



255 RACEWAY DRIVE

INDUSTRIAL WAREHOUSE SPACE FOR LEASE
255 RACEWAY DRIVE, MOORESVILLE NC 28117

THE SPACE

Location	255 Raceway Drive Mooresville, NC 28117
County	Iredell
APN	4647536817
Square Feet	23643
Annual Rent PSF	\$12.00
Lease Type	NNN

Notes Available 01/01/2025

HIGHLIGHTS

- Approximately 23,643 SF of Industrial Warehouse space available for lease in Mooresville, NC.
- Approximately 18,283 SF of warehouse, 4,988 SF of mezzanine, and 5,029 SF of office.
- Ceiling clear heights are variable - approximately 18' to 26', multiple 30-foot overhead doors, external dock and overhead door access.
- This industrial building sits on 3.3 acres and has abundant parking in the front and rear of the property.
- The building is located in Lakeside Business Park, with easy access to I-77, I-85, and I-40.
- Heavy power (3,000 Amps / 480 Volts) with abundant house power.
- AC and heat throughout the building.
- Fire sprinkler system.
- Large screw air compressor with dryer, with lines run throughout the building (easily modified).

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,826	40,850	85,697

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$116,341	\$118,690	\$127,787

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,377	17,135	34,048

- 5 ton bridge crane.
- Warehouse features include LED production floor lighting, 6-inch concrete floors, and massive bay doors.
- Private loading dock for the unit.
- Community dock at the back.
- Previously used for retail, offering potential for a variety of uses.

