

NORTH CHARLOTTE COMMERCE CENTER

±336,356 SF

Ready for occupancy

Building 1000 | Suite 200

142 Serviceberry Way, Mooresville, NC

LOCAL ACCESS

 19 MILES NORTH

FUTURE INTERCHANGE

CORNELIUS RD

EXMORE RD

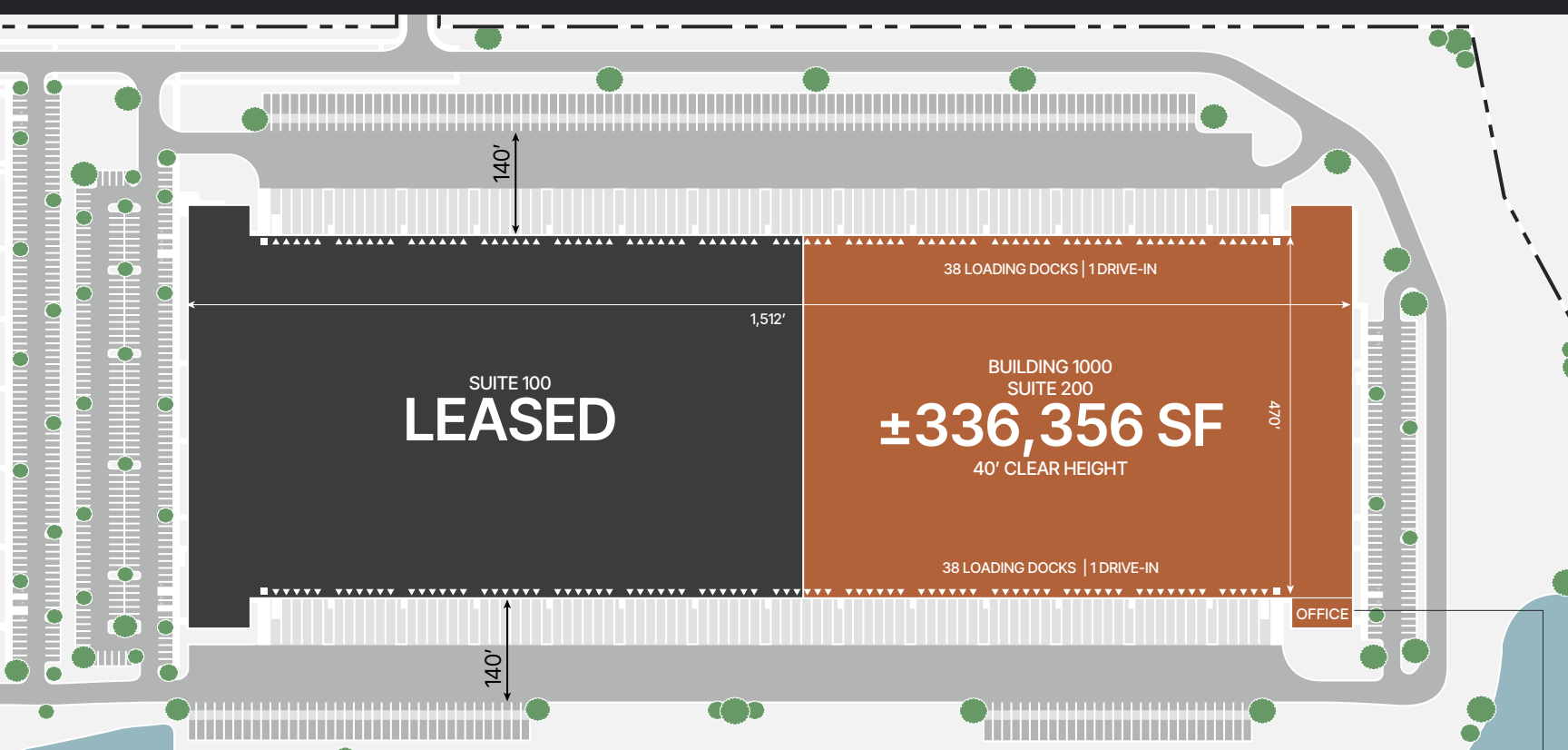
CAYUGA DR



NORTH CHARLOTTE COMMERCE CENTER
BUILDING 1000

 77

 29 MILES SOUTH



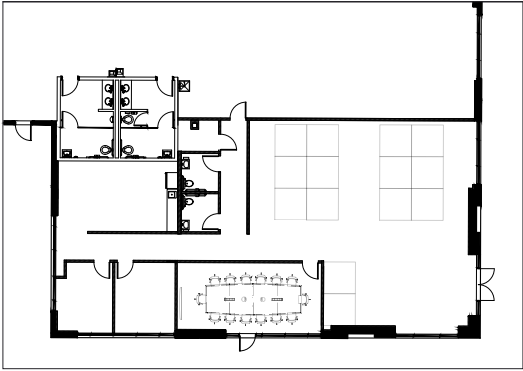
HIGHLIGHTS

- Energy Efficiency LED Lighting
- Interstate visibility
- Cross dock with ample trailer & car parking
- Heavy power
- Ready for occupancy

SPECIFICATIONS | SUITE 200

Available SF	±336,356 SF
Clear Height	40'
Column Spacing	54' x 50'
Dock Doors	76 (32 with shelters and 35K lb levelers)
Drive-Ins	2
Loading Format	Cross-dock
Trailer Stalls	72
Car Spaces	85

