



# ALLIANCE MOORESVILLE AT 77

+/- 30,000 - 282,620 SF  
AVAILABLE FOR LEASE

BLDG. 1 - 271 CONNECTOR ROAD,  
MOORESVILLE, NC 28115

BLDG. 2 - 272 CONNECTOR ROAD,  
MOORESVILLE, NC 28115



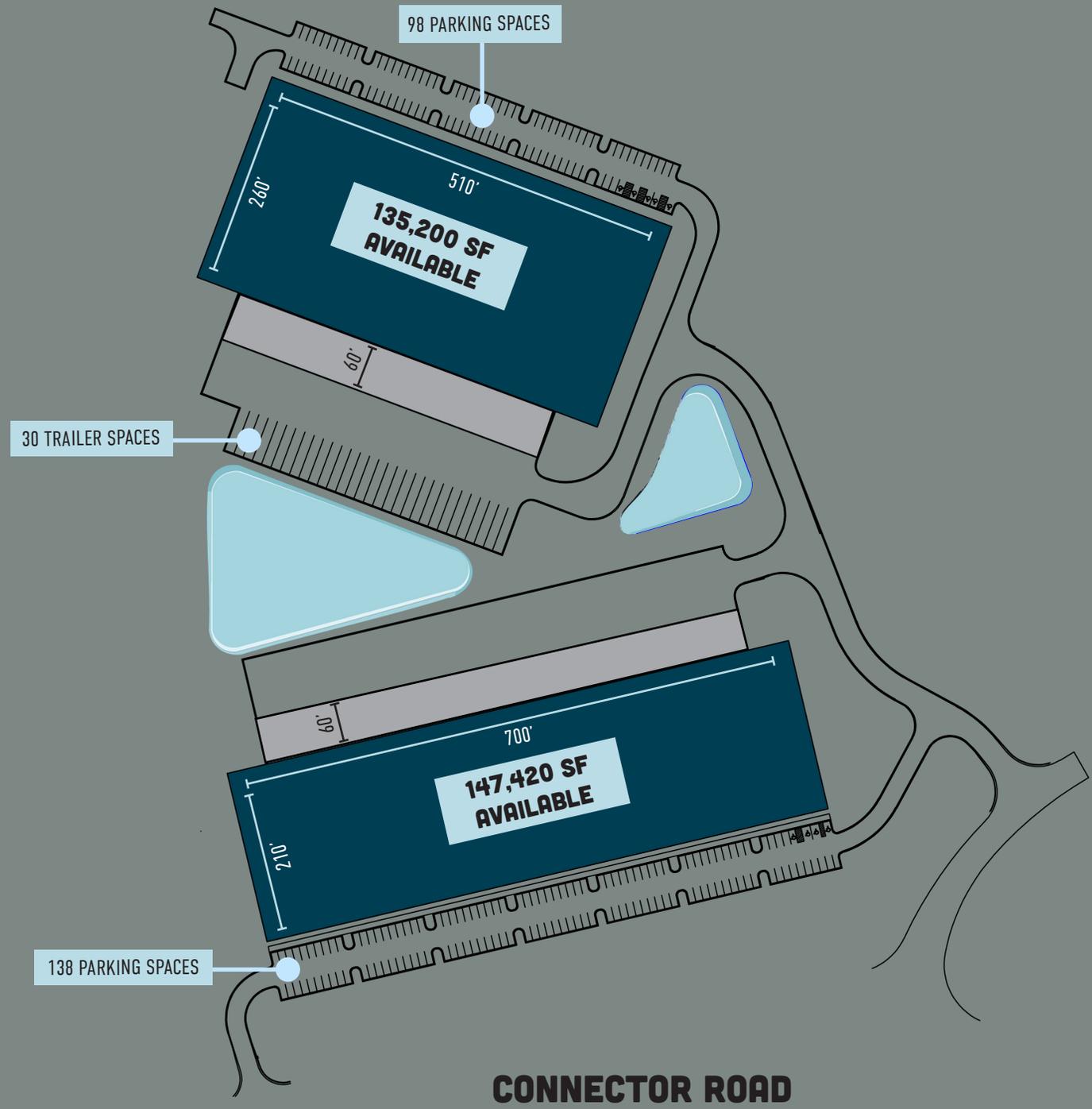
BREAKING GROUND Q3 2026  
DELIVERY Q2 2027



