

RARE  
100%  
HVAC

# OATES CROSSING



120 TALBERT ROAD, SUITE A | MOORESVILLE, NC 28117

**INDUSTRIAL PROPERTY  
FOR LEASE**

± 21,216 SF AVAILABLE

PROFESSIONALLY  
LEASED BY

  
**STREAM**



# 120 TALBERT ROAD | SUITE A

## AVAILABLE SPACE:

± 21,216 SF Total

**SUITE SIZE:** (SF) ± 21,216 total, ± 7,990 SF Office

**HVAC:** Entire Space

**CLEAR HEIGHT:** 20-22'

**LOADING CONFIGURATION:** Rear-load

**LOADING:** One (1) dock-high door, One (1) drive in

**TRUCK COURT:** ±140' (shared) with a 40' concrete apron

**FIRE PROTECTION:** Wet

**FLOOR:** 5" concrete slab (4,500 PSI)

**LIGHTING:** New LED lighting in warehouse

**PARKING RATIO:** 2.5 spaces / 1,000 SF

**ZONING:** Highway Business

## FEATURES:

100% HVAC

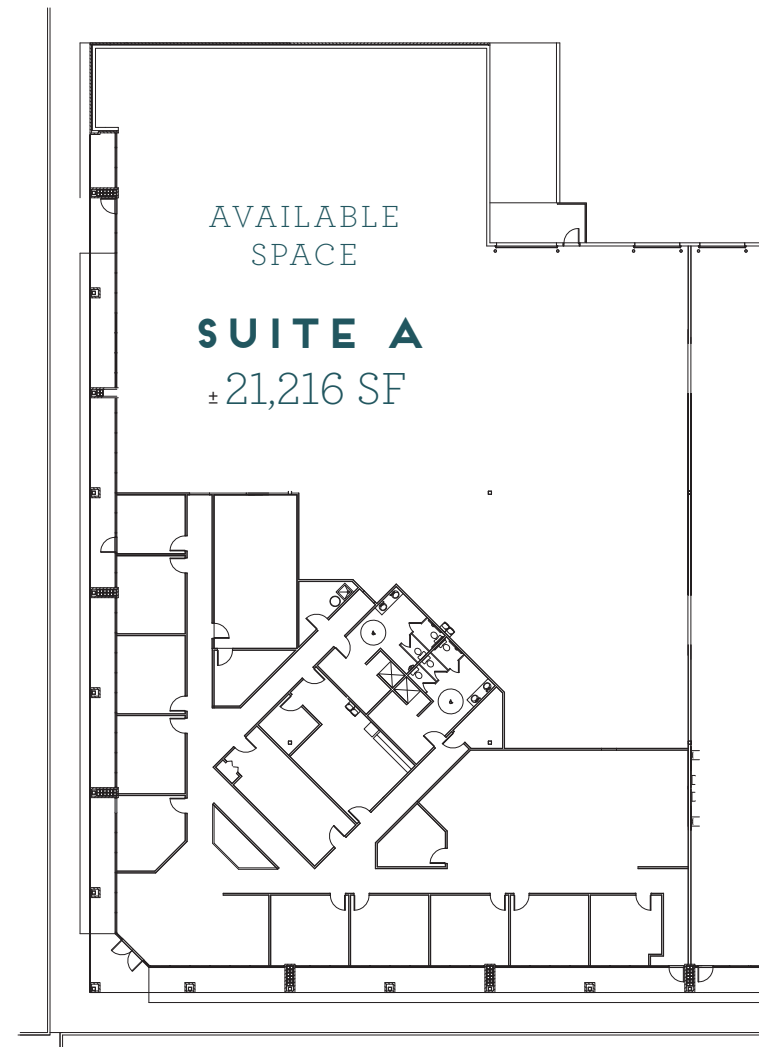
New Class A Office Finishes

Corner Unit

Break Room w/ Sink

Building Signage Available

Extensive Glassline



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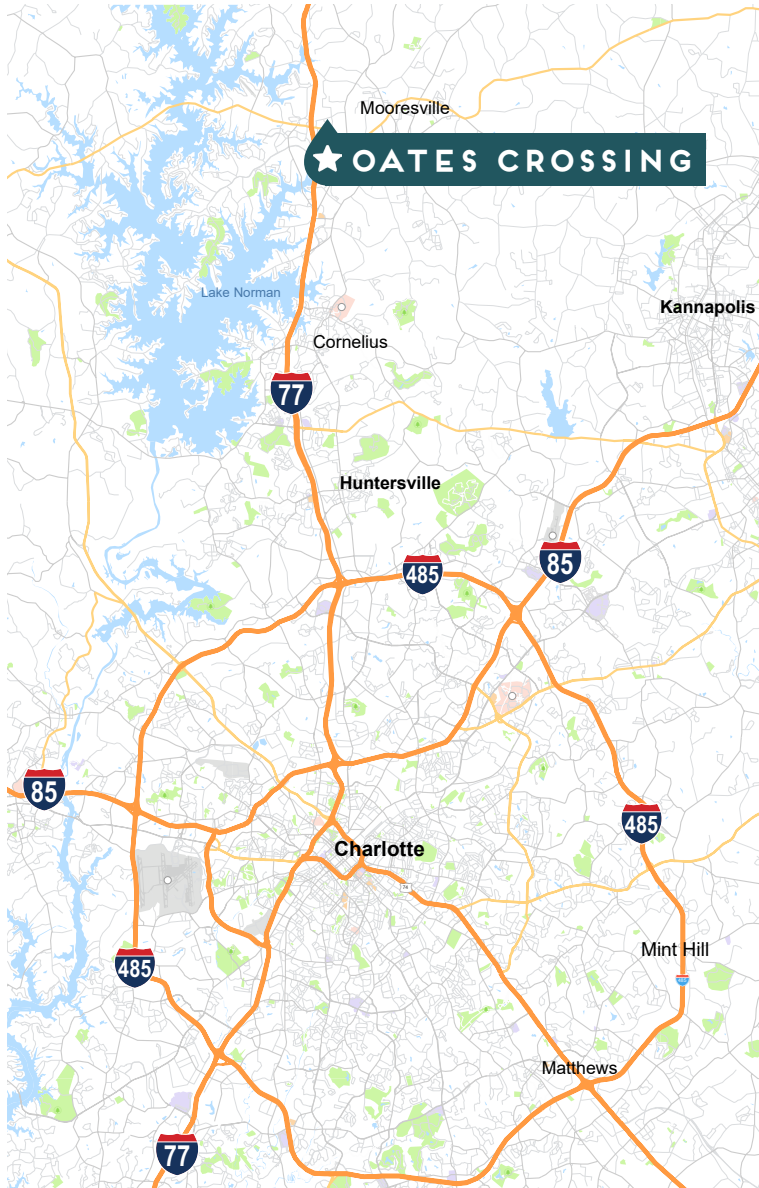
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