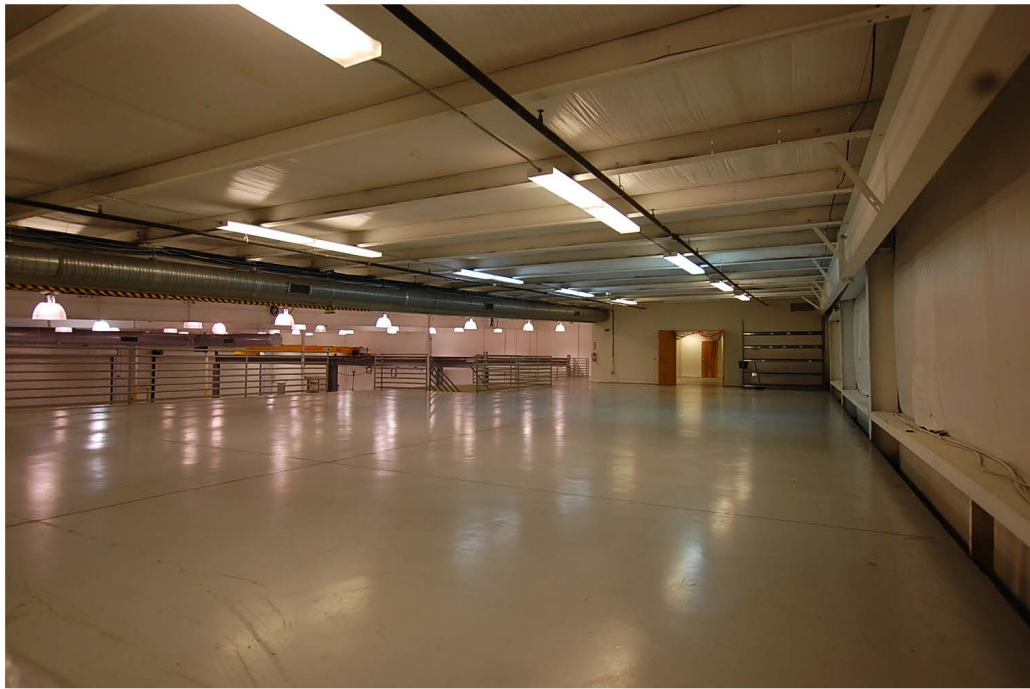
PROPERTY FEATURES

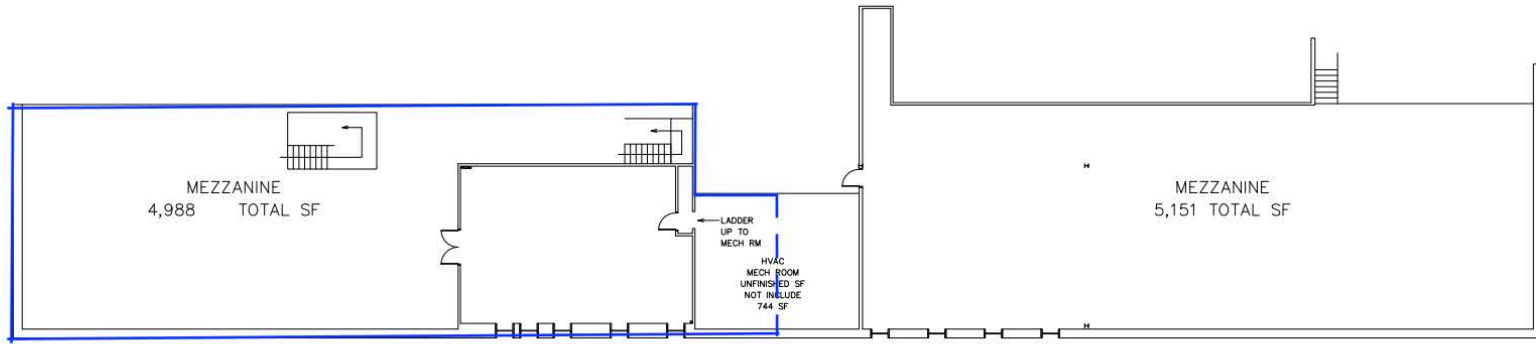
BUILDING SF	50,452
LAND SF	143,748
LAND ACRES	3.3
YEAR BUILT	2003
ZONING TYPE	HI
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	32

TENANT INFORMATION