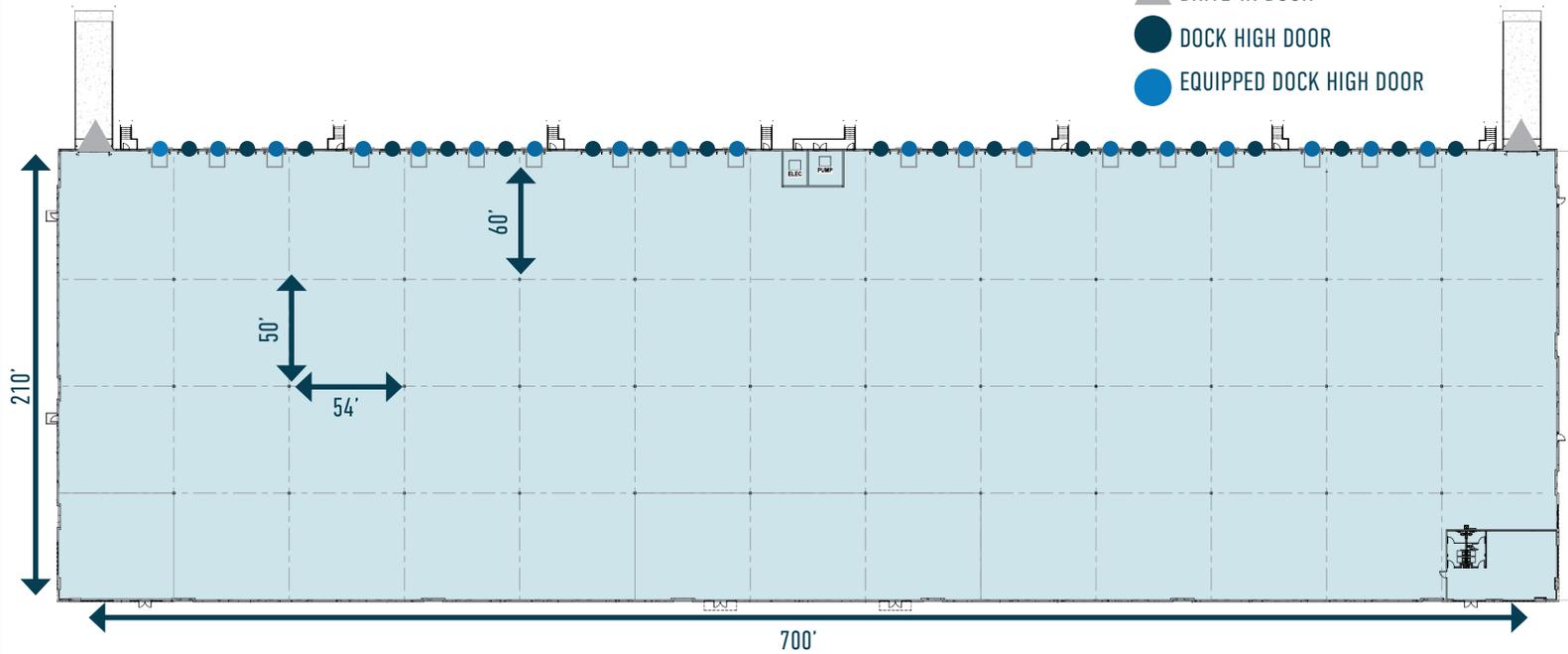
**ALLIANCE**  
INDUSTRIAL COMPANY



**JLL**



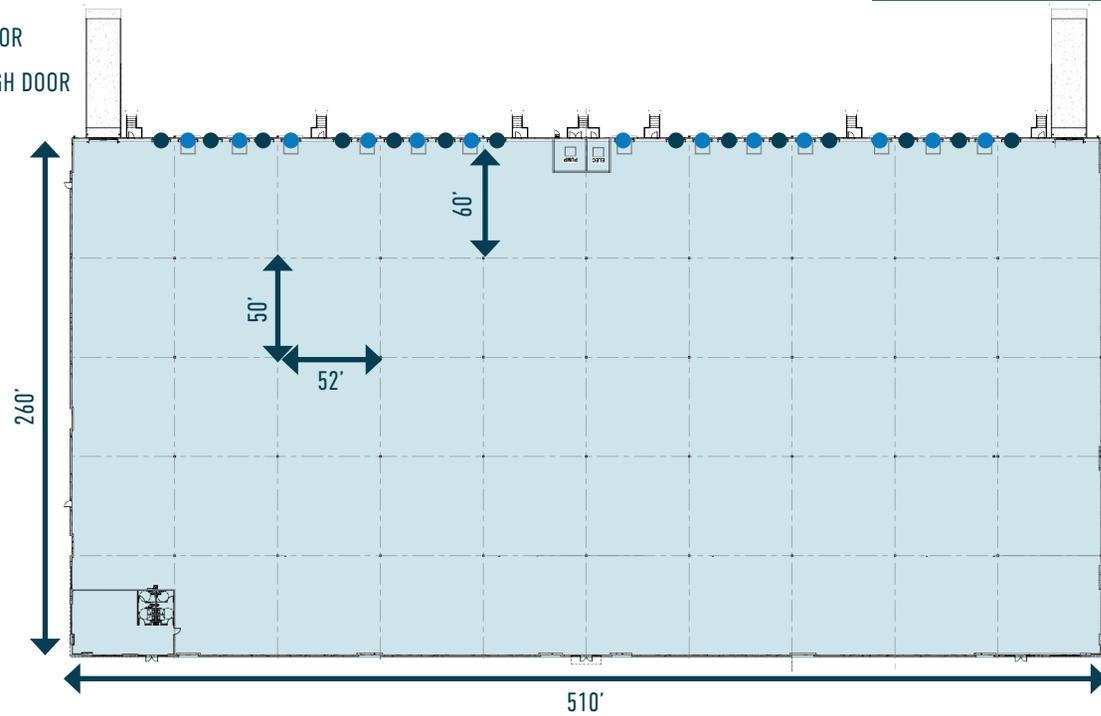
CONNECTOR ROAD



Square Footage	+/- 147,420 Sq.Ft
Configuration	Rear Load
Dimensions	210' x 700'
Office Footage	1,646 Sq.Ft (Speculative Office Space with Restrooms)
Truck Court	130' HD Asphalt Truck Court with 60' Concrete Apron
Auto Parks	138 Auto Spaces
Clear Height	32' from First Column Bay
Dock Doors and Packages	(38) Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 18) Equipped Positions
Drive-In Doors	2 Motorized 14' x 16' Doors with 50' Concrete Ramps
Slab Thickness	7" Unreinforced; 4,000 PSI
Lighting and Electrical	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Fire Protection	ESFR System with Booster Pump
Roof	60 Mil TPO White Roof with 20-Year Warranty

\*Dock Equipment Packages: 35k lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door.

- DRIVE-IN DOOR
- DOCK HIGH DOOR
- EQUIPPED DOCK HIGH DOOR



Square Footage	+/- 135,200 Sq.Ft
Configuration	Rear Load
Dimensions	260' x 510'
Office Footage	1,646 Sq.Ft (Speculative Office Space with Restrooms)
Truck Court (Trailer Spaces)	130' HD Asphalt Truck Court with 60' Concrete Apron and 10' Dolly Down Strip (30 Trailer Storage Spaces)
Auto Parks	98 Auto Spaces
Clear Height	32' from First Column Bay
Dock Doors and Packages	(26) Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 13) Equipped Positions
Drive-In Doors	2 Motorized 14' x 16' Doors with 50' Concrete Ramps
Slab Thickness	7" Unreinforced; 4,000 PSI
Lighting and Electrical	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Fire Protection	ESFR System with Booster Pump
Roof	60 Mil TPO White Roof with 20-Year Warranty

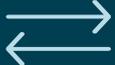
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Major growth market



