

FLEX FOR LEASE

**129 Oak Park Drive
 Mooresville, NC 28117**



Single or Multi-Tenant: 4,082sf - 20,589sf

Total Building Size: ± 20,589 SF

- Suite A: ± 13,378 SF | 1 drive-in door | 2 internal docks
- Suite B: ± 3,129 SF | 1 drive-in door | 1 exterior dock
- Suite C: ± 4,082 SF | 1 drive-in door | 1 exterior dock

- Sprinklered building
- Generous truck court with ample maneuvering area
- Warehouse suitable for pallet racking & vertical storage
- Efficient layout allowing forklift circulation
- Office buildout in each suite
- Attractive brick and metal exterior
- Convenient access to I-77 (Exits 35 & 36)
- Flexible suite sizes to accommodate a variety of users
- Strong Lake Norman industrial submarket



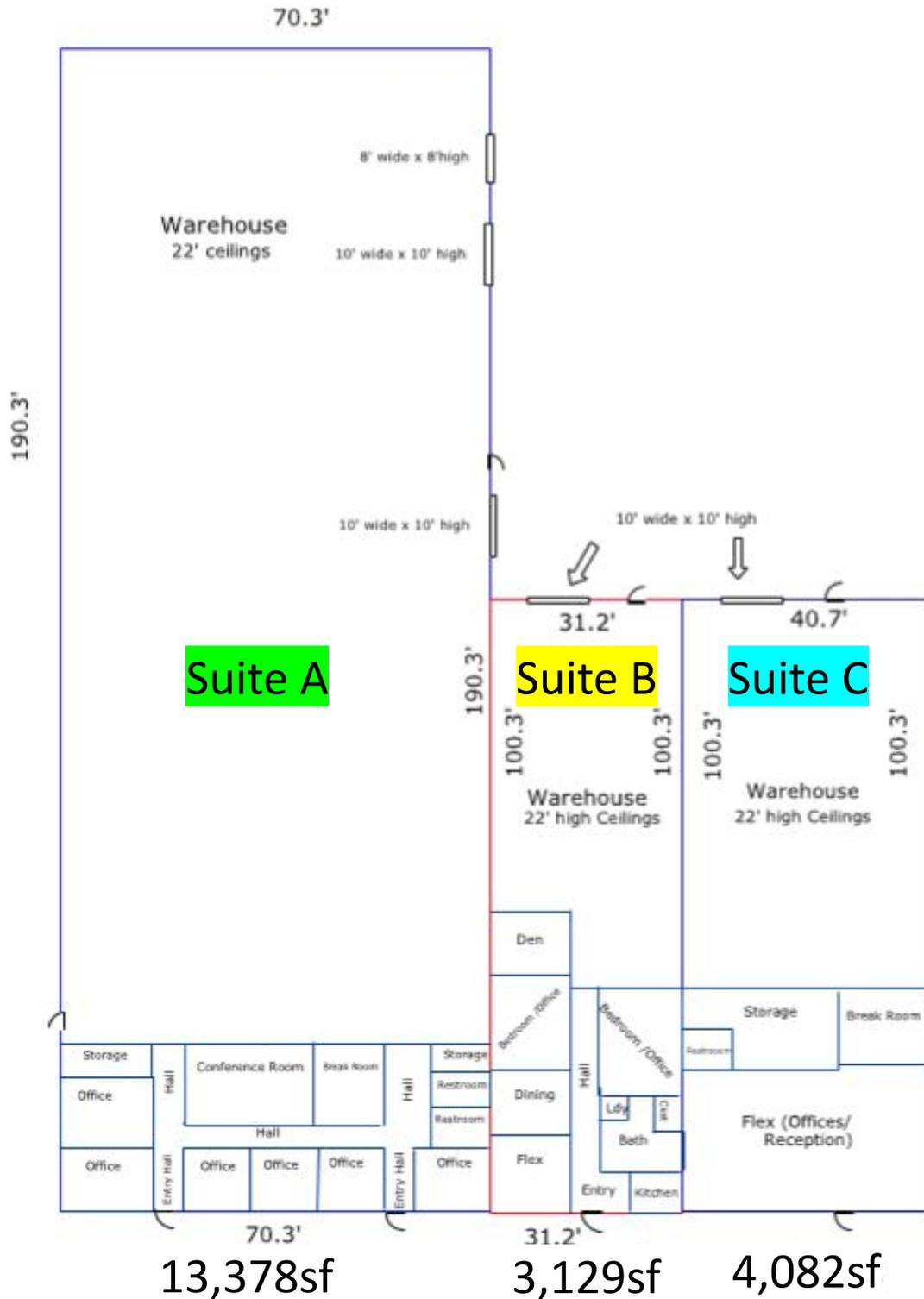
SAM BARNETT
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129 Oak Park Drive - Floorplan



Exterior Photos



Interior Photos - Office



Interior Photos - Warehouse



Aerial Photos



About Mooresville, North Carolina

Mooresville, North Carolina, offers a promising location for industrial flex space. 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 space catering to various sectors.

