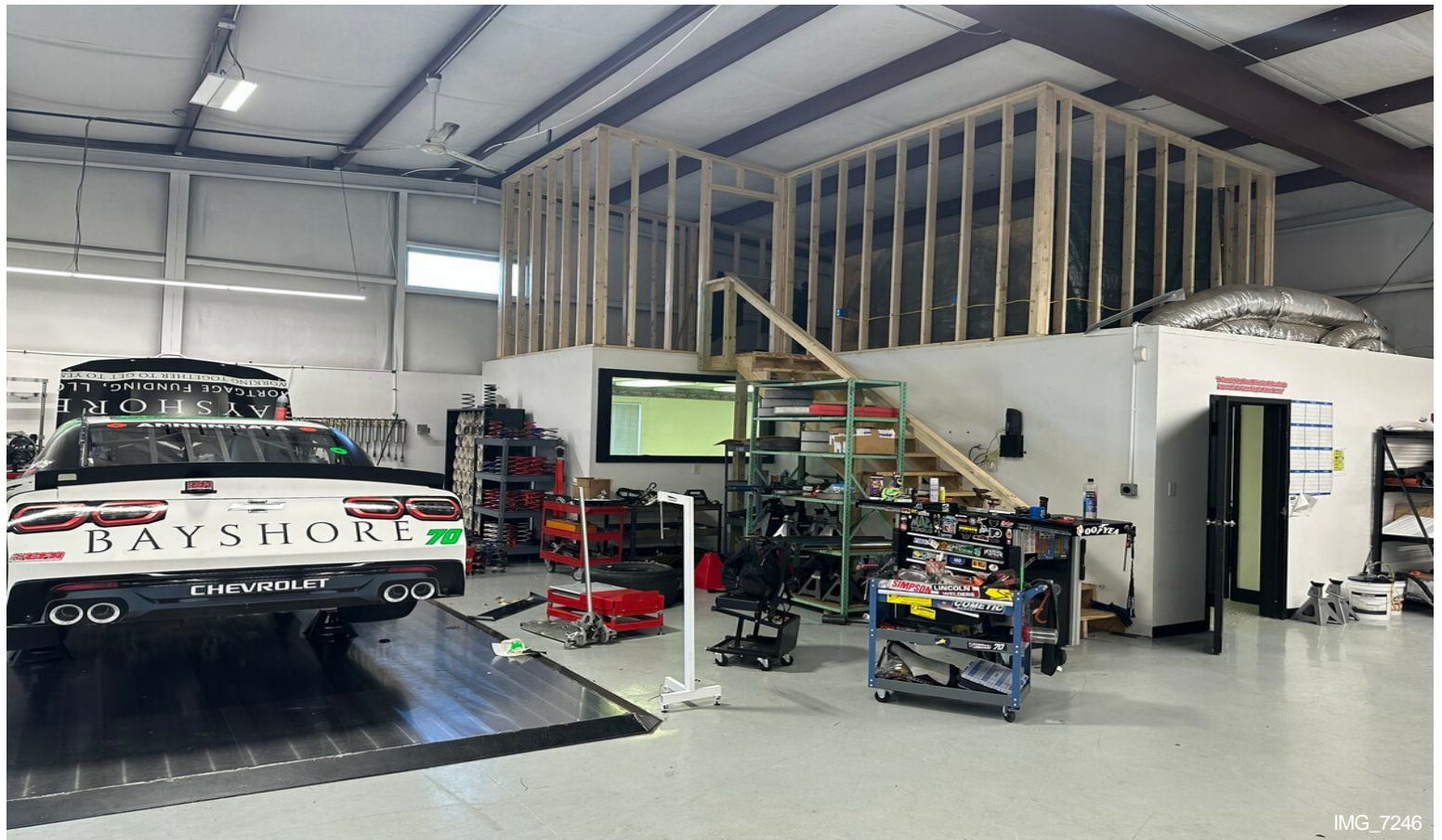