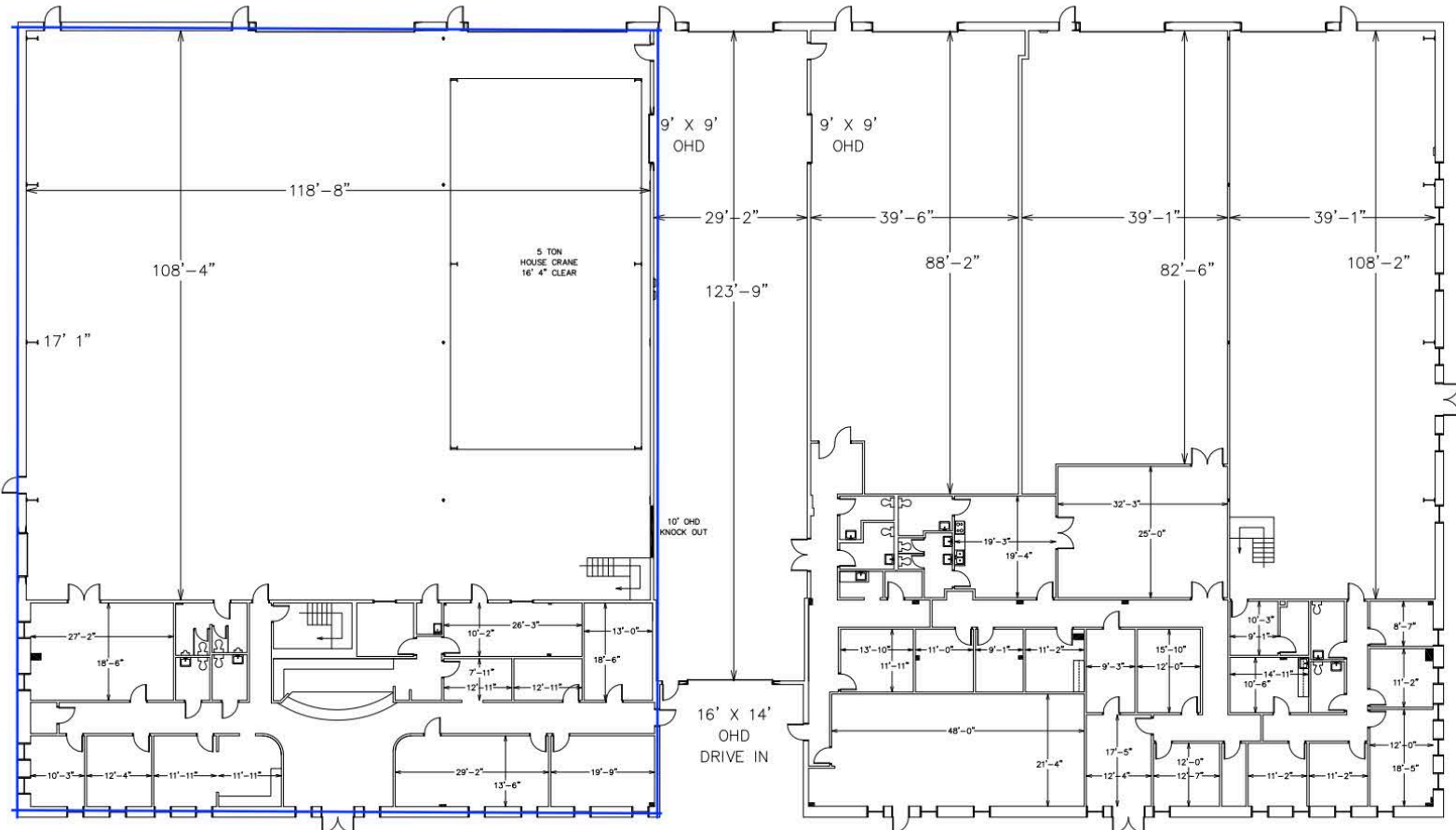
LEASE TYPE	NNN
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30' X 14' OHD DRIVE IN 30' X 14' OHD DRIVE IN 16' X 14' OHD DRIVE IN 16' X 14' OHD DRIVE IN 16' X 14' OHD DRIVE IN 16' X 14' OHD DRIVE IN



