

# AVAILABLE FOR SALE

182 & 192 RACEWAY DRIVE MOORESVILLE, NC

Colliers

53,616 SF AVAILABLE



# BUILDING 1 - 182 RACEWAY DR



Parcel ID: 4647443198

Zoning: HLI (Hybrid Light Industrial)

County: Iredell County

Building Size (SF): ±34,304 SF

Warehouse Area: ±12,000 SF

Shop Area: ±4,950 SF

HVAC: 100% Heated and Cooled

Office Areas: First Floor: ± 9,891 SF  
Second Floor: ± 7,463 SF

Drive-In Doors: (2) 14' x 14'

Clear Height: 18'

Auto Parking: ± 36 spaces

Electrical: 1,200A at 120/208V  
\*Solar panels replacing 400 of 1,200A

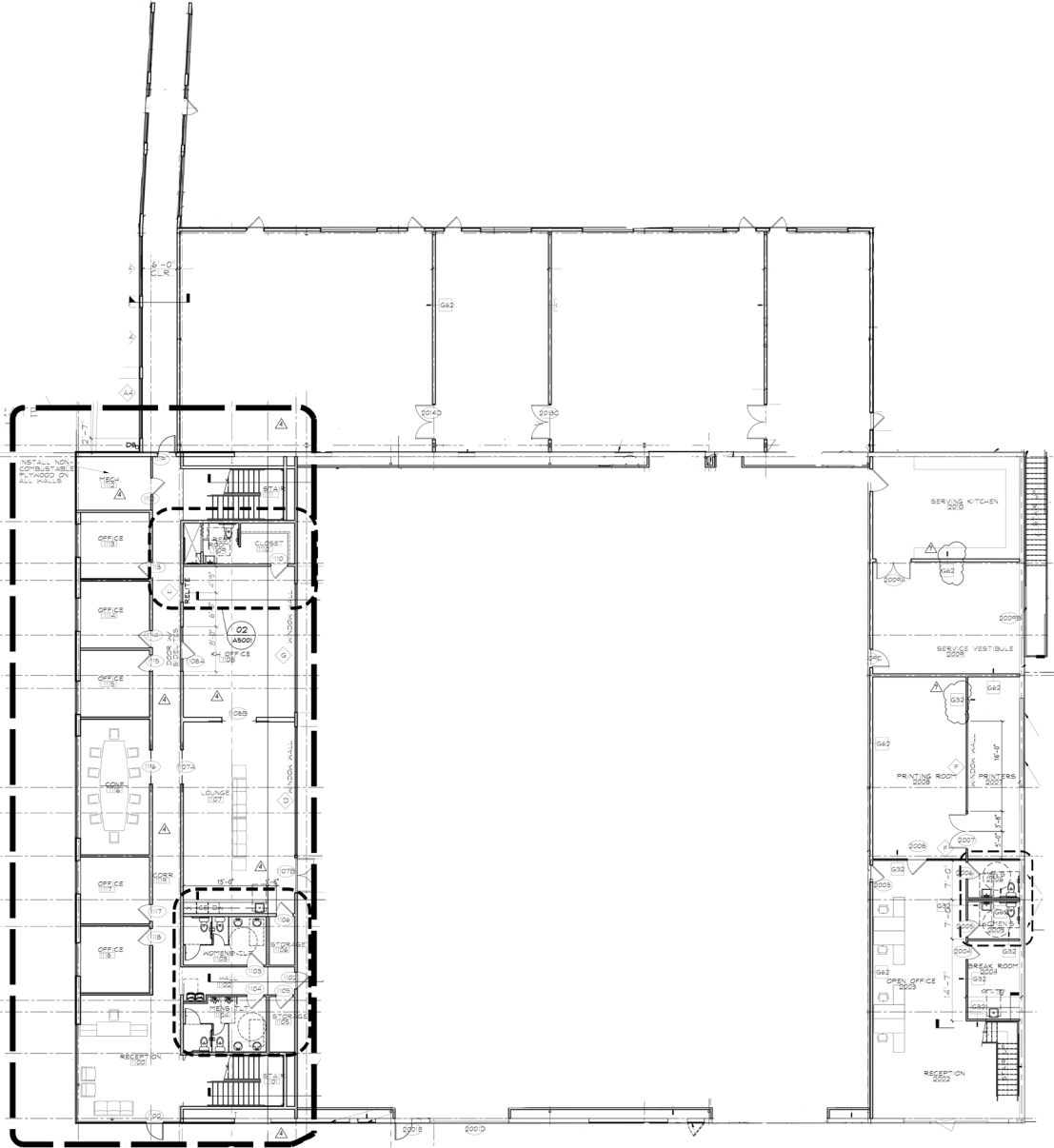
Sprinklers: Wet System

Year Built: 2000/2017

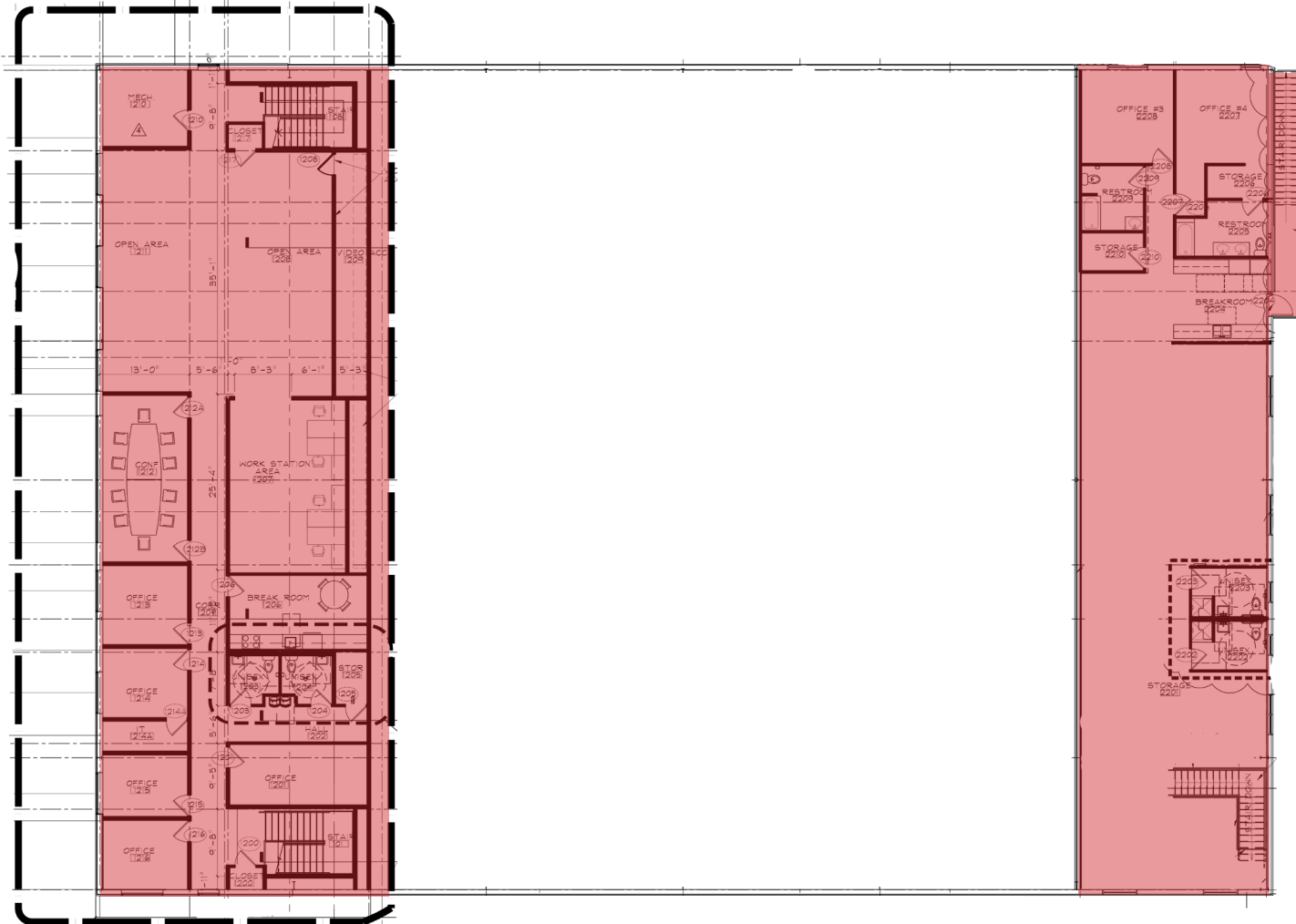
Date Available: Immediately