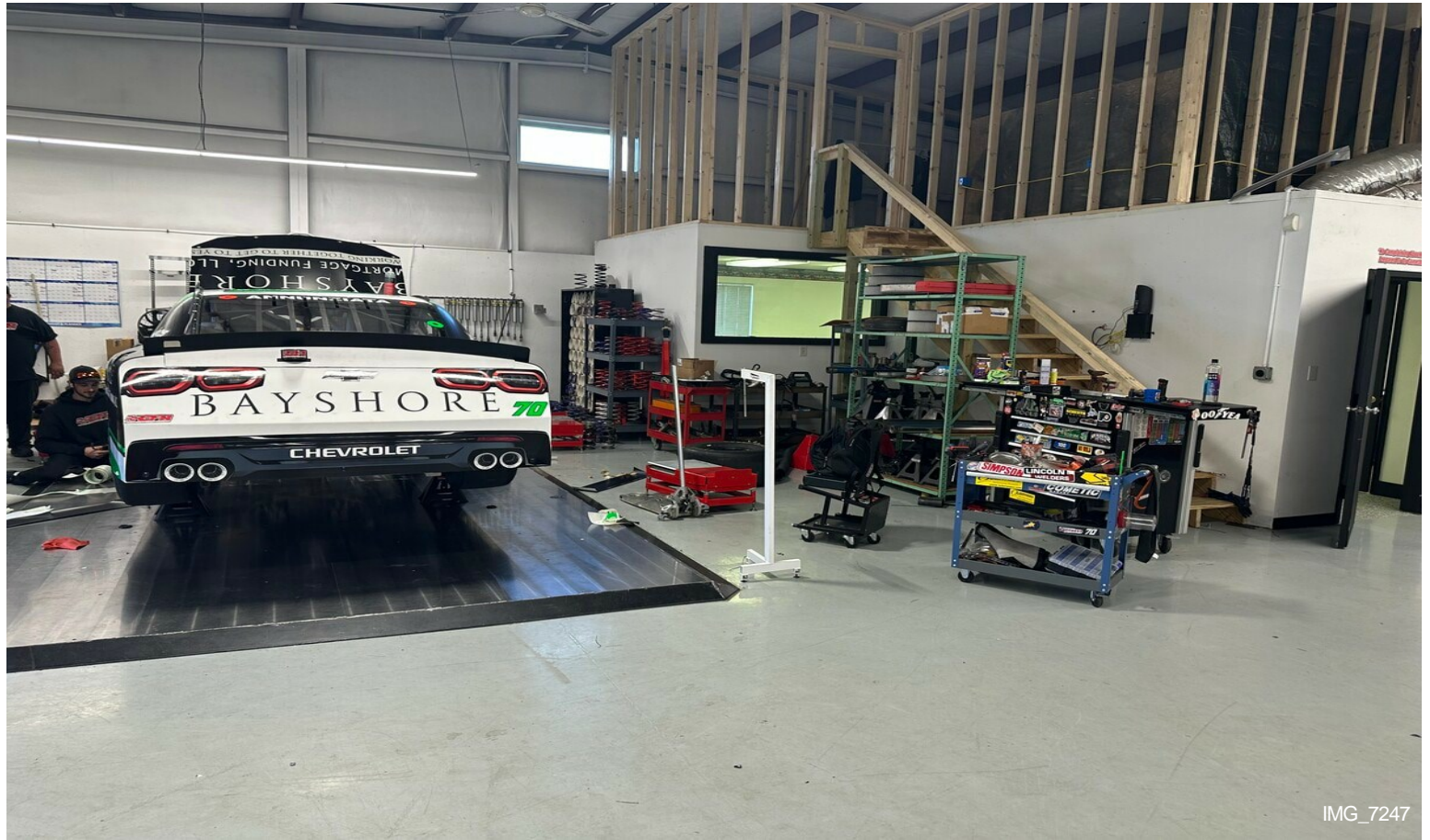
Property Photos