255
18,283 TOTAL SF
5,029 SF OFFICE

527 A
9,369 TOTAL SF
2,135 SF OFFICE

527 B
6,565 TOTAL SF
3,203 SF OFFICE

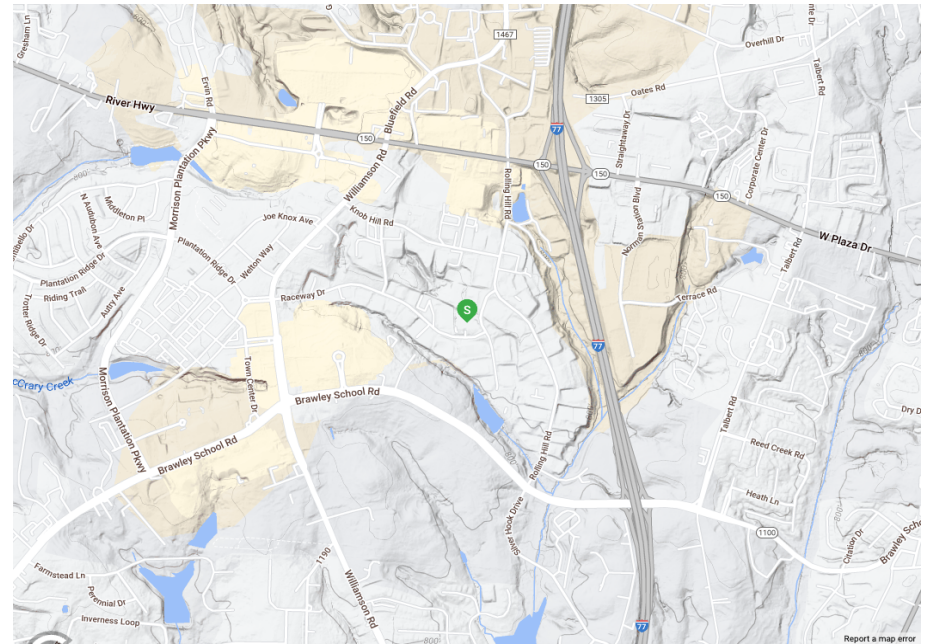
128
6,096 TOTAL SF
1,610 SF OFFICE

128-255 RACEWAY DR
MOORESVILLE NC
40,313 TOTAL SF
W 10,139 SF MEZZ

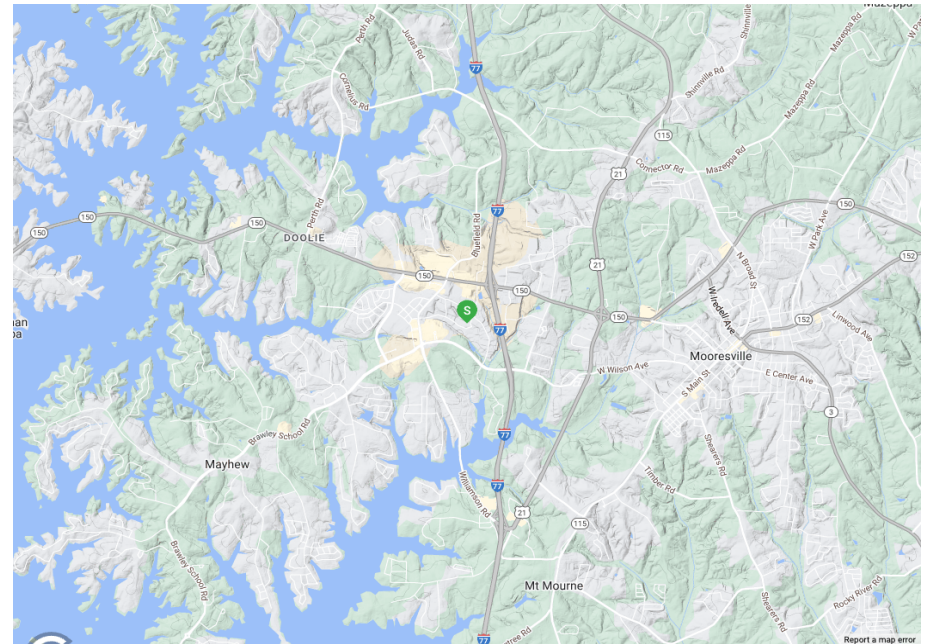
About Mooresville, NC

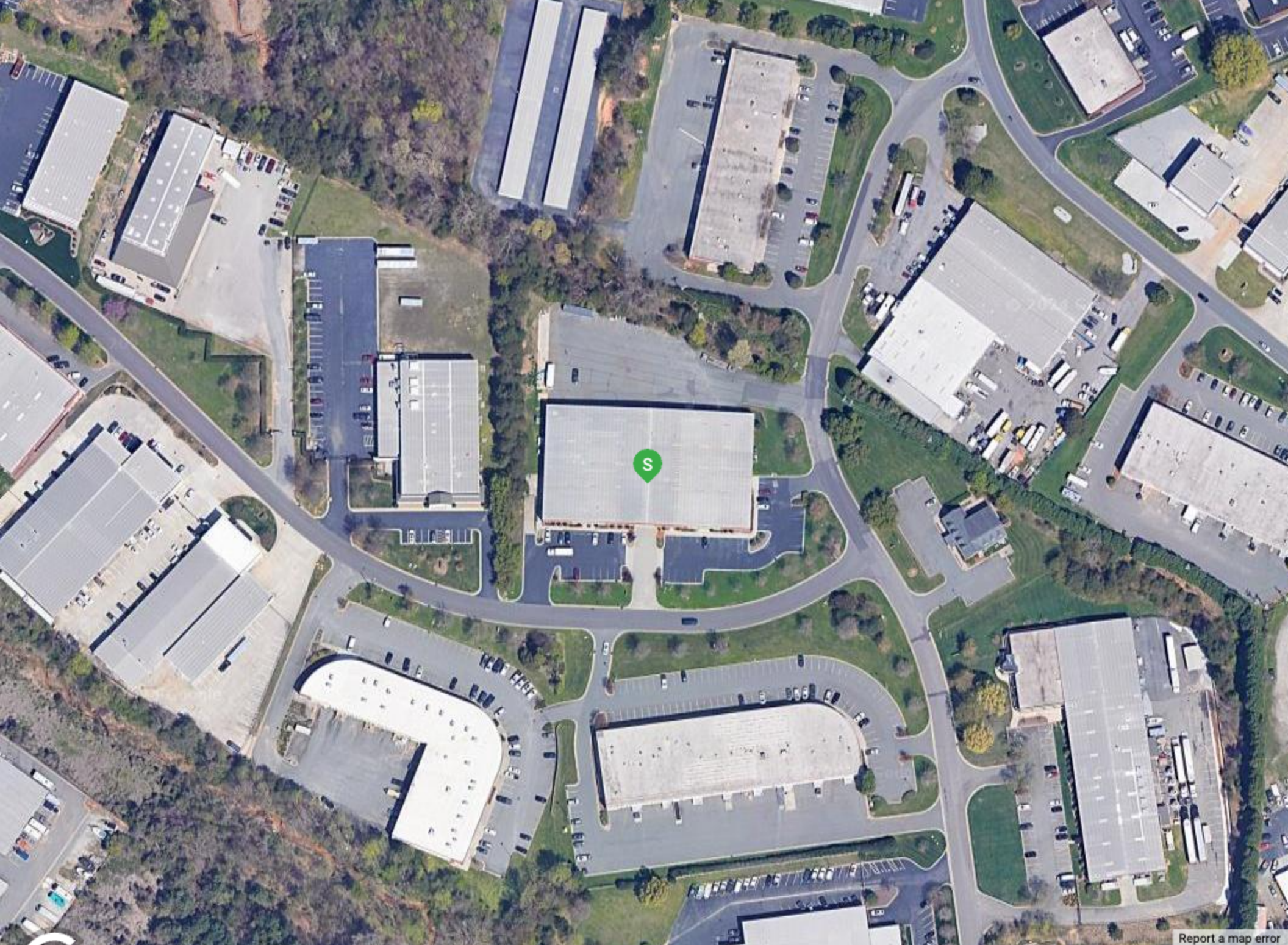
- Mooresville is situated in Iredell County, approximately 30 miles north of Charlotte, near Lake Norman, the largest man-made lake in North Carolina.
- As of the 2020 census, Mooresville had a population of around 47,000, reflecting significant growth over the past few decades.
- Mooresville is known as the "Race City USA" due to its close ties to NASCAR. Many racing teams and drivers, including some of the most famous names in the sport, have their headquarters or residences in the area.