# BUILDING 1 - FIRST FLOOR

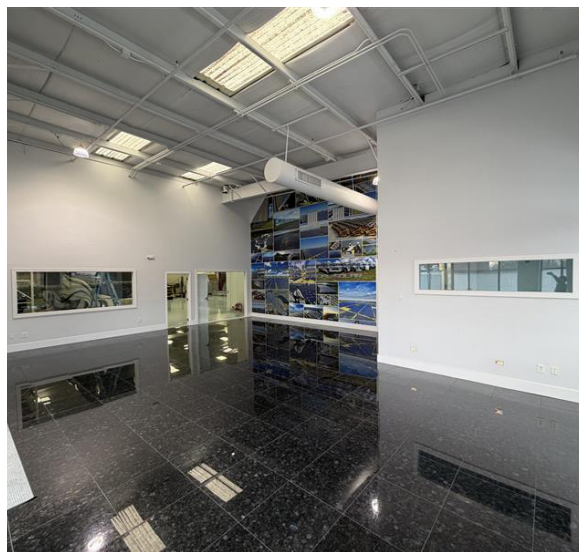


# BUILDING 1 - SECOND FLOOR



# BUILDING 2 - 192 RACEWAY DR

Parcel ID:	4647443198
Zoning:	HLI (Hybrid Light Industrial)
County:	Iredell County
Building Size (SF):	±19,312 SF
Warehouse Area:	±6,085 SF
Parts/Storage:	±2,858 SF
HVAC:	100% Heated and Cooled
Office Area:	±6,787 SF
Mezzanine:	±3,920
Dock High Doors:	(1) 10' x 12'
Drive-In Doors:	(1) 14'5" x 16'
Clear Height:	15'4" - 17'1"
Auto Parking:	± 21 spaces
Electrical:	1,200A at 120/208V *Solar panels replacing 400 of 1,200A
Sprinklers:	Wet System
Year Built:	1997/2014
Date Available:	Immediately





# LOCATION AERIAL



# MOORESVILLE OVERVIEW



## DEMOGRAPHICS:

	10 Miles	20 Miles	30 Miles
Population	200,442	769,236	1,869,318
'25 - '30 Population Change	7.3%	7.0%	6.7%
Total Labor Force	104,561	400,810	971,199
Median Household Income	\$113,011	\$92,041	\$80,402

## ADVANTAGES

**40 Minutes** to Charlotte Douglas International Airport

Proximity to **72% of US Population**  
Within 2-day Trucking Time

**Iredell County Ranks 6th**  
in North Carolina In GDP - \$9.5BM

**#4 Fastest County Growth**  
in Population in Charlotte Region  
*(CBJ - March 2024)*

**#6 Fastest County Growth**  
in Population in North Carolina  
*(NC Department of Commerce, 2024)*

## REGIONAL DISTANCES



1.2 Miles



Statesville Regional  
Airport:  
25 Minutes



16.1 Miles



Charlotte Douglas Int'l  
Airport:  
40 Minutes



18.4 Miles

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