SPEC OFFICE | 3,532 SF



DEMOGRAPHICS

POPULATION

	2 MILE	5 MILE	10 MILE
2024	13,832	65,911	97,438
2023	13,046	63,542	95,517
2022	12,401	61,424	93,655
2021	11,898	59,551	91,736
2020	11,824	57,663	91,453

LABOR

	2 MILE	5 MILE	10 MILE
Employees	12,092	36,990	64,083
Businesses	1,126	3,754	7,004

OF HOUSEHOLDS

	2 MILE	5 MILE	10 MILE
2024	5,732	25,753	38,311
2020	4,782	22,362	35,509

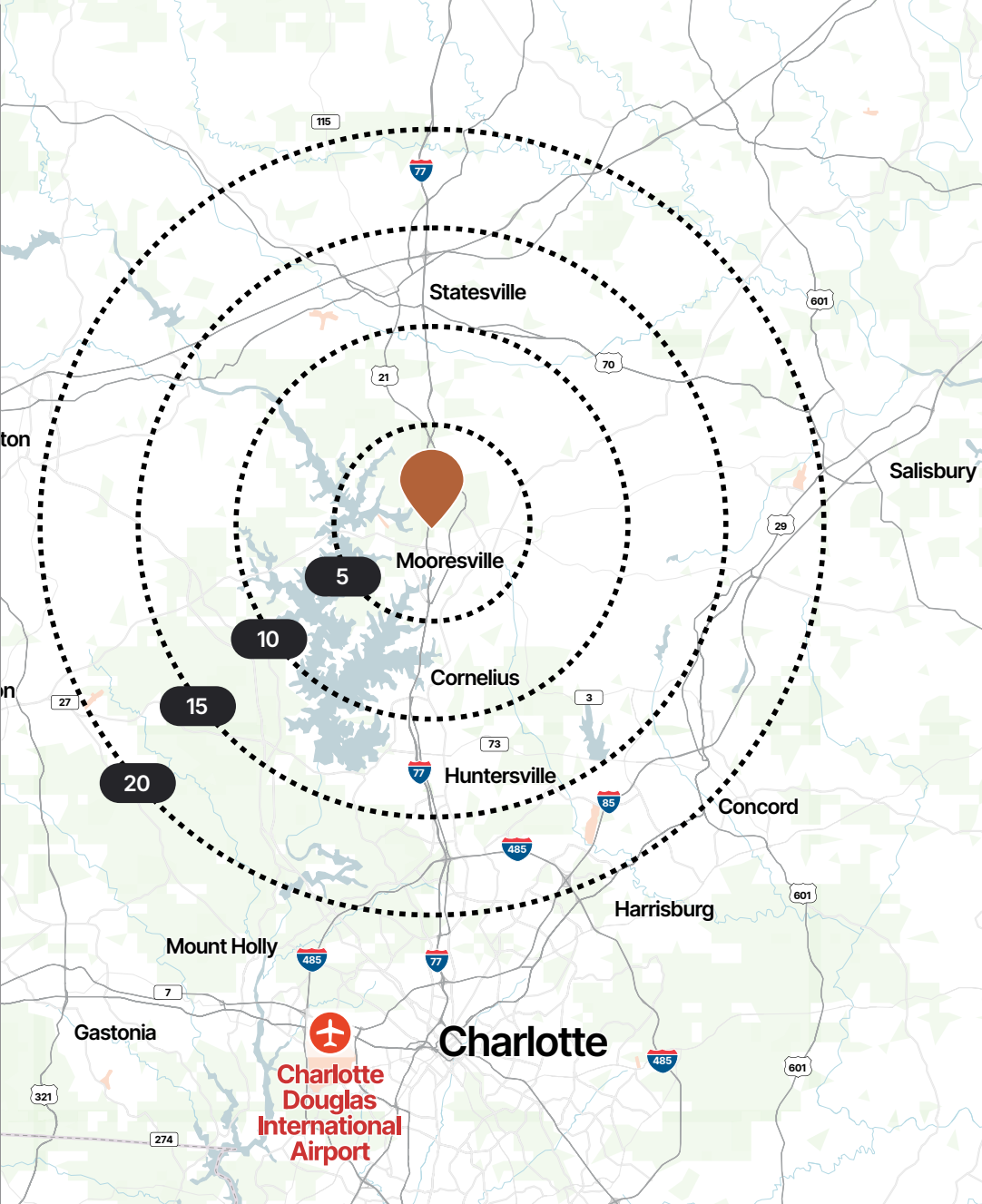
Compound Annual Growth Rate: Households

2020- 2024	4.36%	3.38%	1.80%
------------	-------	-------	-------

AVERAGE HOUSEHOLD INCOME

	2 MILE	5 MILE	10 MILE
AVG	\$102,434	\$118,353	\$138,462
MED	\$76,649	\$88,890	\$98,356

Source: Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census





CORPORATE NEIGHBORS

21

LOWE'S



SERVICE PARTNERS

CAROLINA BEVERAGE GROUP, LLC

CARDINAL GLASS INDUSTRIES

NGK CERAMICS USA

WEST ROCK

BESTCO

150

150

21

150

Mooresville

152

152

3



CONTACT INFORMATION



142 Serviceberry Way
Mooresville, NC

Drew Coholan

drew.coholan@cushwake.com
(704) 620 6124

Fermin Deoca

fermin.deoca@cushwake.com
(704) 335 4436



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord.
No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.