

AVAILABLE  
FOR  
SUBLEASE

±215,000 SF



# 208 MANUFACTURERS BLVD

MOORESVILLE, NC 28115

**Grant Miller, SIOR**

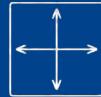
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**Colliers**

# BUILDING FEATURES



TOTAL BUILDING:  
215,000 SF



ACRES:  
22.166



CLEAR HEIGHT:  
30'



ZONING:  
Hybrid light  
industrial



CAR PARKING:  
300 Spots



OFFICE:  
25,869 SF



LOADING  
(8) Dock High Doors  
(1) Drive In Door



FULLY  
FENCED



LED  
LIGHTING



100% COVERAGE  
VIA ESFR SYSTEM

## WAREHOUSE AREA:

±53,587 SF

## OFFICE AREA:

±25,869 SF

## MANUFACTURING AREA:

± 135,544 SF

## BUILDING DIMENSIONS:

±702' (L) 336' (W)

## DATE OF CONSTRUCTION:

2018

## SECURITY:

All loading access areas are 100% fenced and secure; building does have a guardhouse for security personnel

## RESTROOMS:

Office and Manufacturing Areas

## COLUMNS SPACING:

Varies throughout the building  
(primarily 42' 1" x 67' 6")

## FLOORS:

6" concrete with vapor barrier over 4"  
crushed stone

## EXTERIOR WALL CONSTRUCTION:

Tilt-Wall Concrete

## PROCESS BOILERS:

Two (2) Cleaver Brooks fire tube boilers  
installed in 2018

## ROOF:

White 45ML mechanically fastened  
single ply roofing system over R-19  
insulation board

## HVAC:

100% cooled via  
packaged rooftop gas  
units

## SPRINKLER SYSTEM:

100% coverage via ESFR system; K17  
heads

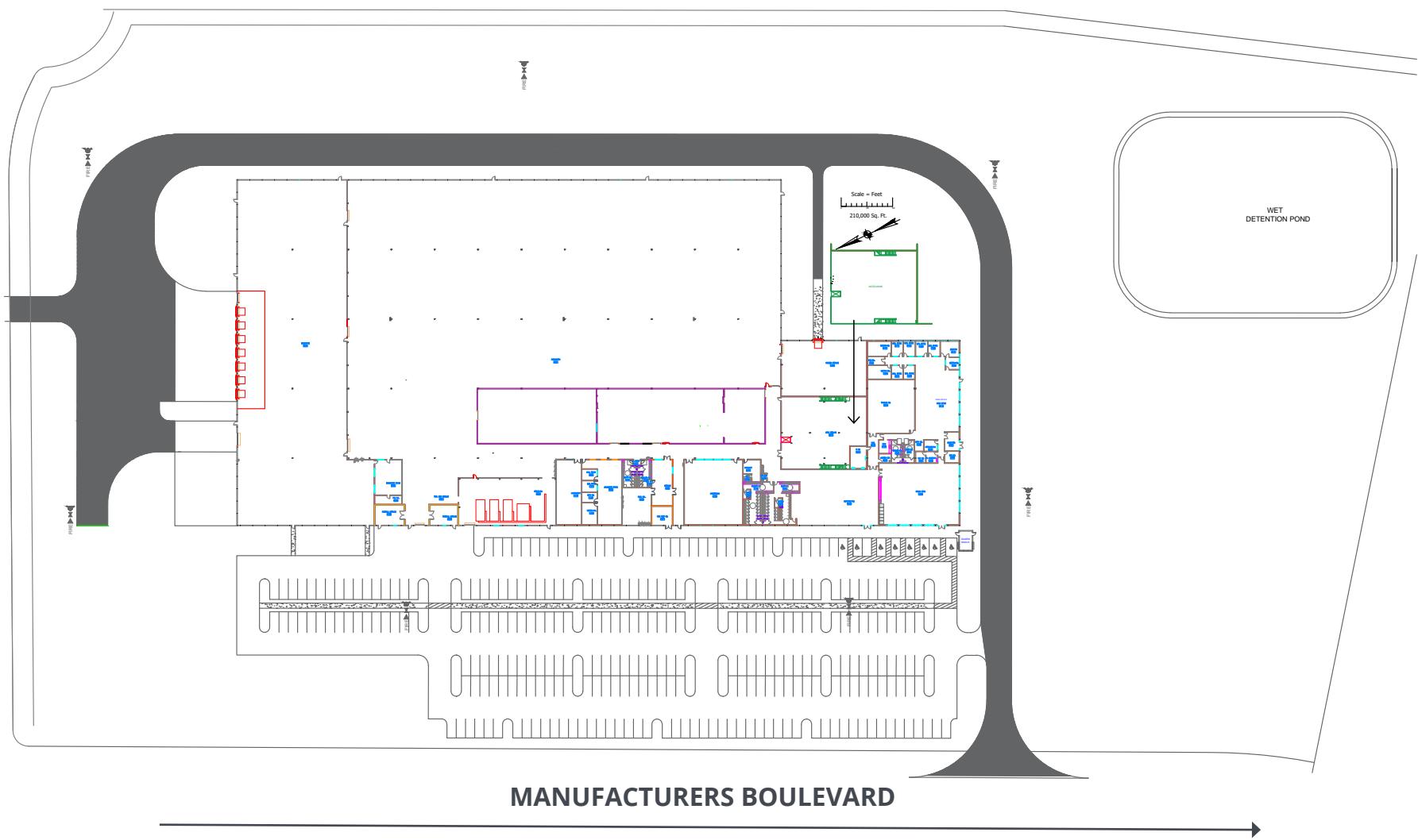
## ELECTRICITY:

