

FOR LEASE

South Fork Business Park

168 Thunder Road



South Fork Business Park | Mooresville, NC

20,000sf plus 2500sf Mezzanine

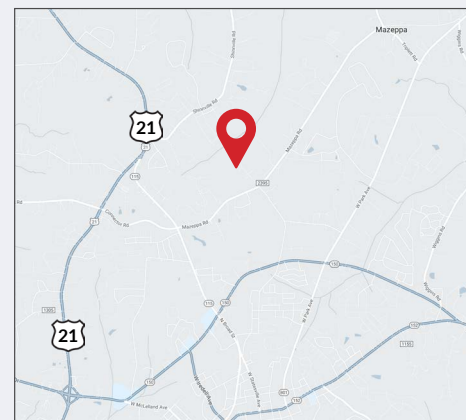
Class A Flex Warehouse

New Construction / Customizable Upfit

3 Phase Electrical

1 Loading Dock

1 Drive In Door (12ft x 14ft)



SB
SAM BARNETT
REAL ESTATE

Sam Barnett

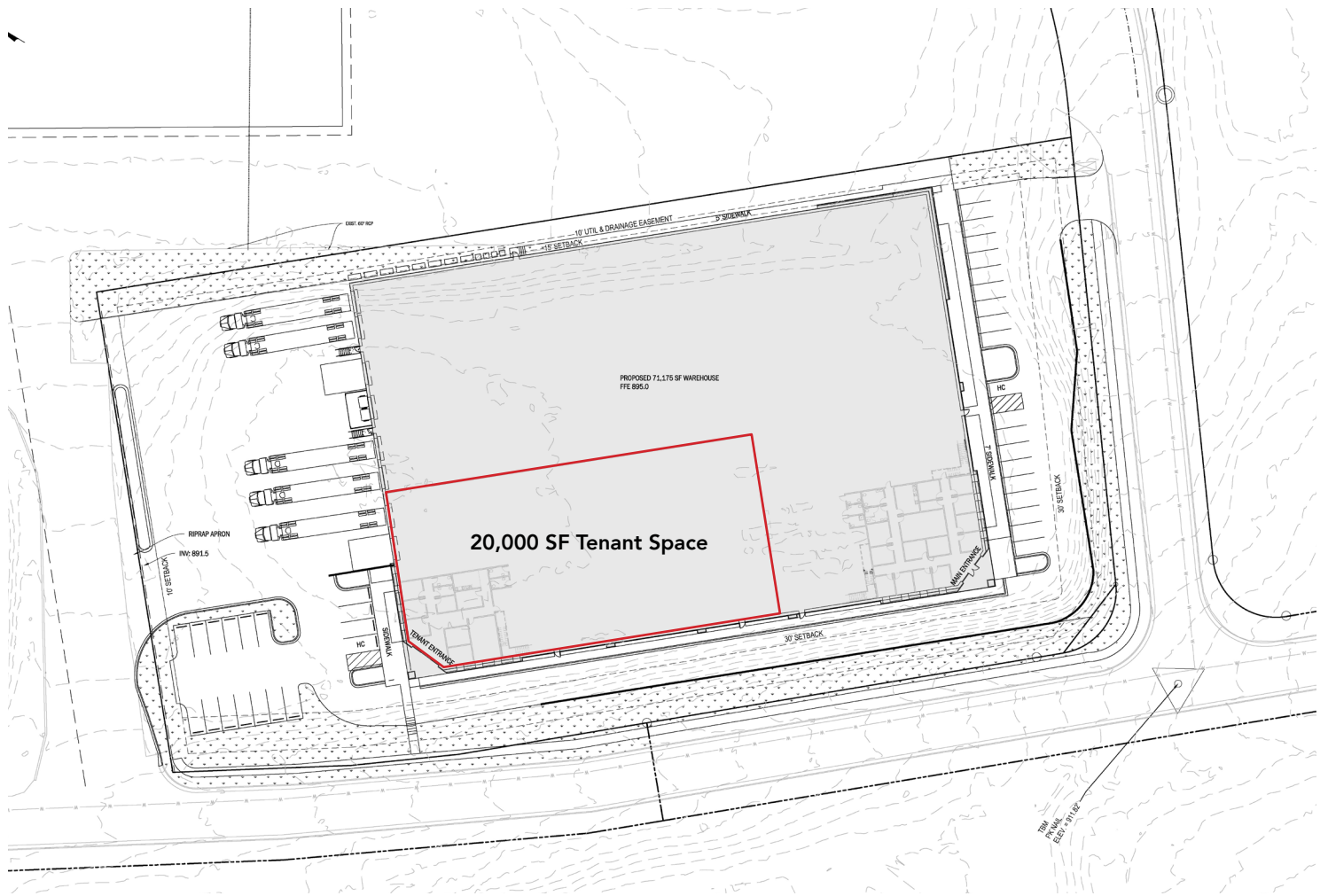
704.241.3666

sam@sambarnettbroker.com

Exterior Photos



Site Plan



About Mooresville, NC

Mooresville, North Carolina, offers a promising location for an industrial flex warehouse building. This dynamic town in the heart of the state has several key attributes that make it an attractive choice for businesses looking to invest in such a property:

Business-Friendly Environment: North Carolina has consistently ranked as one of the most business-friendly states in the nation. The state offers competitive tax rates, a skilled workforce, and various incentives to attract and retain businesses.

