

SALE

115-123 LOC DOC PLACE

115-123 Loc Doc Place Mooresville, NC 28117



PROPERTY DESCRIPTION

Right under 11,000 total SF of warehouse/flex space located adjacent to Charlotte Hwy 21 and less than 2 miles away from I-77. Site holds 3 separate warehouse units with an additional small office building containing executive office with an additional conference room. Each warehouse building is heated with an office, restroom, and multiple drive-in bays or dock doors. Units strategically located for easy truck access/turn around. OWNER OCCUPIED. DO NOT STEP ON PROPERTY WITH OUT EXPRESS PERMISSION.

PROPERTY HIGHLIGHTS

- 10,858.3 Total SF
- 1.38 acres
- 3 warehouse buildings. 1 office building.
- Heated warehouse units. Heated and Cooled office building/office spaces.
- Metal Roof
- Separate metered electric for each building
- Gas heat, city water, septic system recently cleaned out
- CC Zoning (Community Commercial)
- Parcel ID: 4657540518

OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	10,858 SF
Price Per SF	\$112.82/SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,872	6,958	13,020
Total Population	4,483	16,558	30,796
Average HH Income	\$63,948	\$70,857	\$79,770

Ryan Pilsy
980 339 9174



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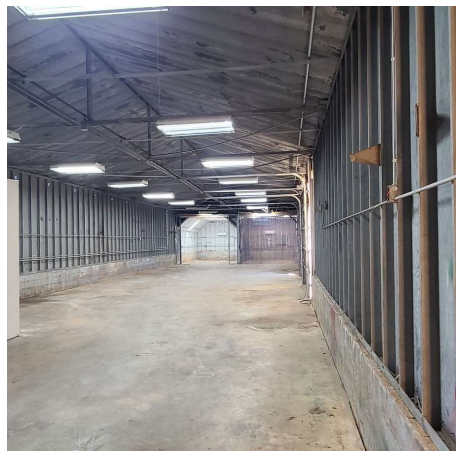
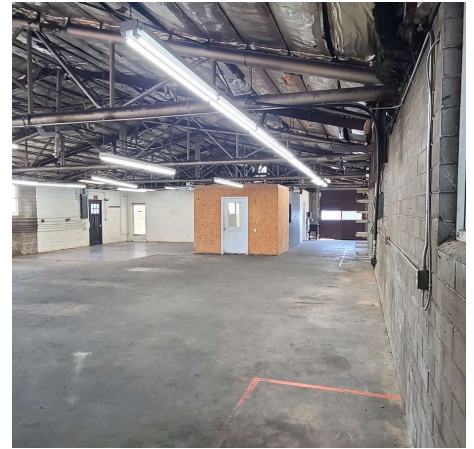
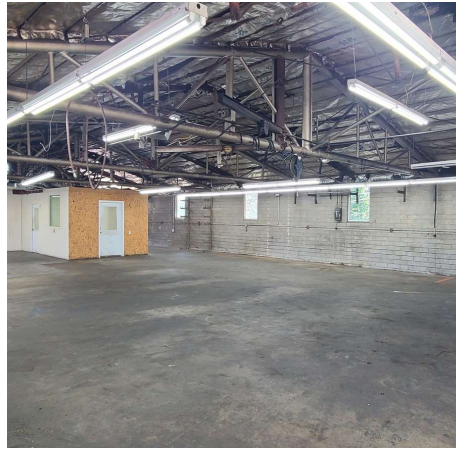


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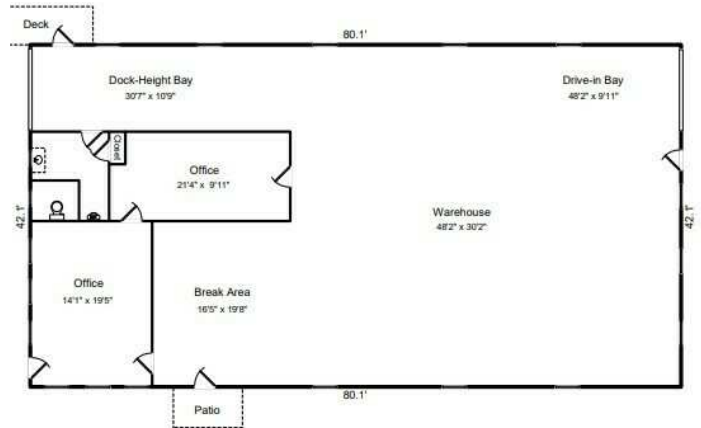
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Warehouse 1	Industrial
Building Size	3,372.2 SF

- 2 office suites heated and cooled. 1 currently being used as reception.
- 1 private restroom.
- 8 Ft clearance height.
- 10 Ft ceiling height.
- 1 - 8 X 8 dock high door
- 1 - 8 X 8 drive-in bay door
- Heated warehouse



