

FOR LEASE

South Fork Business Park

167 Thunder Road



Property Highlights:

Size Options: Two units available - a spacious 8,500 sqft and an additional 9,500 sqft, or the entire building at a generous 18,000 sqft.

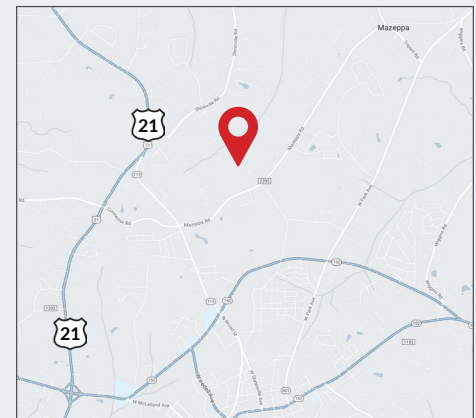
Zoning: Strategically zoned as Hybrid Light Industrial, offering versatility for a range of businesses and operations.

Ceiling Height: 16-foot roof clearance, providing flexibility for various machinery and operations.

Accessibility: Equipped with 5 convenient drive-in doors for seamless logistics and ease of operations.

Interior Features: The interior layout includes three dedicated offices, complemented by a spacious breakroom for employees.

Specialized Facilities: Tailored for specialized industries, this property includes separate paint booth and sanding rooms, ideal for automotive, race teams, motorsports, and related sectors.



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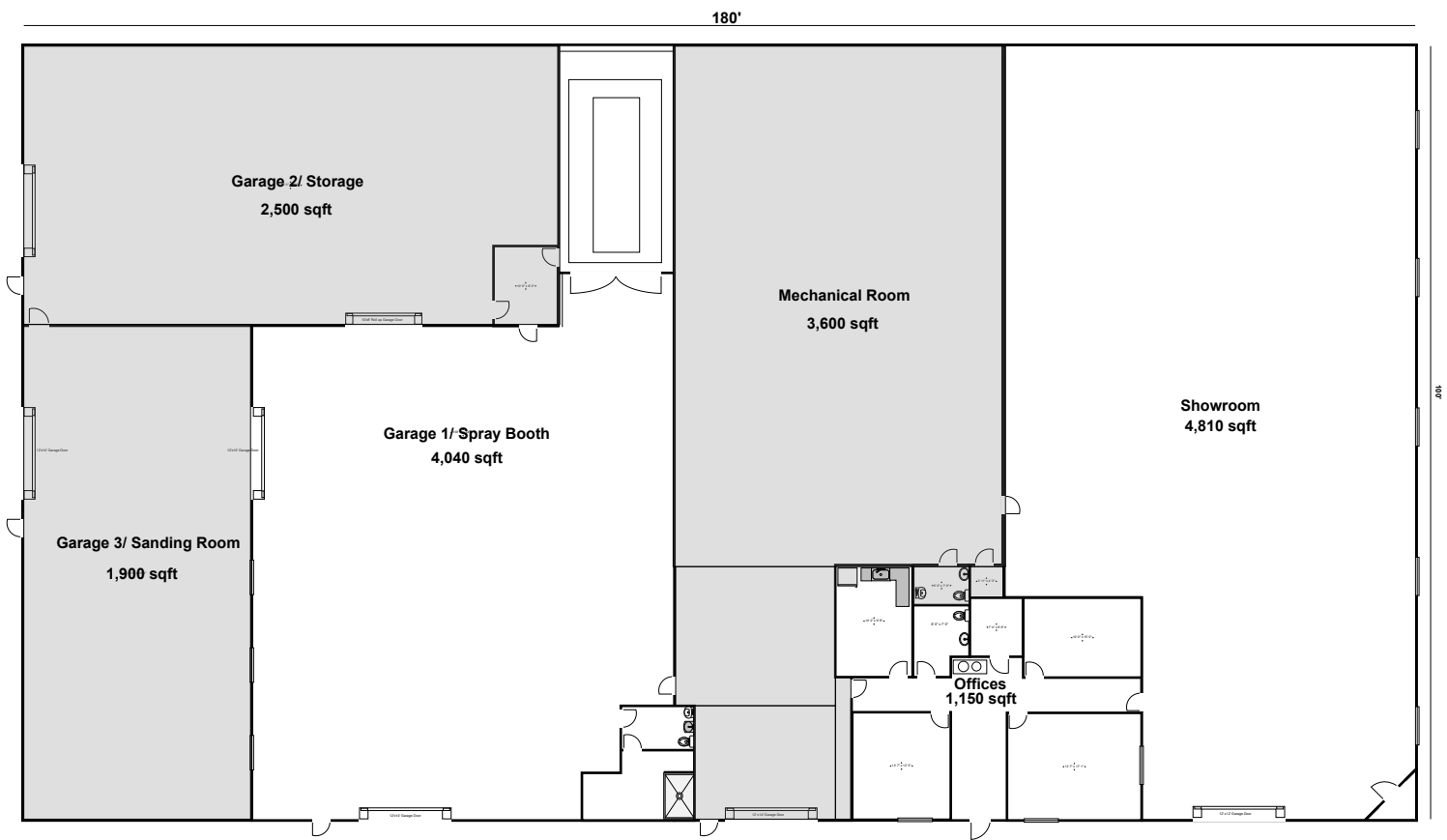
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Exterior Photos