Property Photos



Property Photos



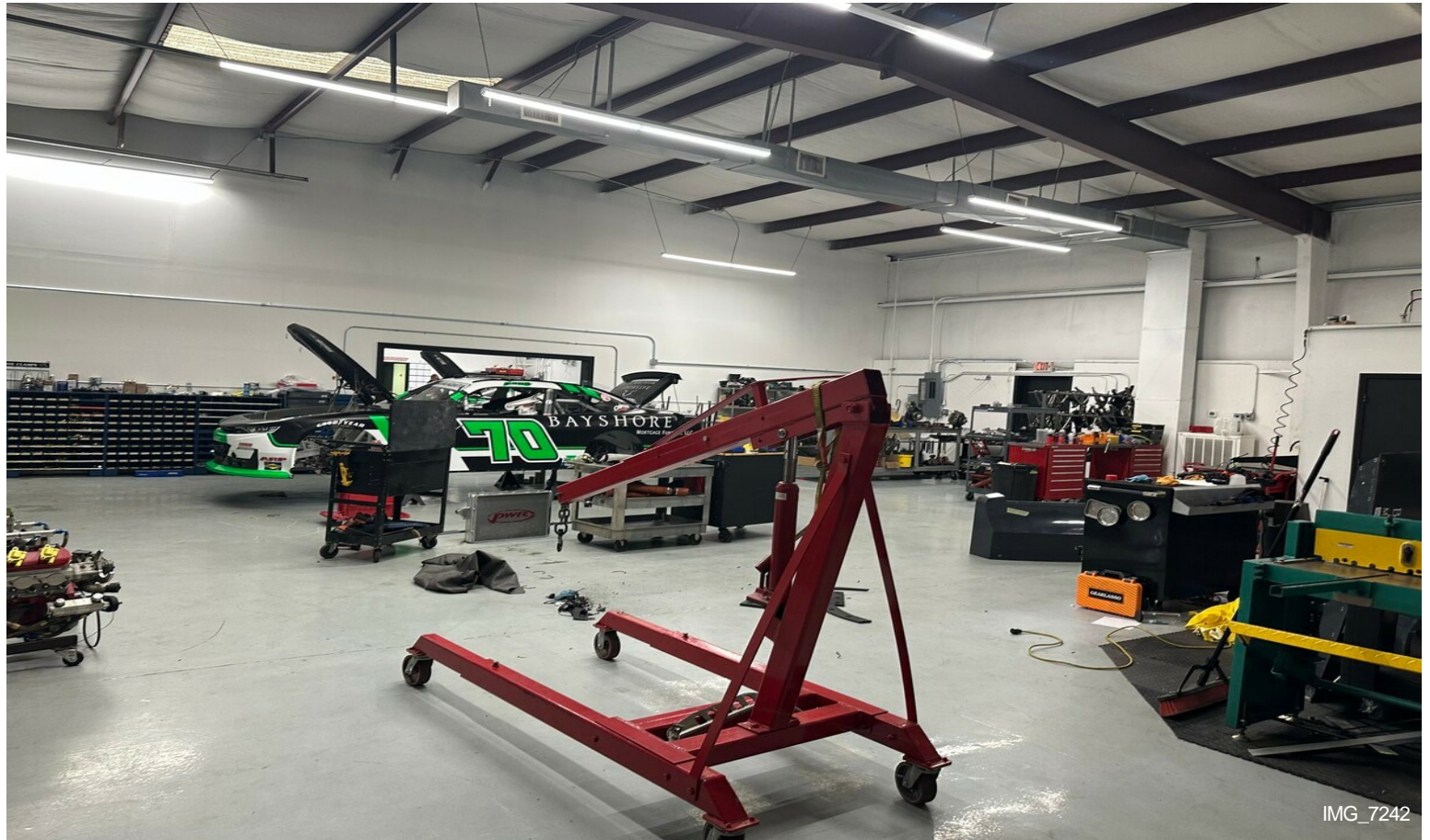
Property Photos



