



MOORESVILLE FLEX SPACE

*108 Beam Dr
Mooresville, NC 28115*

**Land Size: 3.85 Acres
Property Size: 7,300 Sq. Ft.
Year Built: 1957**

/- 7300 SF Flex Industrial positioned on 3.85 AC private lot. Zoned CC-C. /- 3100 SF office is turn key ready and is suited for a business such as a service industry or contractor, or the private collector. Recently renovated and modernized 6 private offices. Amenities include receptionist area, file room, conference room, break room, full kitchen, separate restrooms, outdoor gathering space, 20 space parking lot, gated with security fencing. Industrial warehouse includes /- 1600 SF climate controlled that has a private office. Remaining /- 2,500 SF warehouse includes a dock high door. Total industrial portion is /- 4,200 SF. Ceiling height ranges from 10 ft to 13 ft clearance. There is excess land for future expansion.

Purchase Price:

\$1,650,000.00

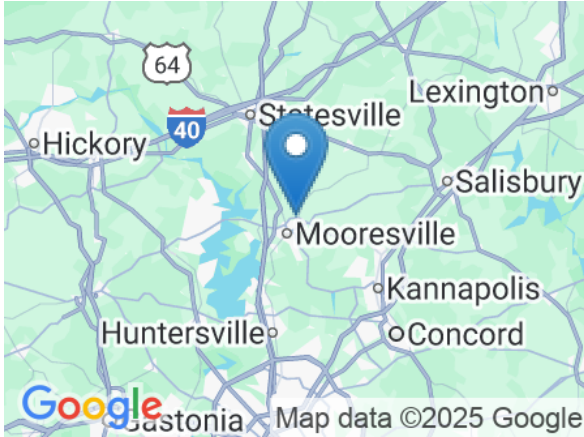
Contact:

**STEVE TUBEL,
704-363-4724**

License: NC 263493 SC128775

steve.tubel@blanton-commercial.com





BLANTON
COMMERCIAL

6201 Fairview Rd
Suite 200
Charlotte, NC 28210
United States
704-363-4724
License: NC 263493 SC128775
steve.tubel@blanton-commercial.com