

**AVAILABLE
FOR
SUBLEASE**

±215,000 SF

208 MANUFACTURERS BLVD

MOORESVILLE, NC 28115

Grant Miller, SIOR

Executive Vice President
+1 704 880 0717
grant.miller@colliers.com

Tim Roach

Associate
+1 303 929 4294
tim.roach@colliers.com

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

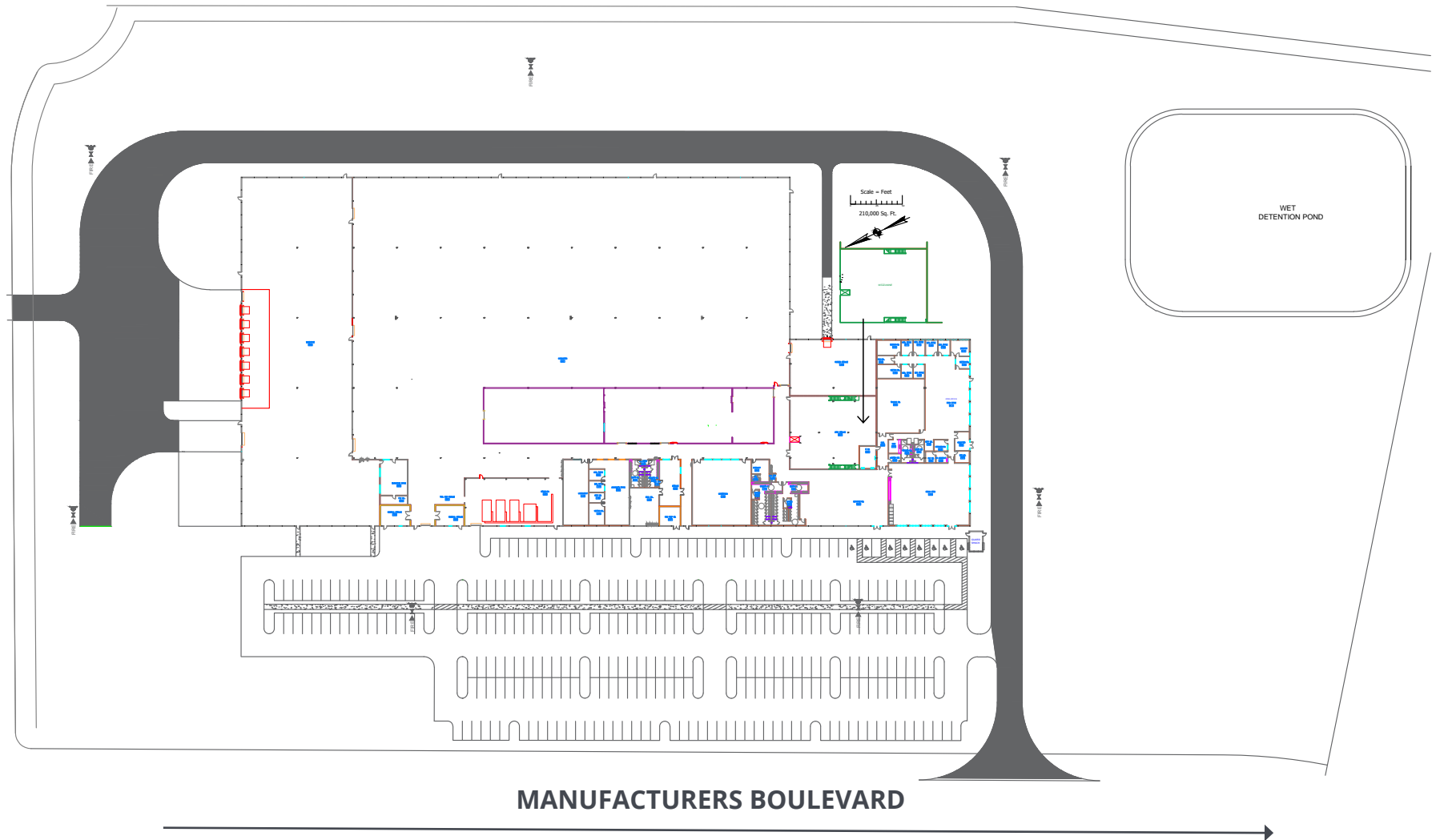
ELECTRICITY:

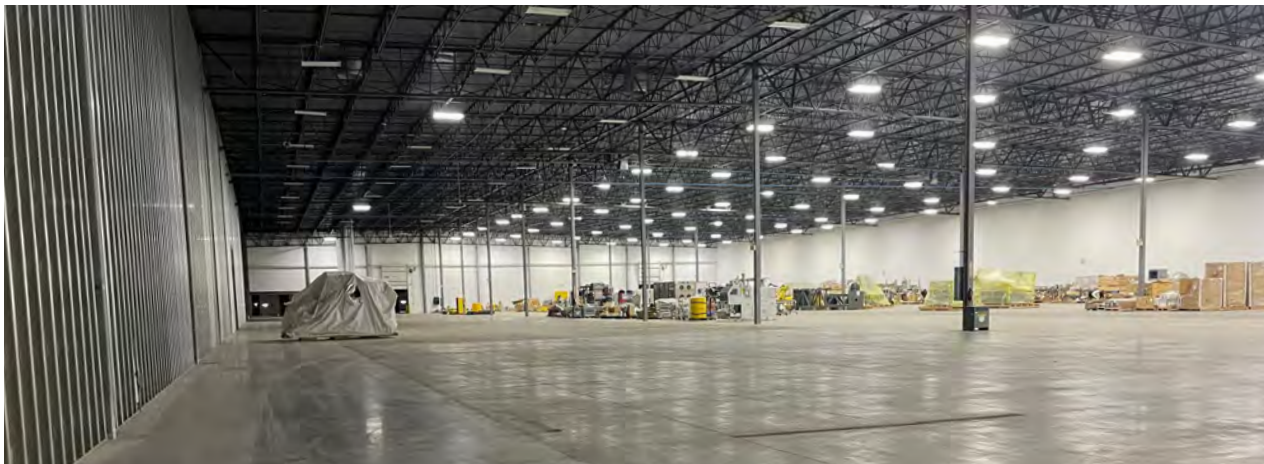
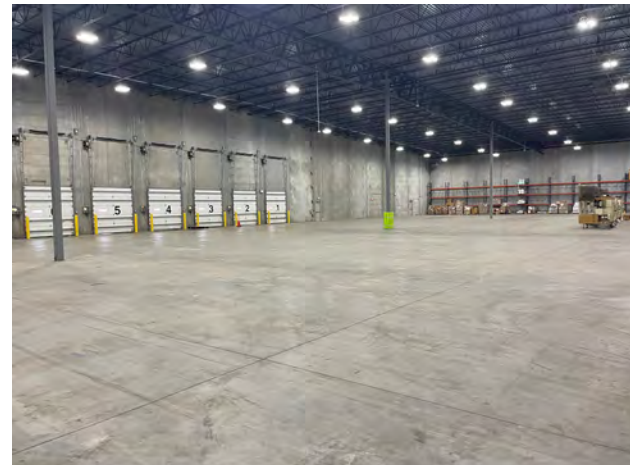
Duke Energy
3000A 480Y/277V 3P, 4W

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

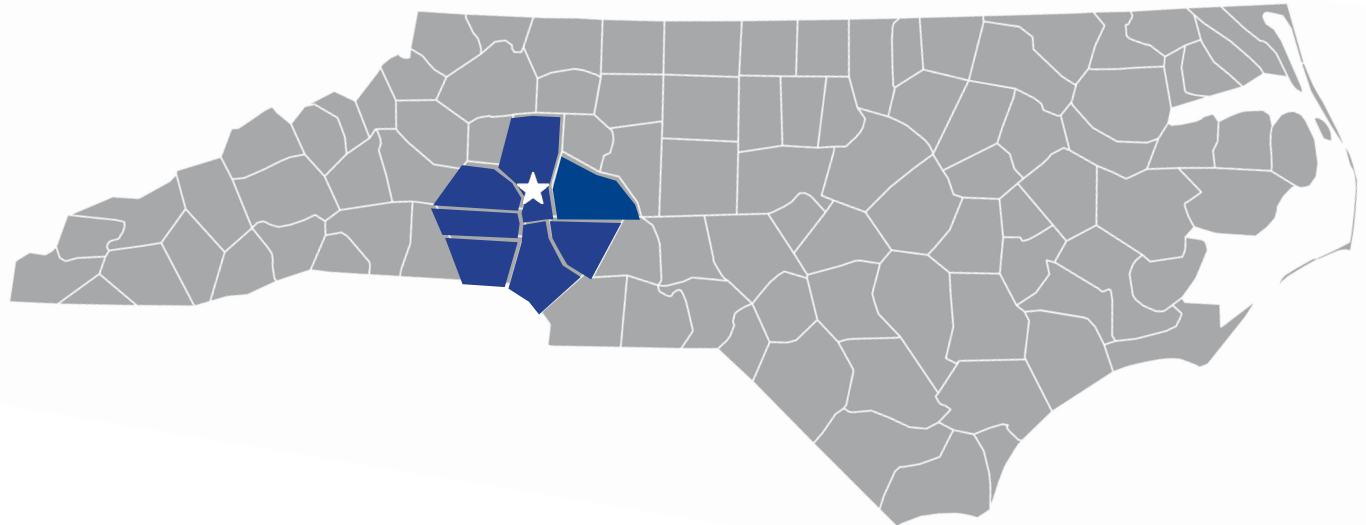
**Best State
for Business**
(CNBC, 2025)

