



ALLIANCE MOORESVILLE AT 77

BLDG. 1 - 271 CONNECTOR ROAD,
MOORESVILLE, NC 28115

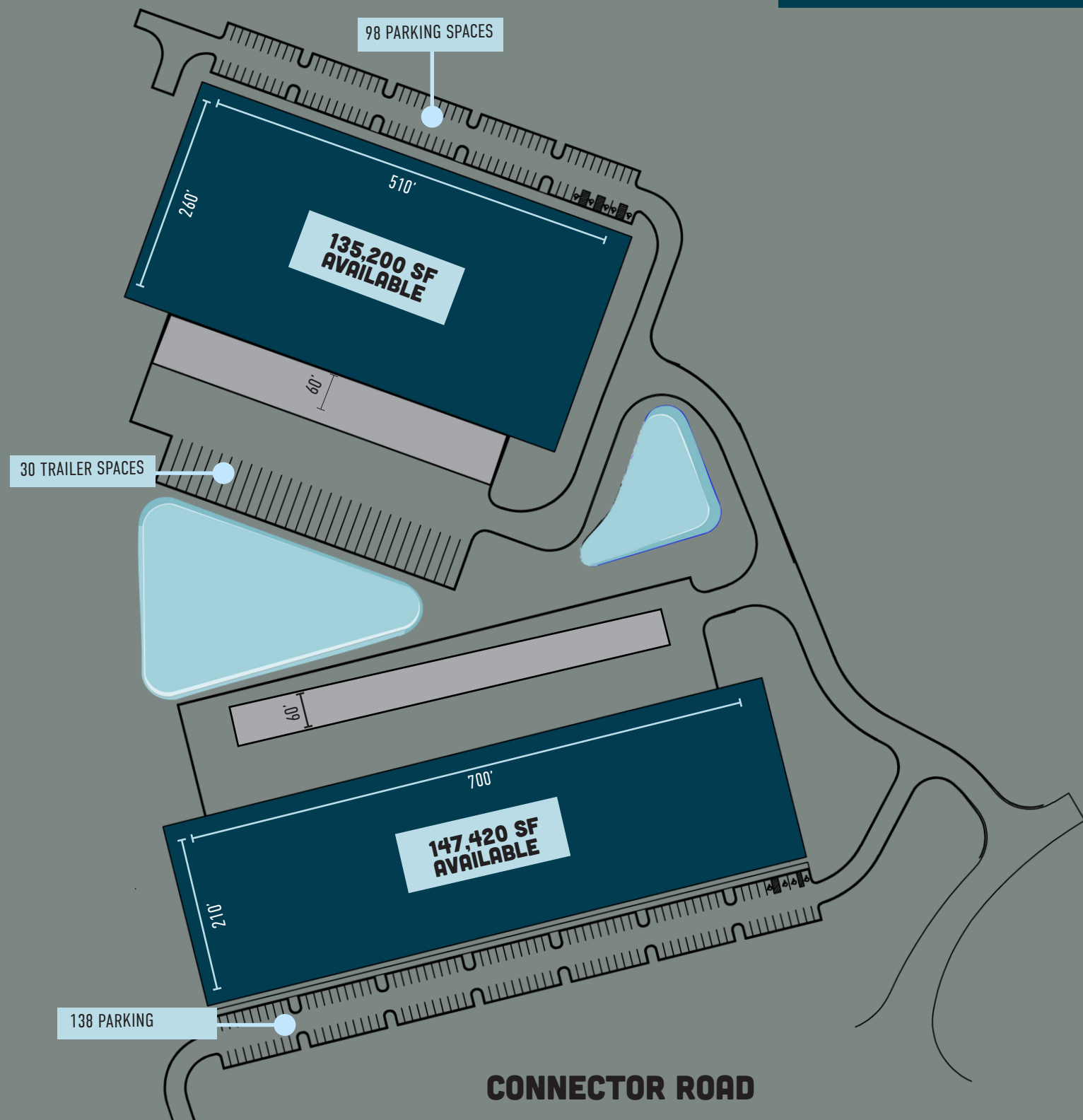
BLDG. 2 - 272 CONNECTOR ROAD,
MOORESVILLE, NC 28115

