

Industrial Space Available in Mooresville

**460 East Plaza Drive
Mooresville NC 28115**

30,000 +/- SF

Features

Zoning	GI – General Industrial
Square Footage	30,000 +/- SF
Tax parcel	4667054899.00
Office	3,325 SF
Ceiling height	18 - 20' clear
Power	Up to 400 amps
Dock Doors	Two
Drive In doors	One
Sprinkler System	Ordinary hazard
Other features:	Gas heat, Exhaust fans and louvers, T-5 lighting



Located where Highway 150 intersects with Highway 3,
Close proximity to downtown, Interstate 77, and food
options.

Lease Rate: call for pricing



Charles Knox c) 704-400-5260
charles@knoxgroupinc.com

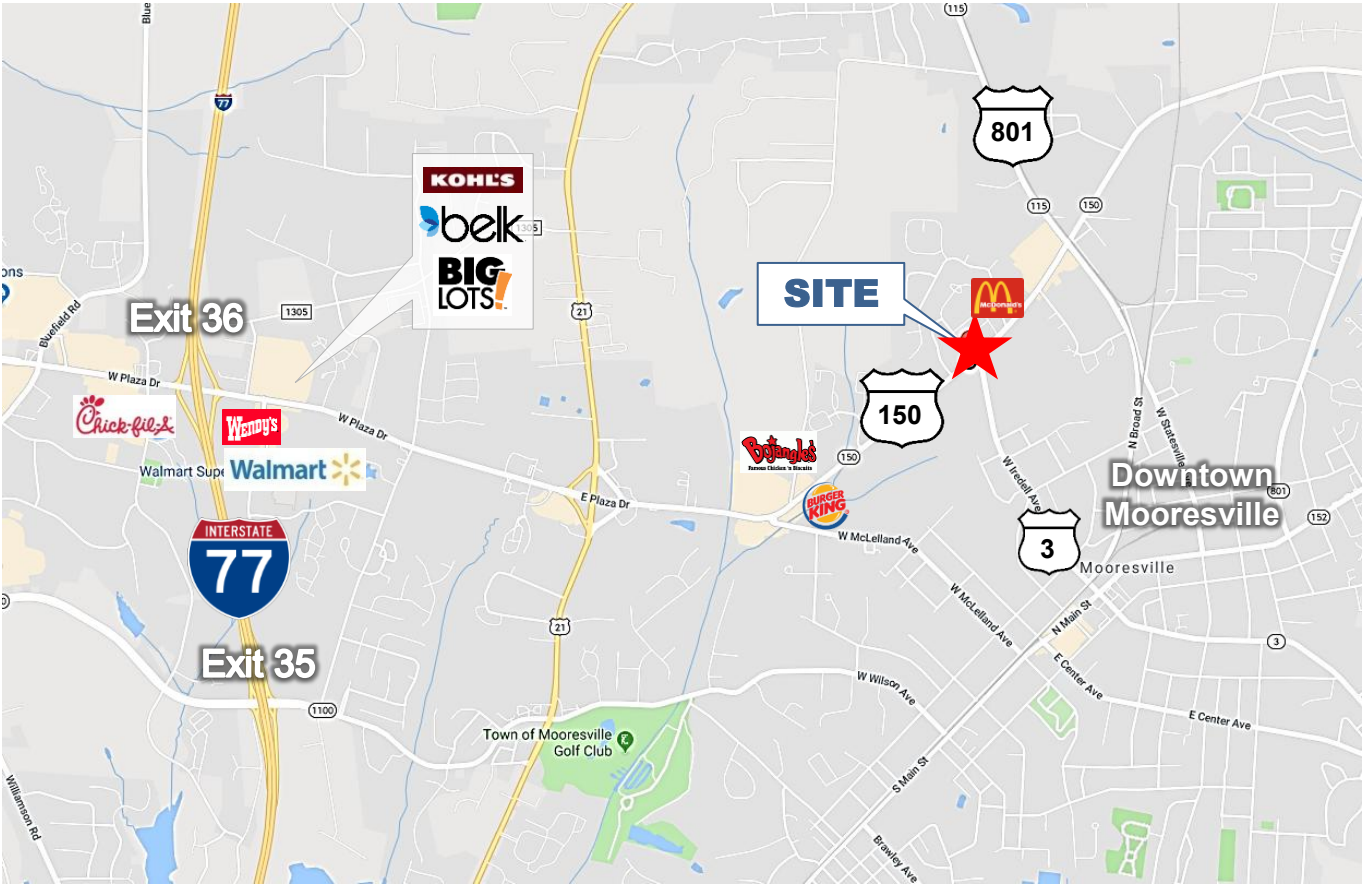
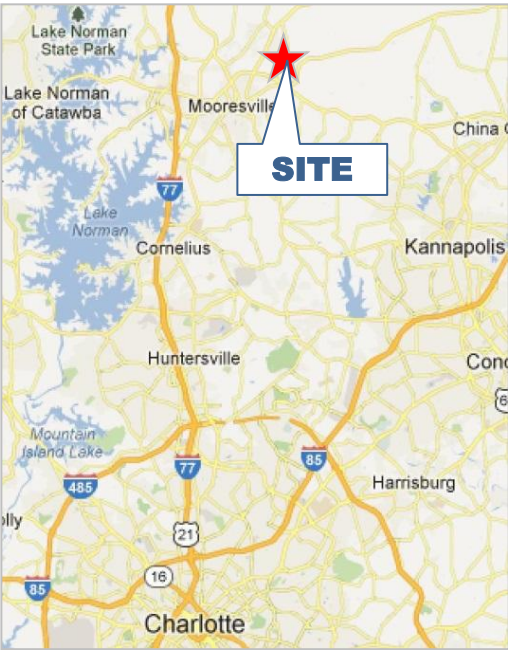
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Cornelius, NC 28031

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460 East Plaza Drive
(Highway 150)
Mooresville NC 28115

30,000 +/- SF



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population (2015)	3,913	26,847	47,172
Estimated household growth (2015-2020)	8%		
Traffic Count (Hwy 150)	21,000		

This facility is conveniently located:

- .9 mile to Historic Main Street Mooresville
- 2.6 miles to I-77 access via exit 36
- 5.5 miles to Lowes Home Improvement corporate campus
- 16 miles to I-85 access in China Grove
- 28 miles to downtown Charlotte



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All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



30,000 SF

Side drive in door with approximately 2,500 SF of concrete outside storage area

Two dock doors

Ample parking



Glass entryway



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