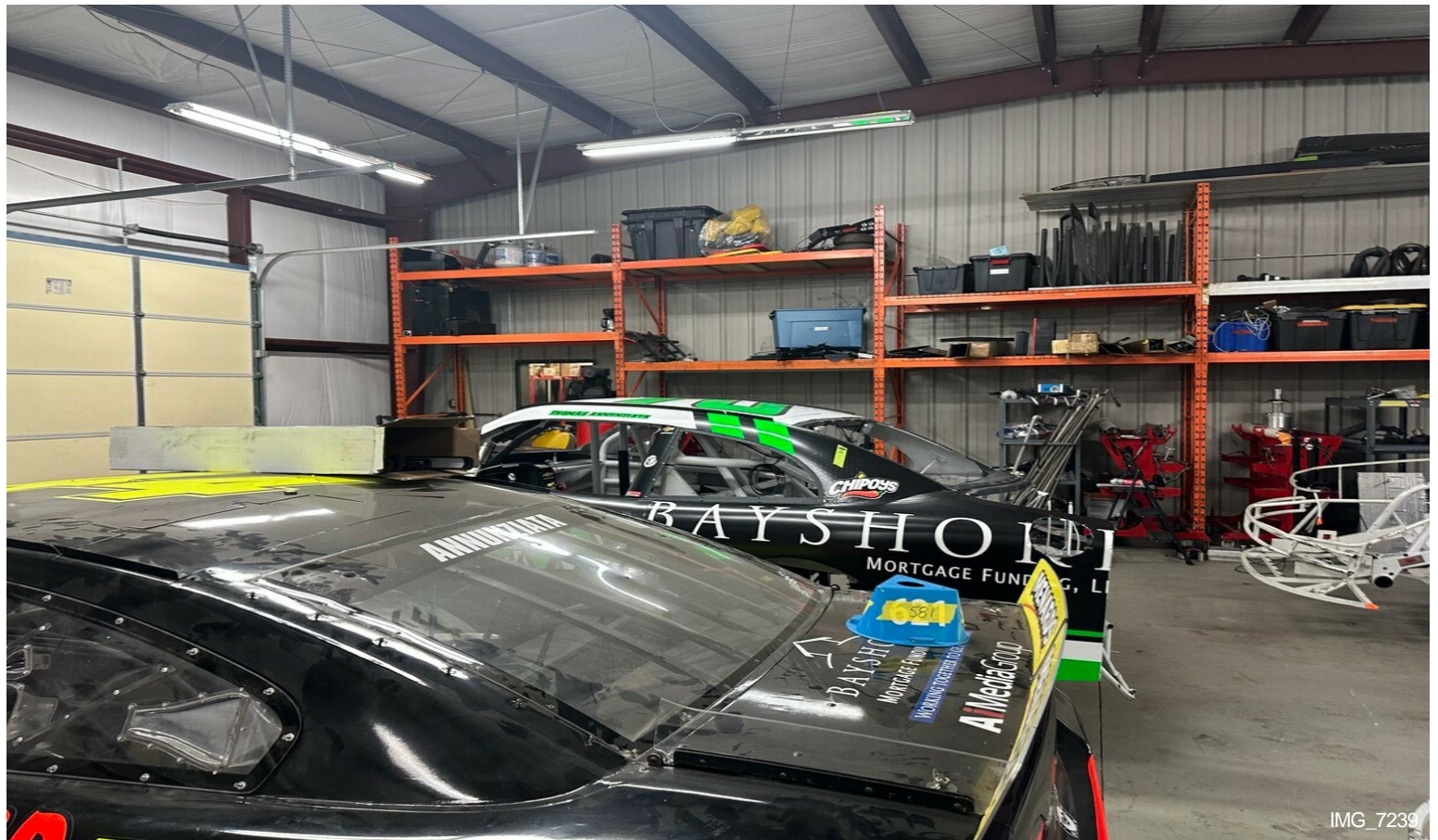
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