- The town's proximity to Lake Norman makes it a popular spot for boating, fishing, and other water activities. The lake was created by the damming of the Catawba River.
- The town is served by the Iredell-Statesville School District and is home to several private schools, providing a range of educational options.
- In addition to racing, Mooresville's economy is diverse, with industries such as healthcare, manufacturing, and retail playing significant roles.
- The town offers numerous parks, recreational facilities, and trails for outdoor activities, making it a family-friendly destination.

Locator Map



Regional Map



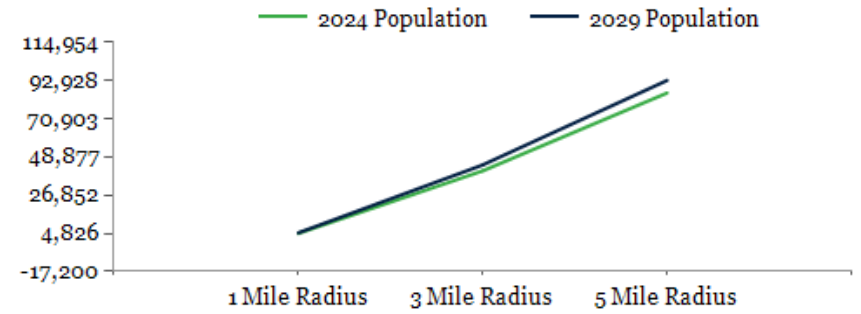


[Report a map error](#)

