



INDUSTRIAL FOR SALE OR LEASE

296 CAYUGA DRIVE
MOORESVILLE, NC | 28117



LEE-ASSOCIATES.COM/CHARLOTTE

BROKER NOTE:
OWNER IS NOT OFFERING CO-OPERATING
BROKER COMMISSION. YOUR COMMISSION
SHOULD BE PAID BY YOUR CLIENT.

Eric Powers
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PROPERTY FEATURES

| | |
|---------------------|--|
| Land Area: | 1.8 Acres +/- |
| Zoning: | Industrial, Conditional Town of Mooresville, NC |
| Park: | Deerfield Industrial Park (Subject to CC&R's and Owners Association) |
| Buildings: | Single Concrete Tilt-Up Building with 12,000 SF +/- Includes Office Improvements and Mezzanine 14x9 Roll Up Doors, HVAC, Abundant Power, and Fenced Drive-Thru Yard |
| Year Built: | 2005 |
| Current Use: | Current Tenant is Light Manufacturing with 8,000 SF Vacant |
| Sale Price: | \$2,750,000 |
| Lease Rate: | \$10,500 Per Month NNN |

TERMS

Seller will deliver possession of 8,000 SF upon closing subject to existing lease for 4,000 SF +/- . Lease expires October 31st 2026, with a rate of \$4,500/ month on a gross basis. Includes 2% annual increases and no renewal options. Buyer will cooperate with seller in a 10-31 exchange.

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CONTACTS

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