Blueprint with divisions and sqft



About Mooresville, NC

Mooresville, North Carolina, offers a promising location for an industrial flex warehouse building. This dynamic town in the heart of the state has several key attributes that make it an attractive choice for businesses looking to invest in such a property:

Business-Friendly Environment: North Carolina has consistently ranked as one of the most business-friendly states in the nation. The state offers competitive tax rates, a skilled workforce, and various incentives to attract and retain businesses.

Thriving Economy: The town's economy is diverse and thriving. It's not only a hub for NASCAR racing but has seen significant growth in industries such as manufacturing, technology, and healthcare, making it an attractive location for an industrial flex warehouse catering to various sectors.

Proximity to Charlotte: Mooresville's proximity to Charlotte, just 30 miles to the south, provides access to a major urban center with a wide range of services, including financial institutions, professional services, and a major international airport.

Quality of Life: Mooresville offers an excellent quality of life, making it an appealing place for employees to live and work. The town boasts good schools, healthcare facilities, recreational opportunities, and a charming downtown area.

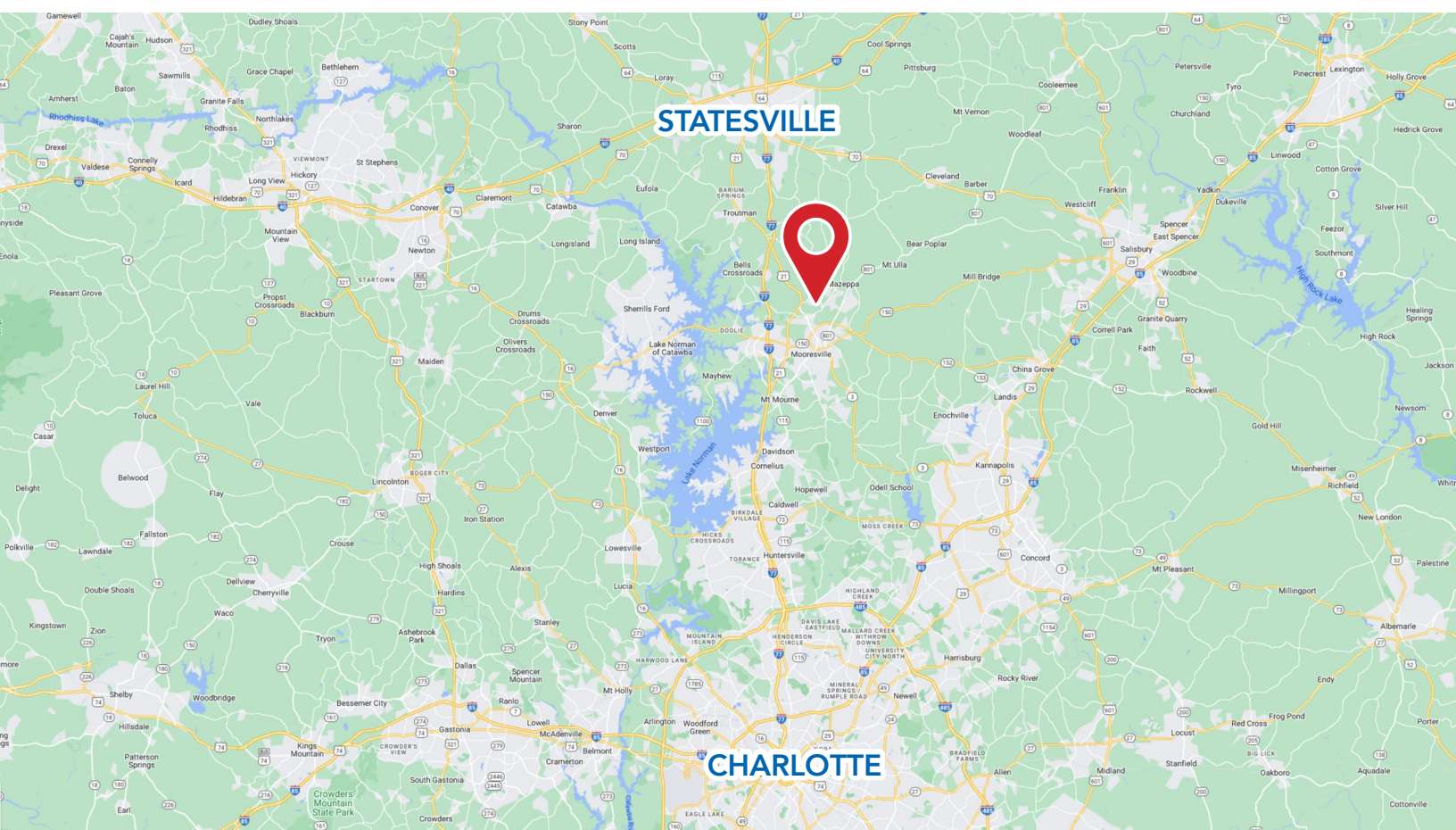
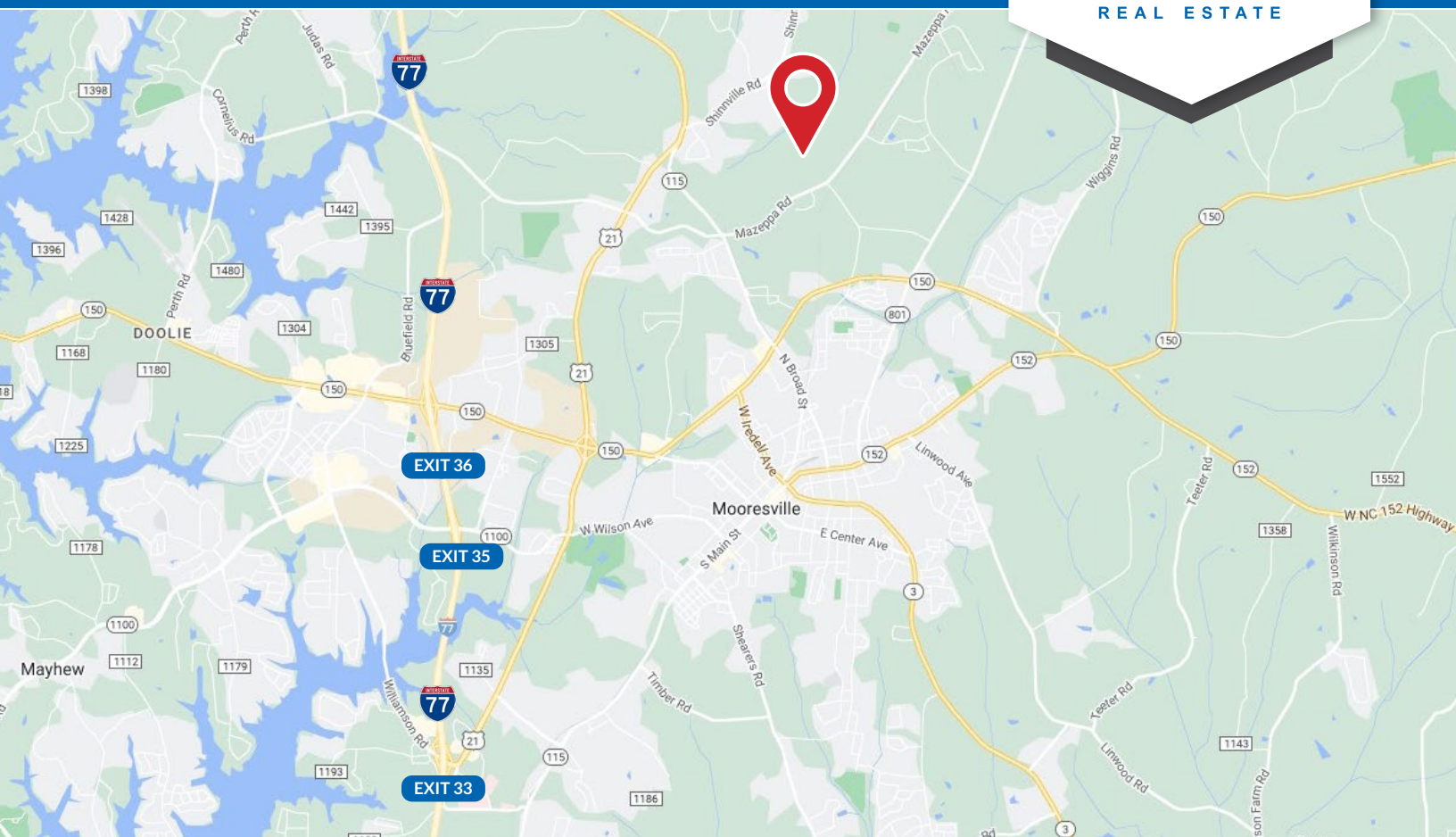
Growing Population: The town has experienced steady population growth in recent years, which indicates a potentially expanding customer base for businesses operating in the area.

Industrial Flex Warehouse Demand: As e-commerce and supply chain logistics continue to grow, there is a rising demand for industrial flex warehouse spaces that can adapt to various business needs, from manufacturing to distribution and office space.





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