#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%



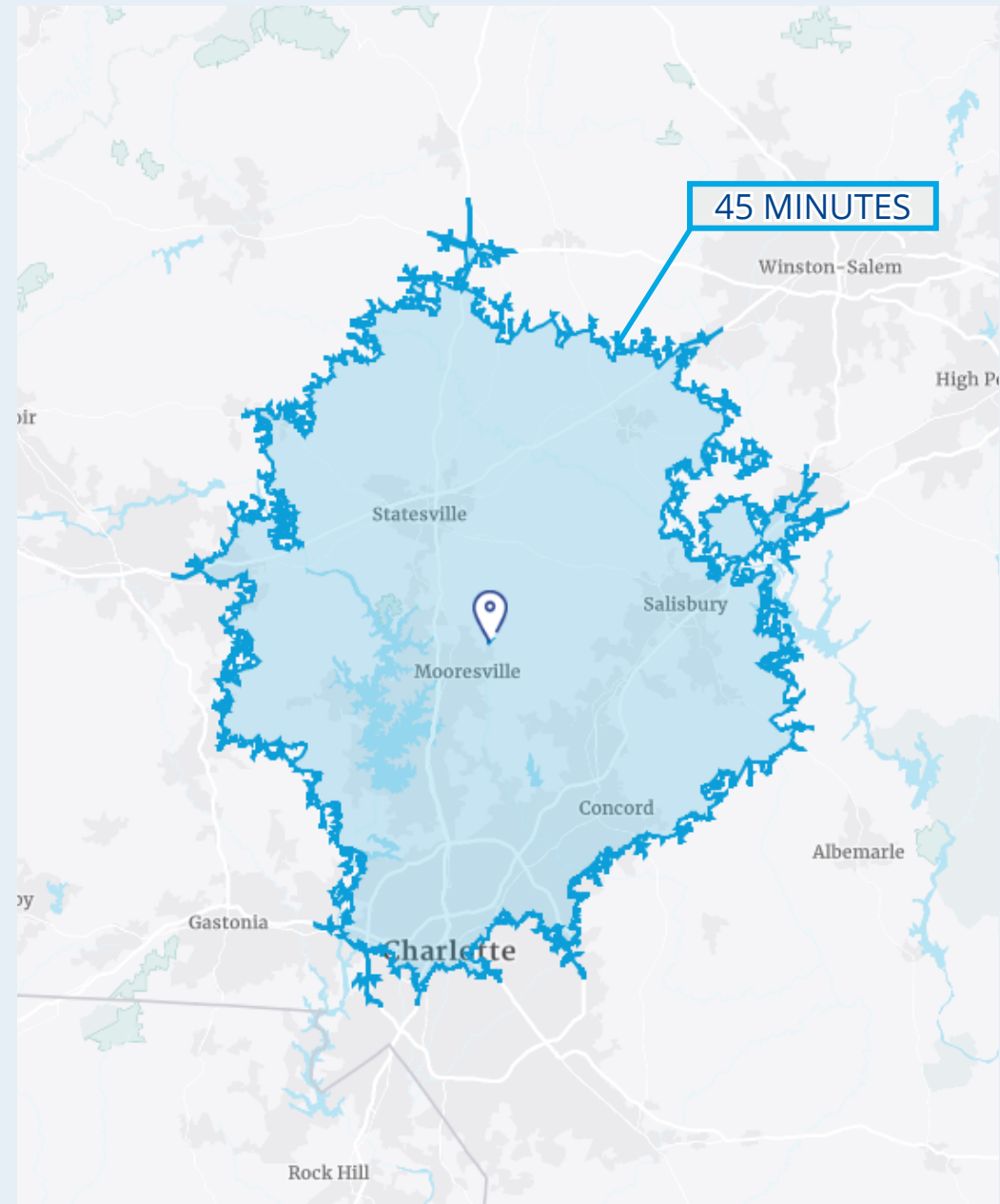
Blue Collar Work Force

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





Contact Us:

Grant Miller, SIOR

Executive Vice President
+1 704 880 0717
grant.miller@colliers.com

Tim Roach

Associate
+1 303 929 4294
tim.roach@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.