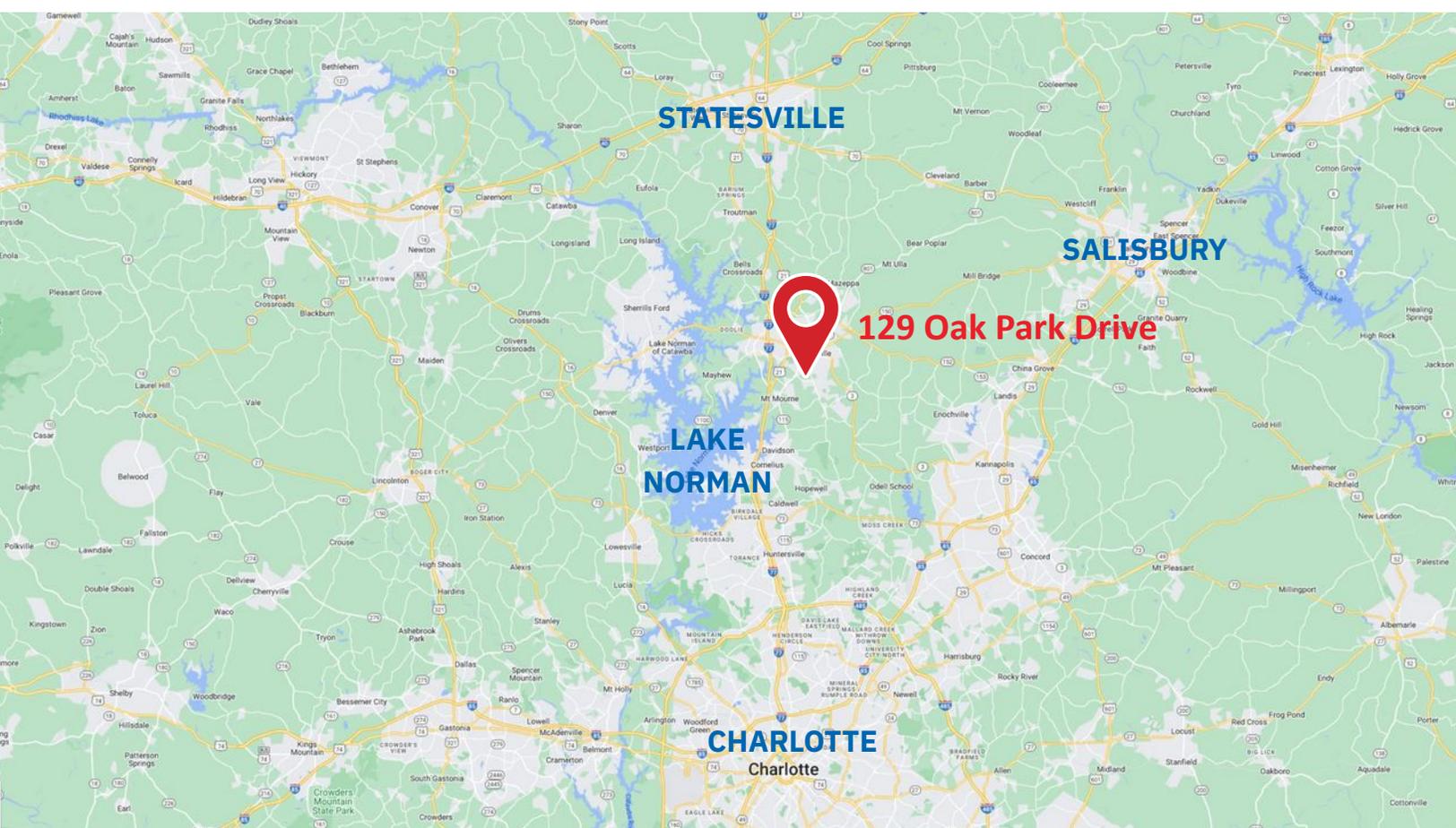
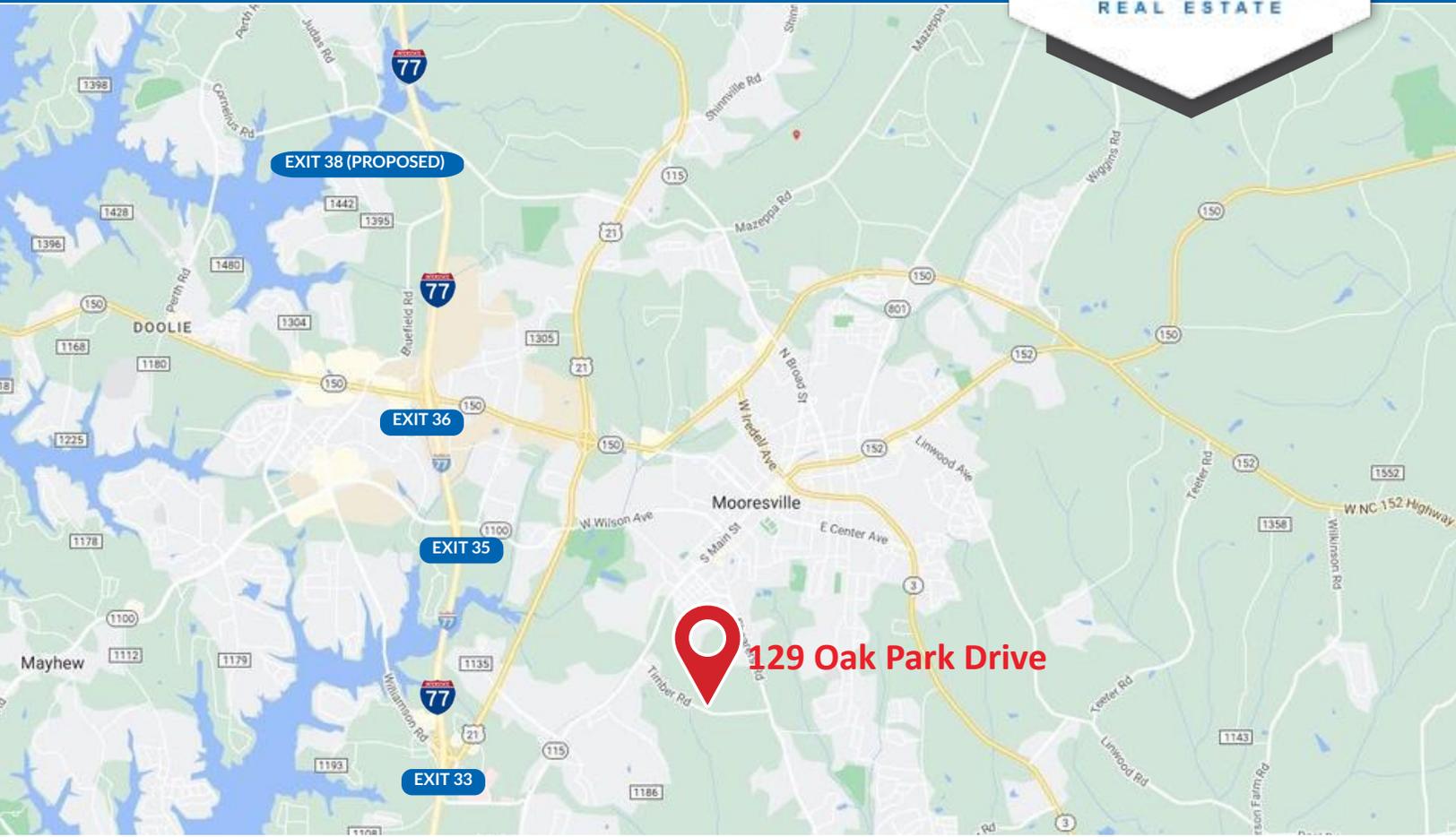
Proximity to Charlotte: Mooresville's proximity to Charlotte, just 20 miles to the south, provides access to a major urban center with a wide range of services, including financial institutions, professional services, and a major international airport.

Quality of Life: Mooresville offers an excellent quality of life, making it an appealing place for employees to live and work. The town boasts, 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 Space 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.





For More Information,

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