Large neighboring distribution and manufacturing centers



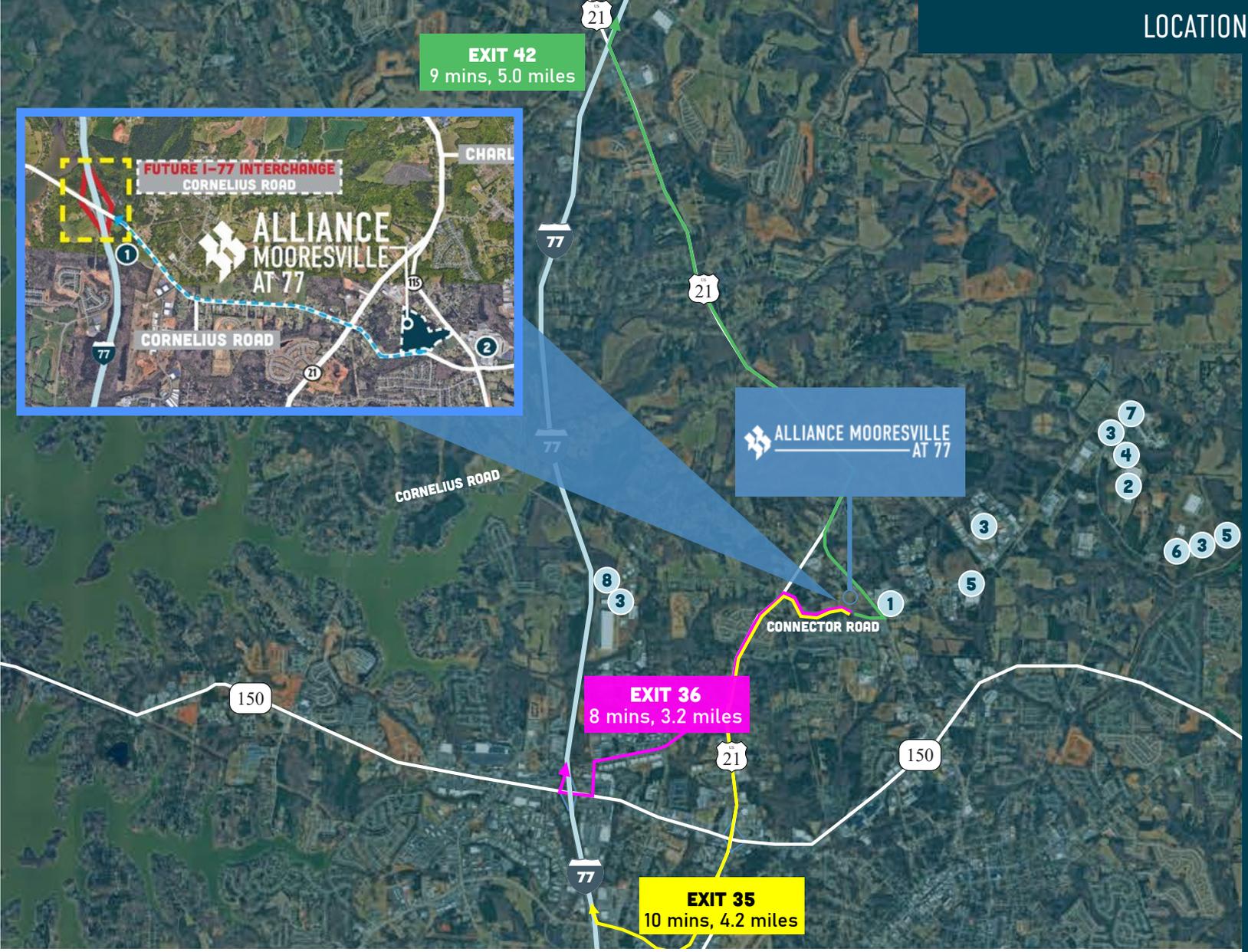
Direct access off of I-77



Close proximity to retail amenities

Nearby Occupiers

- 1 NGK Ceramics USA, Inc
- 2 Niagara Bottling
- 3 Carolina Beverage Group
- 4 Pactiv Evergreen
- 5 Bestco
- 6 Fibreworks Composites
- 7 Cardinal Glass Industries
- 8 SCP Distributors



**POINTS OF INTEREST**

Downtown Mooresville	2.7 miles
Charlotte Intermodal	20 miles
Charlotte CBD	30 miles
Charlotte Douglas International Airport	33 miles
Port of Charleston	235 miles

**INTERSTATES**

Route 21	1 mile
Route 150	1.2 miles
Interstate 77	3.2 miles
Interstate 485	19 miles