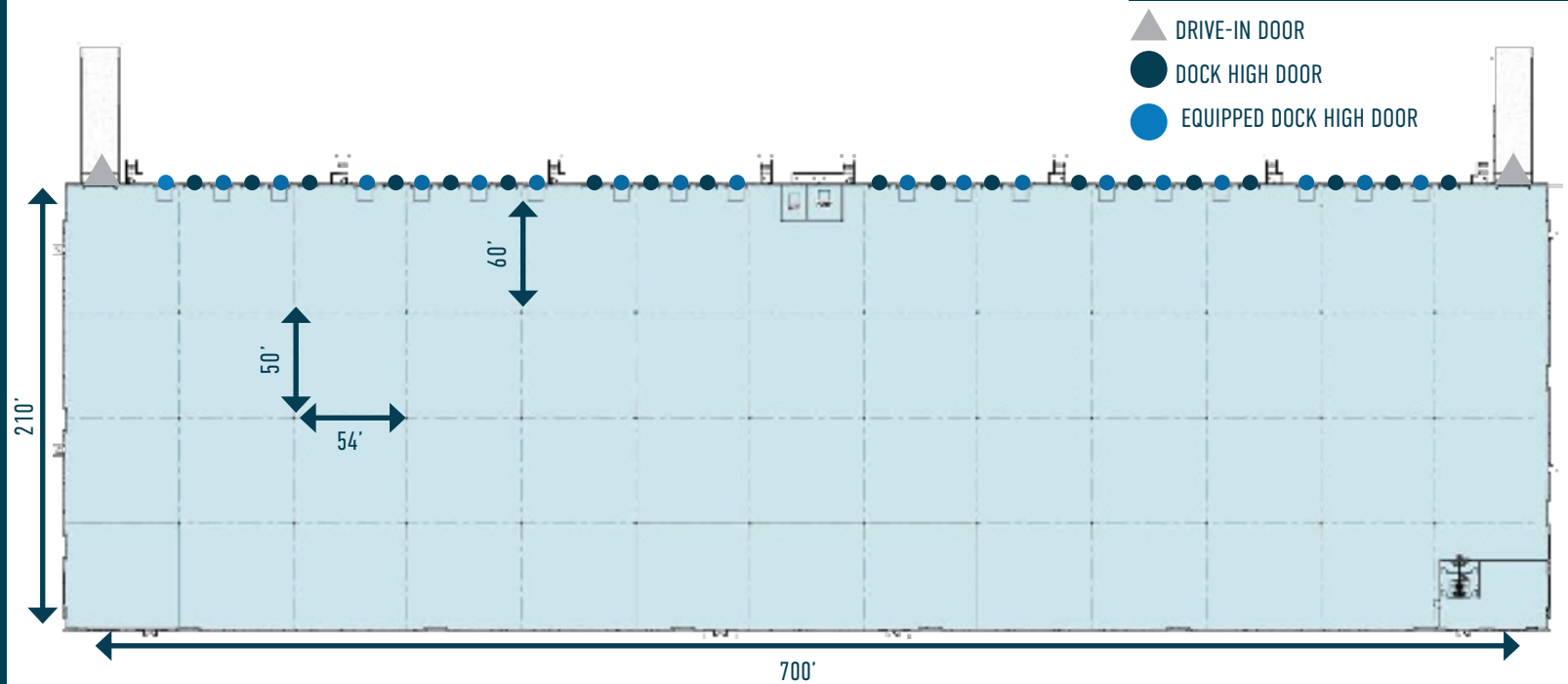


BREAKING GROUND Q3 2026
DELIVERY Q2 2027



ALLIANCE
INDUSTRIAL COMPANY

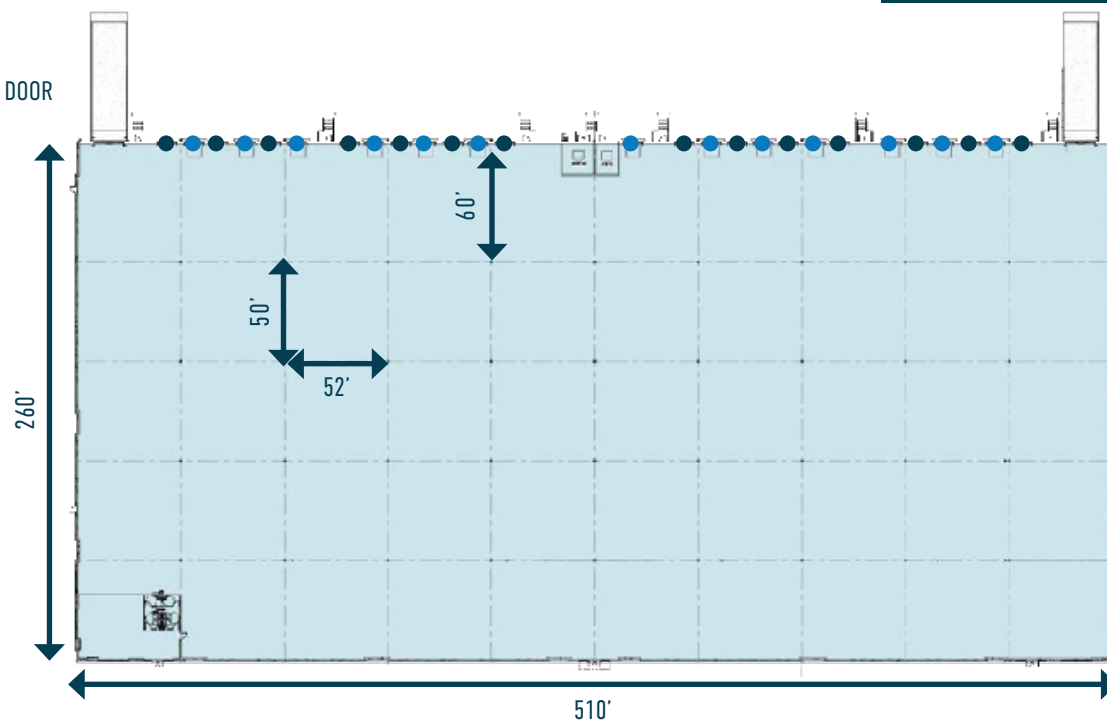




Square Footage	+/- 147,420 Sq.Ft
Configuration	Rear Load
Dimensions	210' x 700'
Office Footage	1,646 Sq.Ft (Speculative Office Space with Restrooms)
Truck Court	130' HD Asphalt Truck Court with 60' Concrete Apron
Auto Parks	138 Auto Spaces
Clear Height	32' from First Column Bay
Dock Doors and Packages	(38) Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 18) Equipped Positions
Drive-In Doors	2 Motorized 12' x 16' Doors with 50' Concrete Ramps
Slab Thickness	6" Unreinforced; 4,000 PSI
Lighting and Electrical	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Fire Protection	ESFR System with Booster Pump
Roof	60 Mil TPO White Roof with 20-Year Warranty

*Dock Equipment Packages: 35k lb Mechanical Levelers, Dock Seals, Swing Arm Fan / Light Combos. Quad Electrical Outlet at Every 4th Door.

-  DRIVE-IN DOOR
-  DOCK HIGH DOOR
-  EQUIPPED DOCK HIGH DOOR



Square Footage	+/- 135,200 Sq.Ft
Configuration	Rear Load
Dimensions	260' x 510'
Office Footage	1,646 Sq.Ft (Speculative Office Space with Restrooms)
Truck Court (Trailer Spaces)	130' HD Asphalt Truck Court with 60' Concrete Apron and 10' Dolly Down Strip (30 Trailer Storage Spaces)