Thriving Economy: The town's economy is diverse and thriving. It's not only a hub for NASCAR racing but has seen significant growth in industries such as manufacturing, technology, and healthcare, making it an attractive location for an industrial flex warehouse catering to various sectors.

Proximity to Charlotte: Mooresville's proximity to Charlotte, just 30 miles to the south, provides access to a major urban center with a wide range of services, including financial institutions, professional services, and a major international airport.

Quality of Life: Mooresville offers an excellent quality of life, making it an appealing place for employees to live and work. The town boasts good schools, healthcare facilities, recreational opportunities, and a charming downtown area.

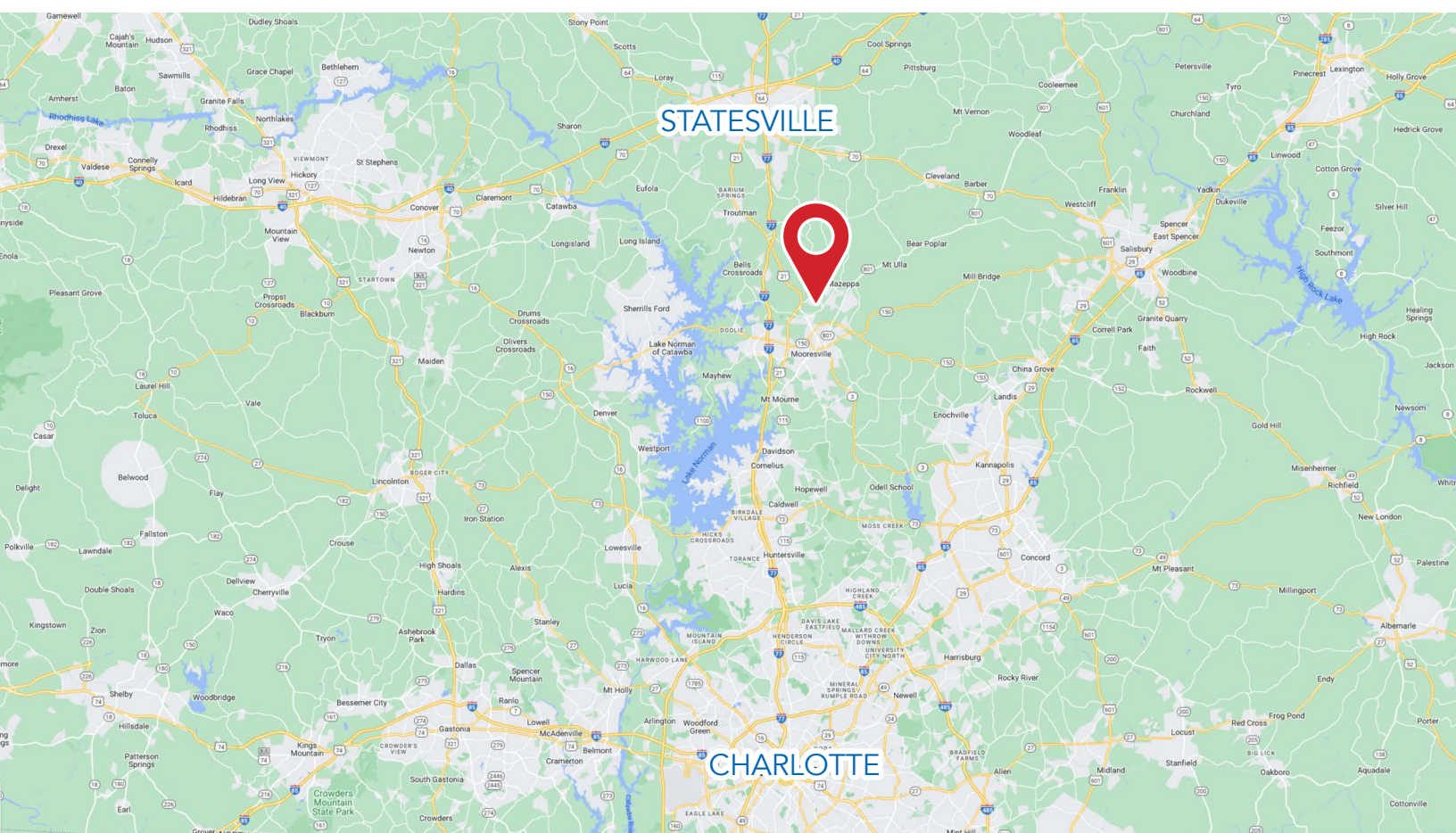
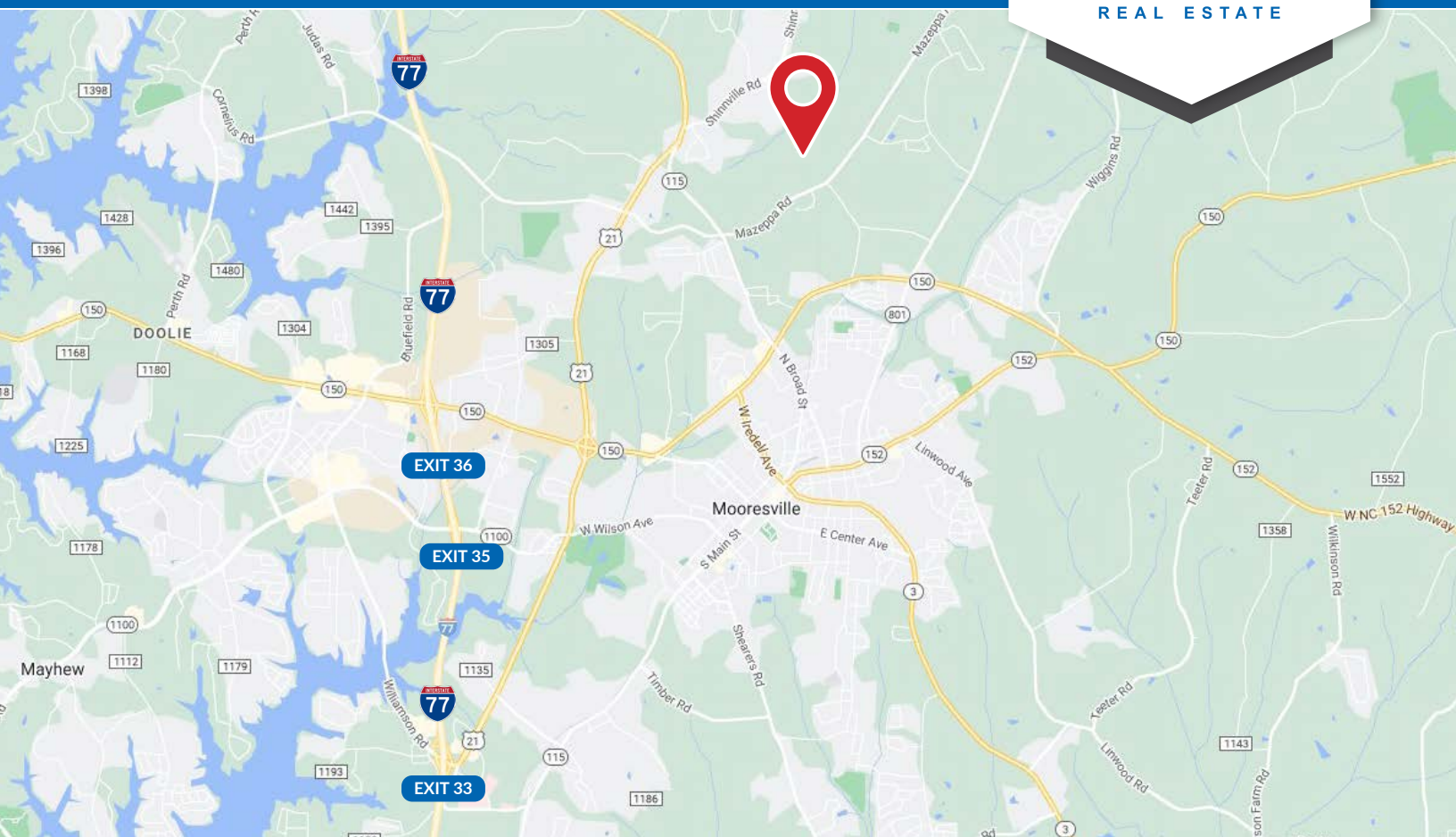
Growing Population: The town has experienced steady population growth in recent years, which indicates a potentially expanding customer base for businesses operating in the area.

Industrial Flex Warehouse Demand: As e-commerce and supply chain logistics continue to grow, there is a rising demand for industrial flex warehouse spaces that can adapt to various business needs, from manufacturing to distribution and office space.





SAM BARNETT
REAL ESTATE



South Fork Business Park

168 Thunder Road
 Mooresville, NC

Sam Barnett

704.241.3666

sam@sambarnettbroker.com



SAM BARNETT

REAL ESTATE