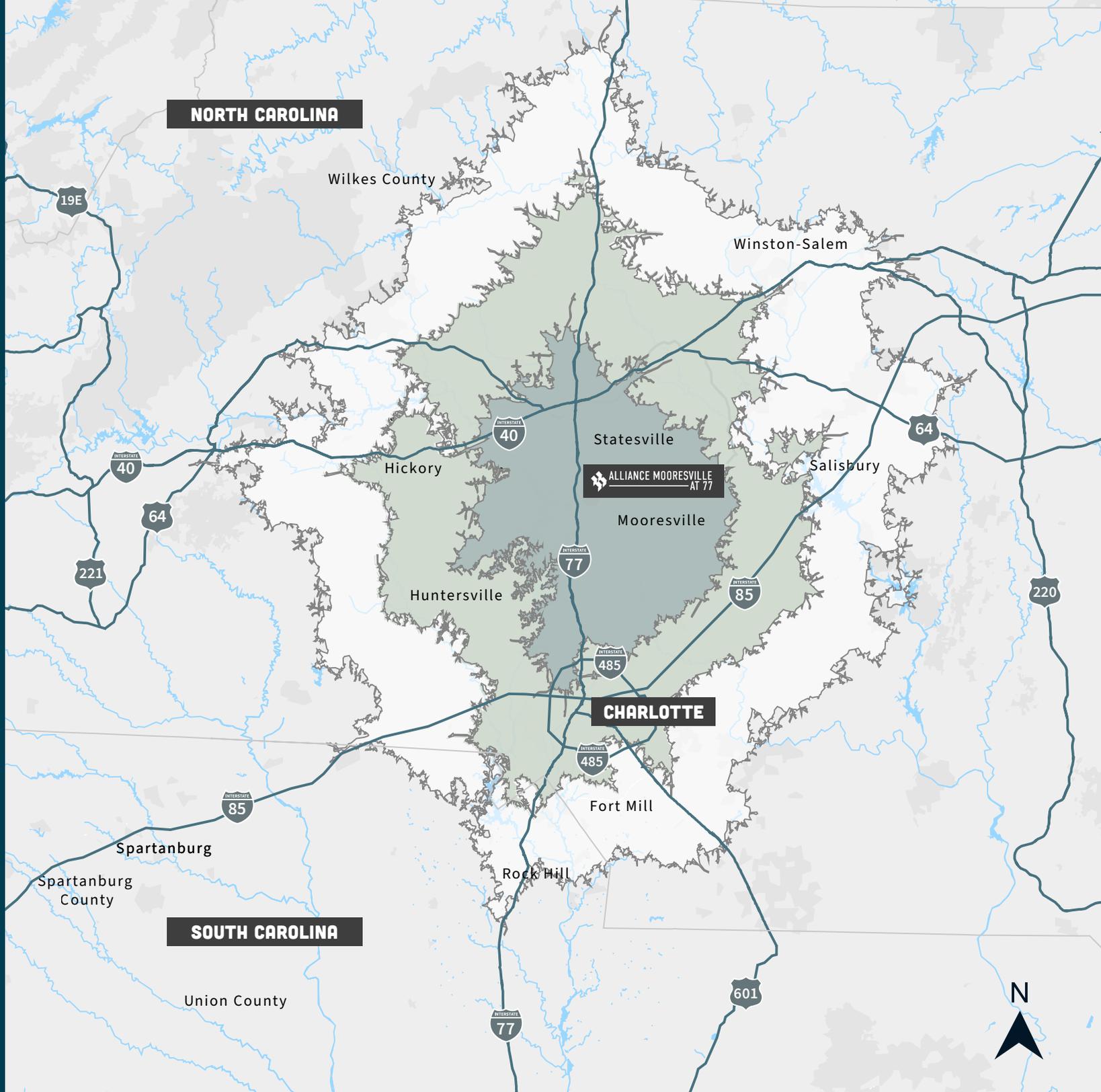
**EXIT ROUTES**

<span style="color: pink;">●</span> Exit 36	3.2 miles
<span style="color: yellow;">●</span> Exit 35	4.2 miles
<span style="color: green;">●</span> Exit 42	5.0 miles
<span style="color: red;">●</span> Exit 33	5.8 miles

**NORTH CAROLINA**

**SOUTH CAROLINA**

Drive Times	2025 Total Population
○ 30 mins	437,321
● 45 mins	1,427,288
● 60 mins	2,920,957



## CONTACT INFORMATION



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