Auto Parks	98 Auto Spaces
Clear Height	32' from First Column Bay
Dock Doors and Packages	(26) Insulated Dock Doors with View Panels, Track Guards, and Bumpers; (+/- 13) Equipped Positions
Drive-In Doors	2 Motorized 12' x 16' Doors with 50' Concrete Ramps
Slab Thickness	6" Unreinforced; 4,000 PSI
Lighting and Electrical	LED Fixtures with Motion Sensors on 10' Whips to Provide 30 FC at 36" AFF in OSC; Walls Painted White; (2) 1,000 Amp Panels (Split Service)
Fire Protection	ESFR System with Booster Pump
Roof	60 Mil TPO White Roof with 20-Year Warranty

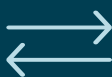
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Major growth market



Large neighboring distribution and manufacturing centers



Direct access off of I-77



Close proximity to retail amenities

Nearby Occupiers

- 1 NGK Ceramics USA, Inc
- 2 Niagara Bottling
- 3 Carolina Beverage Group
- 4 Pactiv Evergreen
- 5 Bestco
- 6 Fibreworks Composites
- 7 Cardinal Glass Industries
- 8 SCP Distributors



EXIT 42
9 mins, 5.0 miles



EXIT 36
8 mins, 3.2 miles

EXIT 35
10 mins, 4.2 miles

POINTS OF INTEREST

Downtown Mooresville	2.7 miles
Charlotte Intermodal	20 miles
Charlotte CBD	30 miles
Charlotte Douglas International Airport	33 miles
Port of Charleston	235 miles