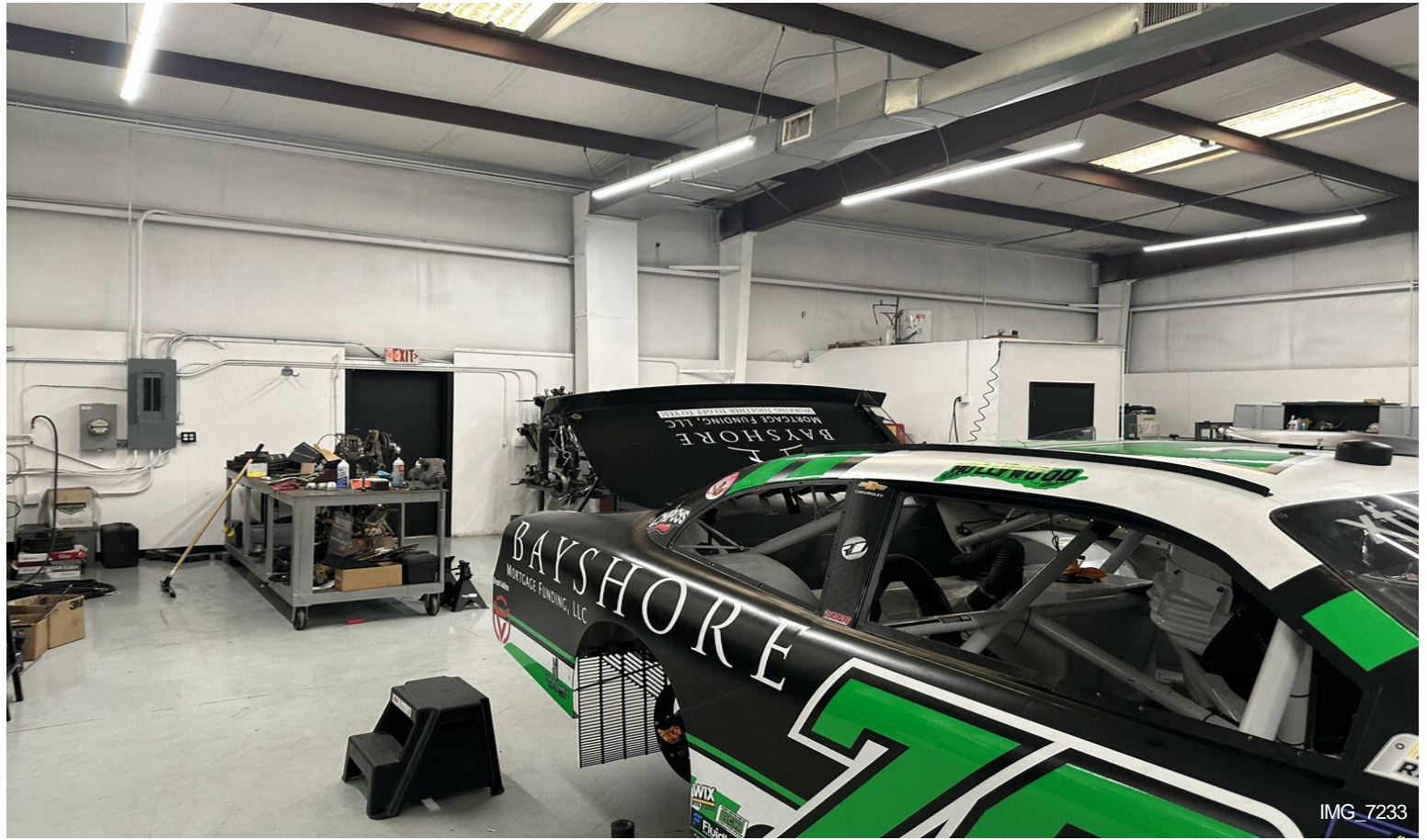


IMG_7236



IMG_7234

Property Photos



Property Photos



IMG_7231



IMG_7230

Property Photos



Property Photos