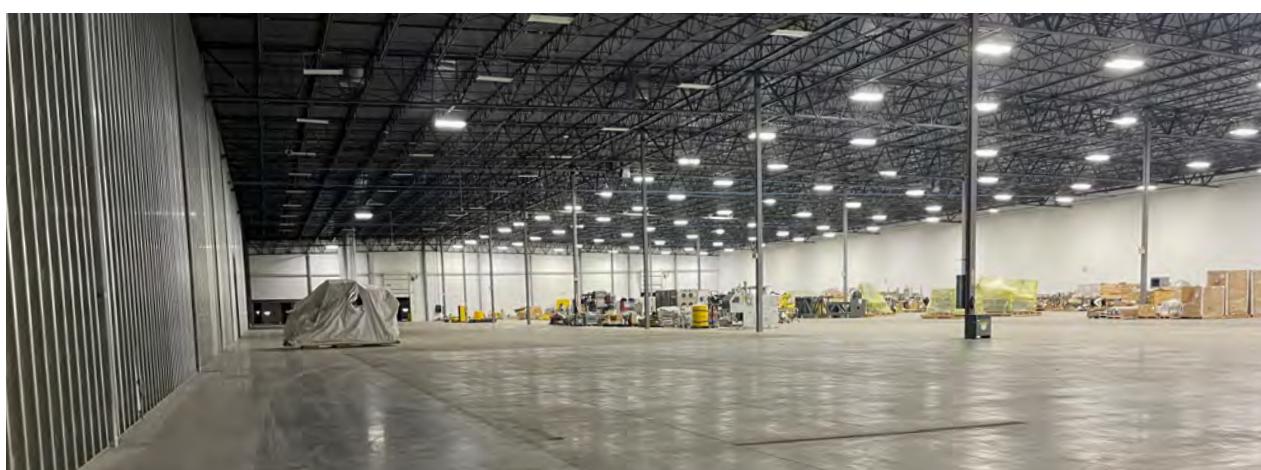
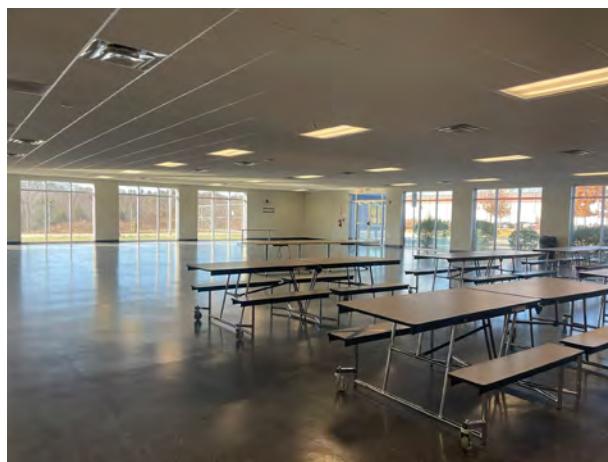
Duke Energy  
3000A 480Y/277V 3P, 4W

## COMPRESSED AIR:

Compressed air lines throughout the  
building served by two (2) Atlas Copco  
GA45 rotary screw compressors

# Site Plan





# Neighbors



# AREA & MARKET OVERVIEW



Charlotte MSA consists of over  
**2.9 million residents**



Region has **access to 25** colleges  
and universities



**Diversified Economy** including technology,  
financial services, logistics & distribution,  
advanced manufacturing, and life sciences



**21st largest** Metro Area in the U.S.

Local Incentives are based on investment in machinery and equipment, the creation of jobs and building improvements.

