

128 TALBERT ROAD, SUITE H & SUITE J  
MOORESVILLE, NC 28117

# OATES CROSSING



## INDUSTRIAL SPACES FOR LEASE

± 1,200 SF AVAILABLE | SUITE H  
± 16,600 SF AVAILABLE | SUITE J  
± 17,800 SF AVAILABLE | SUITE H & J

PROFESSIONALLY  
LEASED BY

**STREAM**<sup>®</sup>

# 128 TALBERT ROAD | SUITE H

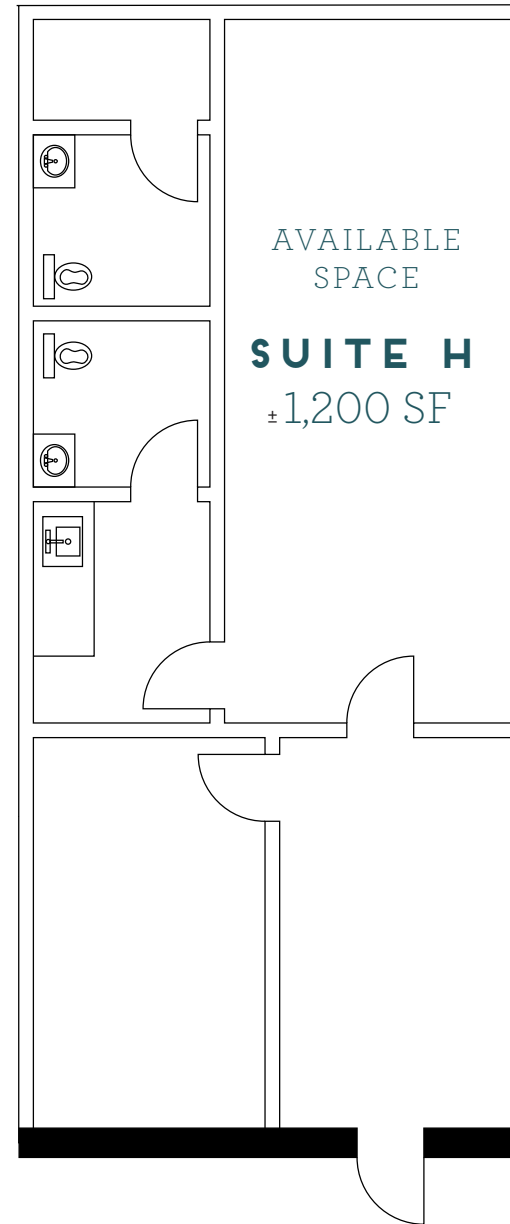
**AVAILABLE SPACE:**  
± 1,200 SF Total

**ZONING:** Highway Business

**SUITE SIZE:** 1,200 SF | 100% Office

**FIRE PROTECTION:** Wet System

**PARKING RATIO:** 2.5 spaces / 1,000 SF



## FEATURES:

New Class A Office Finishes  
Conference Room  
Private Entrance  
Breakroom With Sink

**JASON SCHNITTGER**  
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# 128 TALBERT ROAD | SUITE J

**AVAILABLE SPACE:**  
± 16,600 SF Total

**SUITE SIZE:** (SF) ± 16,600 SF total, ± 6,640 SF Office

**CLEAR HEIGHT:** 22'

**LOADING CONFIGURATION:** Rear-load

**LOADING:** Three (3) dock-high doors

**TRUCK COURT:** ±140' (shared) with a 40' concrete apron

**FIRE PROTECTION:** Wet System

**FLOOR:** 5" concrete slab (4,500 PSI)

**PARKING RATIO:** 2.5 spaces / 1,000 SF

**ZONING:** Highway Business

## FEATURES:

End Cap Unit

Building Signage Available

▲ = DOCK - HIGH DOOR



**SUITE H**  
**ADDITIONAL**  
±1,200 SF  
AVAILABLE SF

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± 1,200 SF AVAILABLE | SUITE H  
± 16,600 SF AVAILABLE | SUITE J  
± 17,800 SF AVAILABLE | SUITE H & J



Corporate Center Dr.

Oates Rd.

Talbert Rd.

Suite J  
16,600 SF Available

Suite H  
1,200 SF Available

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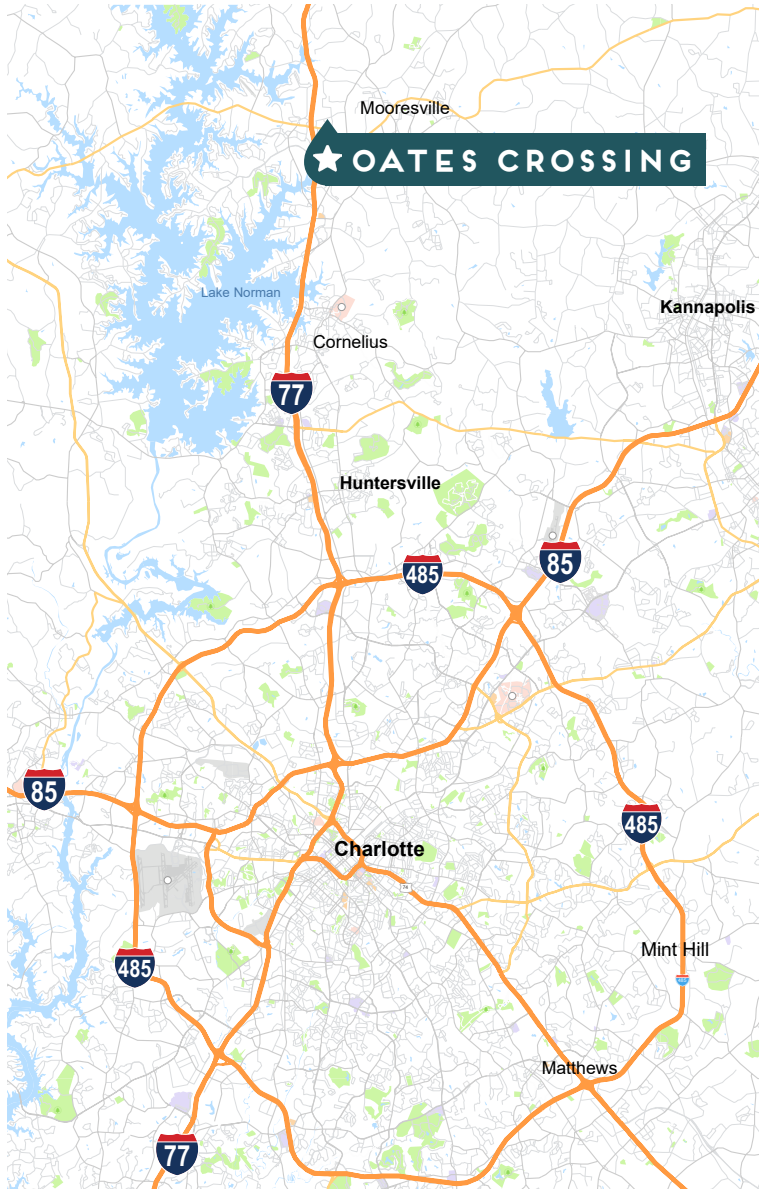
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