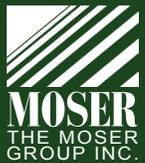


STALLINGS, NC FLEX | WAREHOUSE FOR SALE | LEASE



OFFERED EXCLUSIVELY BY

ISAAC HARROW

Broker

O: 704.882.1700 ext. 220

M: 828.320.1986

MACKENZIE MOSER | CCIM

Broker

O: 704.882.1700 ext. 224

M: 704.280.4649

12056 STALLINGS COMMERCE DR.

STALLINGS, NC 28105 ±3,812-7,625 SF | \$1,150,00 | \$16/SF

AERIAL VIEW



PROPERTY DETAILS



12056
Stallings Commerce Dr.
Stallings, NC 28105



Zoning
MU-2 (Mixed Use)
Year Built: 1984
Renovated 2008



Pricing
\$1,150,000 /
\$16/SF NNN



Available SF/AC
± 3,812 SF – ± 7,625 SF
± .50 ACRES



Dock Doors
Drive in door
via ramp
Clear Height: 13'



Property Type
Flex | Warehouse



Parcel ID
07102034H01

ZONING MAP



OFFERED EXCLUSIVELY BY

ISAAC HARROW

Broker

O: 704.882.1700 ext. 220

M: 828.320.1986

iharrow@themosergroupinc.com

MACKENZIE MOSER, CCIM

Broker

O: 704.882.1700 ext. 224

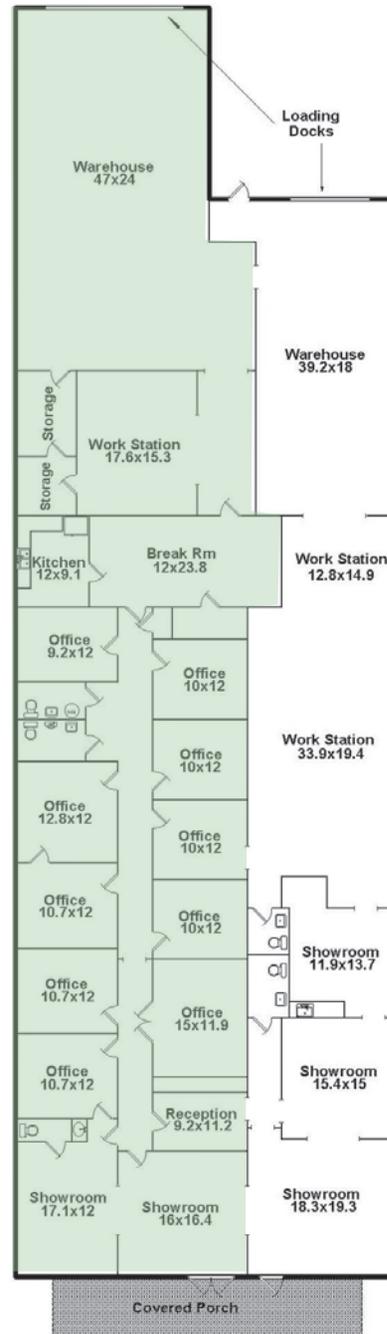
M: 704.280.4649

mmoser@themosergroupinc.com

MOSER
COMMERCIAL REAL ESTATE

FLOOR PLAN

UNIT A



UNIT B



PROPERTY OVERVIEW

12058 Stallings Commerce Drive is available for sale or lease. The \pm 3,812 SF - \pm 7,625 SF flex property in Stallings offers a unique opportunity for owner-users or tenants looking to expand in a high-growth area. Prime location off US-74 offers easy access to 74 and I-485 to Charlotte, Monroe, and surrounding markets. Zoned MU-2 in Stallings, the property supports a wide range of uses. It is currently built out with \pm 3,000 SF of warehouse and the remainder as a private office and showroom area. The office area is made up of partition walls, allowing for easy reconfiguration to suit your needs. The warehouse has one dock door and one drive-in door. The site can be split into 2 units each approximately 3,812 sf. Each out would have its own bathroom, entrance, and warehouse door.

PROPERTY HIGHLIGHTS

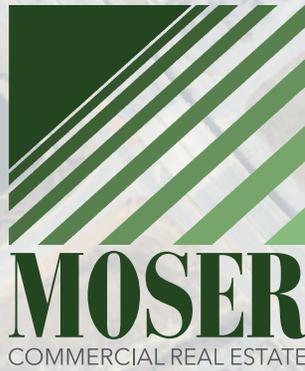
- Excellent location off US-74, easy access to 74 and I-485 to Charlotte, Monroe, and surrounding markets
- Stallings MU-2 allows for a wide range of uses
- Functional floor plan layout with a dock
- Water and Sewer Available

INTERIOR | EXTERIOR PHOTOS



LOCATION OVERVIEW





2026 The Moser Group, Inc. All Rights Reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

12056 Stallings Commerce Dr., Stallings, NC | FLEX SPACE FOR SALE | LEASE