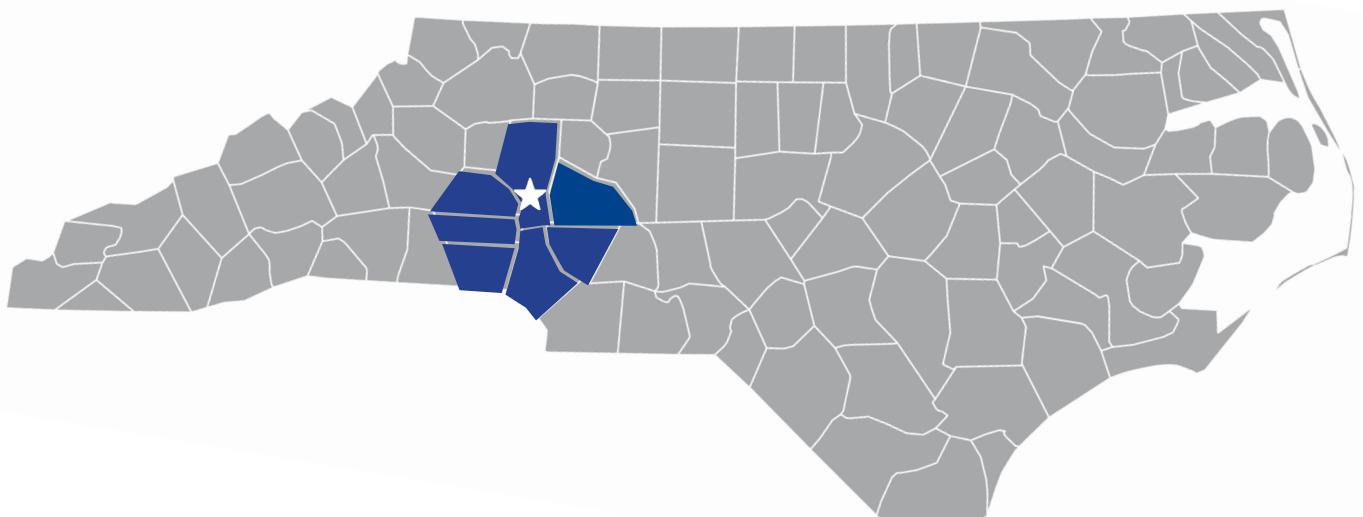
The State of North Carolina offers performance based targeted incentives including:

- Job Development Investment Grant (JDIG)
- One NC Fund
- Infrastructure and Transportation Programs
- Workforce Development and Customized Training

**#1**  
Best State  
for Business  
(CNBC, 2025)

**#1**  
Fastest Growing Large  
City in U.S. since 2020  
(U.S. Census Bureau, 2025)

**#1**  
Best State  
to Start a Business  
(B2B Reviews, 2025)



# AREA & MARKET OVERVIEW IREDELL COUNTY LABOR



## Base Labor Availability

Population 2025	1,252,089
Projected Pop Growth 2030	1,352,928
Labor Force	653,467
Working Age Population (15-64)	629,942
Working age participation rate	96.4%



## Blue Collar Work Force

Sector	# of Workers	% of Total Labor Force
Construction/Extraction	28,030	4.30%
Farming/Fishing/Forestry	1,410	0.20%
Installation/Maintenance/Repair	18,986	2.90%
Production	40,012	5.50%
Transportation/Material Moving	54,781	8.40%



## Commuter Profile

Time	# of Commuters	% of Total Labor Force
15 Minutes or Less	154,872	23.70%
15-30 Minutes	265,569	40.60%
30-45 minutes	139,058	21.30%
45-60 minutes	30,190	4.62%
60+ minutes	52,277	8.00%



# AREA & MARKET OVERVIEW

# MULTI-MODAL CONNECTIVITY



## Airports

Charlotte Douglas International	36.6 Miles
Piedmont Triad International	75.7 Miles
Raleigh-Durham International	137 Miles



## Ports

Wilmington, NC	237 Miles
Charleston, SC	239 Miles
Savannah, GA	283 Miles
Morehead City, NC	292 Miles
Norfolk, VA	308 Miles
Jacksonville, FL	414 Miles





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