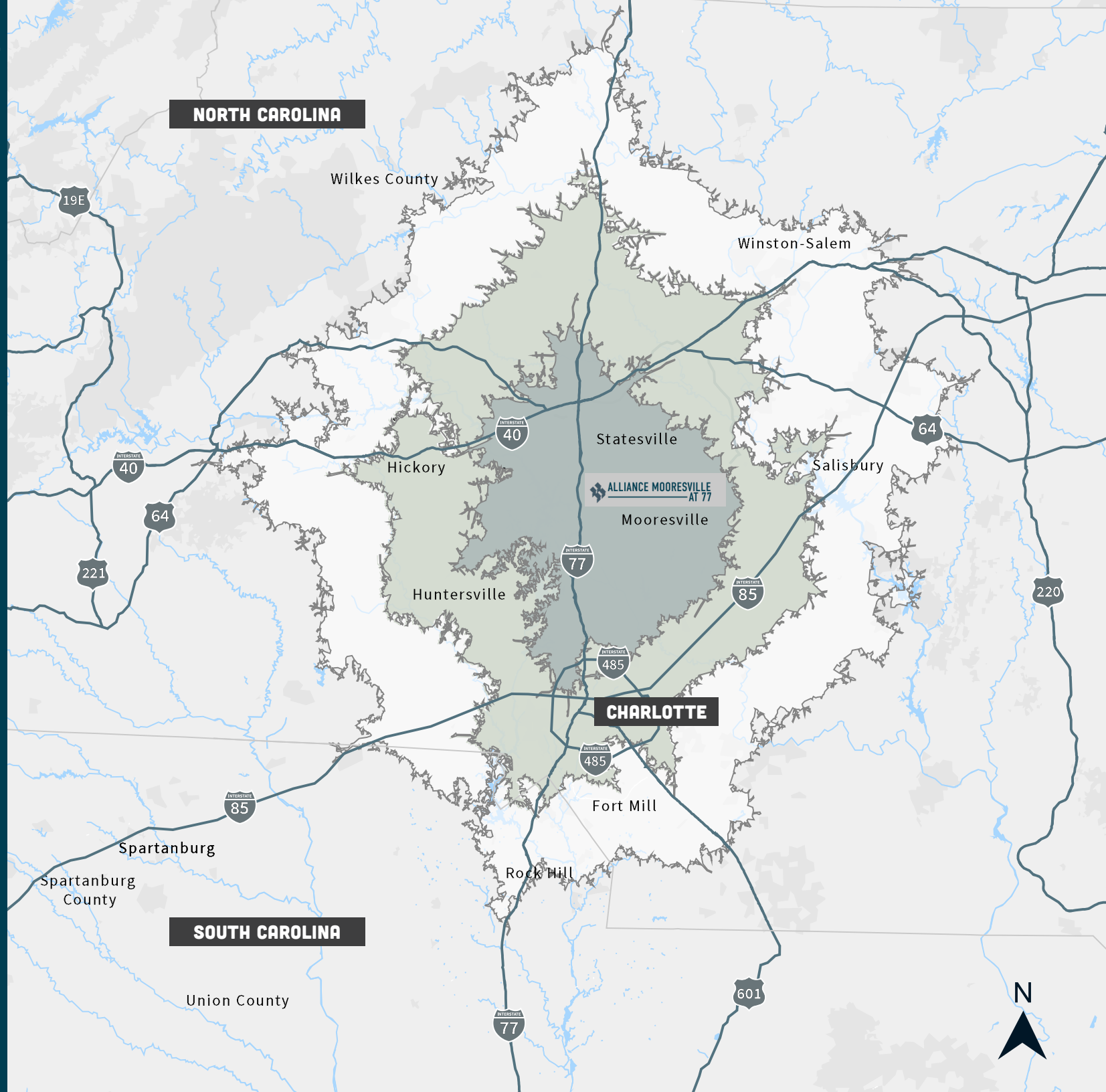
INTERSTATES

Route 21	1 mile
Route 150	1.2 miles
Interstate 77	3.2 miles
Interstate 485	19 miles

EXIT ROUTES

Exit 36	3.2 miles
Exit 35	4.2 miles
Exit 42	5.0 miles
Exit 33	5.8 miles

Drive Times	2025 Total Population
○ 30 mins	437,321
● 45 mins	1,427,288
● 60 mins	2,920,957





CONTACT INFORMATION



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