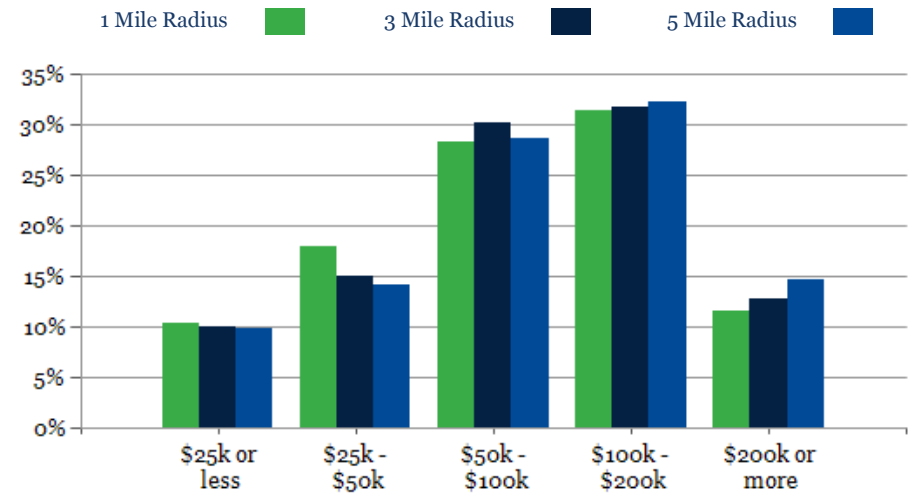
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,783	16,670	37,442
2010 Population	2,827	28,059	58,274
2024 Population	4,826	40,850	85,697
2029 Population	5,147	44,264	92,928
2024-2029: Population: Growth Rate	6.50%	8.10%	8.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	100	921	1,639
\$15,000-\$24,999	147	801	1,756
\$25,000-\$34,999	113	960	1,939
\$35,000-\$49,999	316	1,626	2,884
\$50,000-\$74,999	466	2,857	5,045
\$75,000-\$99,999	209	2,334	4,724
\$100,000-\$149,999	521	3,708	7,070
\$150,000-\$199,999	228	1,738	3,951
\$200,000 or greater	278	2,189	5,041
Median HH Income	\$79,654	\$88,319	\$93,713
Average HH Income	\$116,341	\$118,690	\$127,787

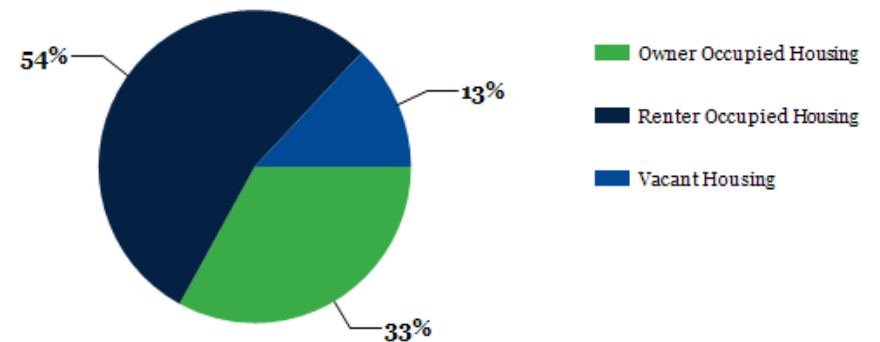
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	788	7,424	16,430
2010 Total Households	1,291	11,025	22,246
2024 Total Households	2,377	17,135	34,048
2029 Total Households	2,570	18,918	37,599
2024 Average Household Size	2.02	2.37	2.50
2024-2029: Households: Growth Rate	7.85%	10.00%	10.00%



2024 Household Income

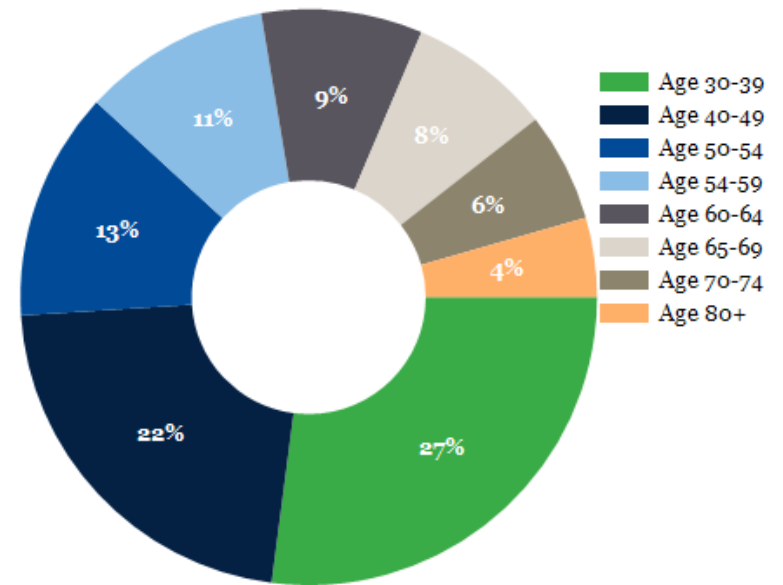


2024 Own vs. Rent - 1 Mile Radius

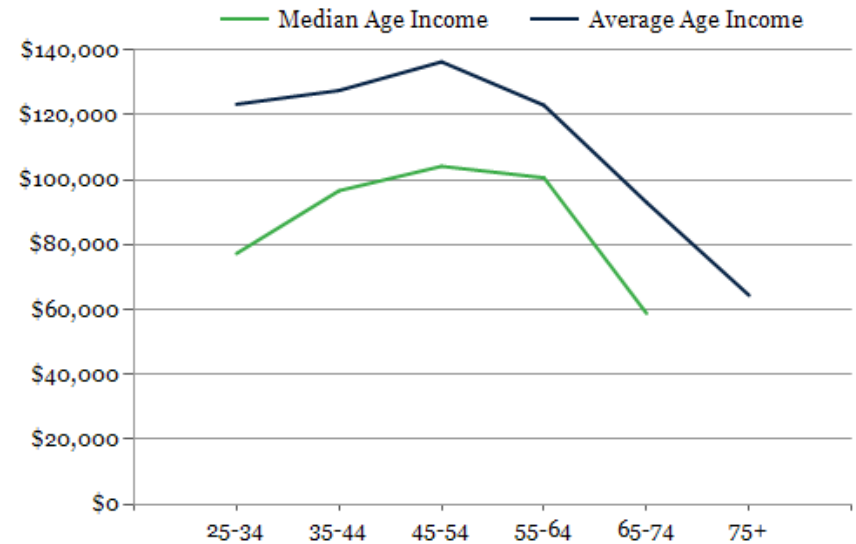


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	442	2,929	5,388
2024 Population Age 35-39	348	2,727	5,476
2024 Population Age 40-44	325	2,711	5,866
2024 Population Age 45-49	315	2,647	5,653
2024 Population Age 50-54	375	2,995	6,411
2024 Population Age 55-59	307	2,745	5,847
2024 Population Age 60-64	264	2,548	5,583
2024 Population Age 65-69	234	2,177	4,724
2024 Population Age 70-74	179	1,625	3,645
2024 Population Age 75-79	130	1,325	2,918
2024 Population Age 80-84	63	770	1,672
2024 Population Age 85+	75	656	1,347
2024 Population Age 18+	3,936	32,410	67,034
2024 Median Age	38	40	41
2029 Median Age	39	40	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,298	\$80,420	\$84,279
Average Household Income 25-34	\$123,319	\$107,368	\$112,757
Median Household Income 35-44	\$96,645	\$101,564	\$107,689
Average Household Income 35-44	\$127,551	\$126,349	\$138,105
Median Household Income 45-54	\$104,188	\$110,993	\$118,743
Average Household Income 45-54	\$136,388	\$143,135	\$157,319
Median Household Income 55-64	\$100,632	\$105,893	\$109,269
Average Household Income 55-64	\$122,993	\$141,208	\$150,351
Median Household Income 65-74	\$58,831	\$76,179	\$78,325
Average Household Income 65-74	\$93,057	\$107,032	\$110,433
Average Household Income 75+	\$64,416	\$74,623	\$75,997



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