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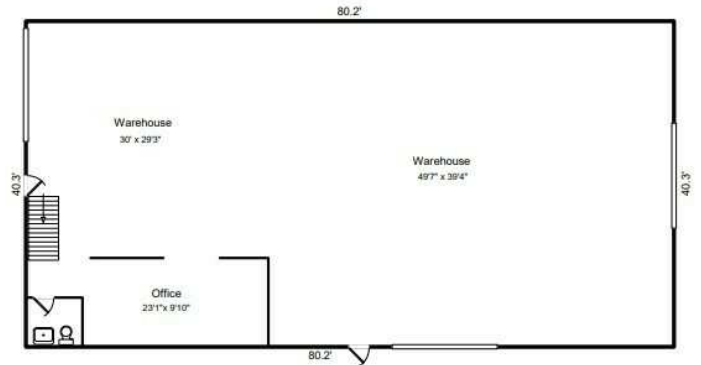
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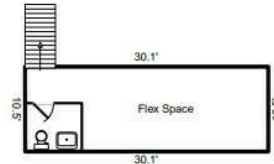
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Warehouse 2	Industrial
Building Size	3,548 SF

- 1 office unit heated and cooled. Flex Loft above office unit.
- 2 private restrooms.
- 14 Ft clearance height.
- 16 Ft ceiling height.
- 2 - 10 X 10 drive in bay doors
- 1 - 12 X 12 drive-in bay door
- Heated warehouse



Warehouse 2
3232.1sf



Loft Over Warehouse 2
315.9sf

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Warehouse 3	Industrial
Building Size	3,223.1 SF

- 1 office unit heated and cooled.
- 1 private restroom.
- 12 Ft clearance height.
- 14 Ft ceiling height.
- 2 - 10 X 10 drive in bay doors
- 1 - 10 X 10 dock high door
- Heated warehouse



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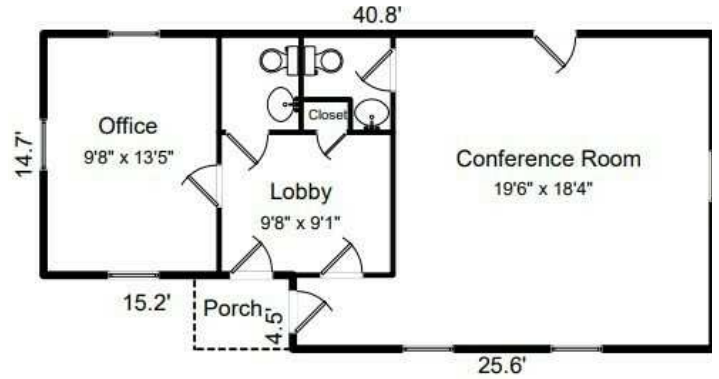
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Office Building	Executive Office
Building Size	715 SF

- 1 executive office. - Lobby/Reception area
- 2 private restrooms



Office
715.0sf

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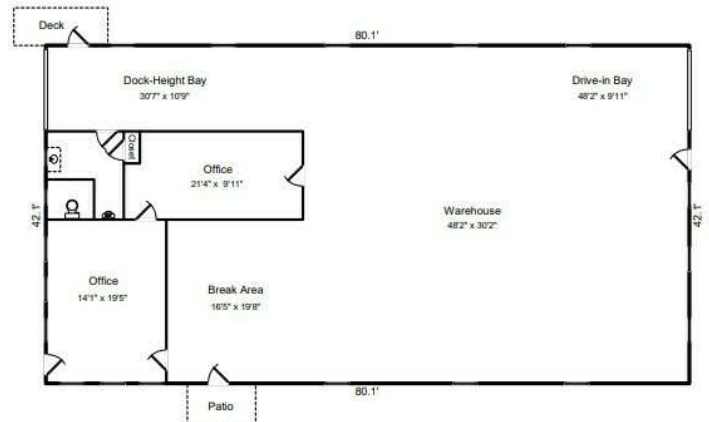
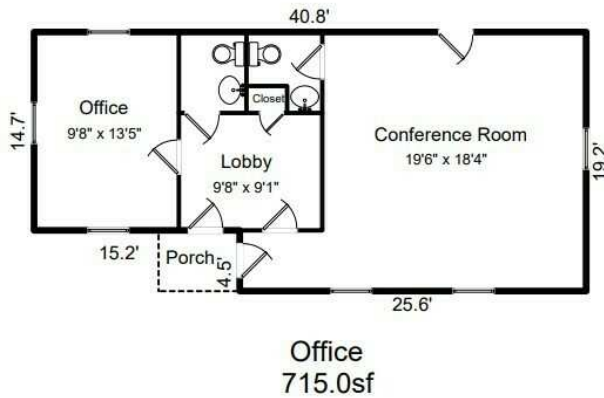
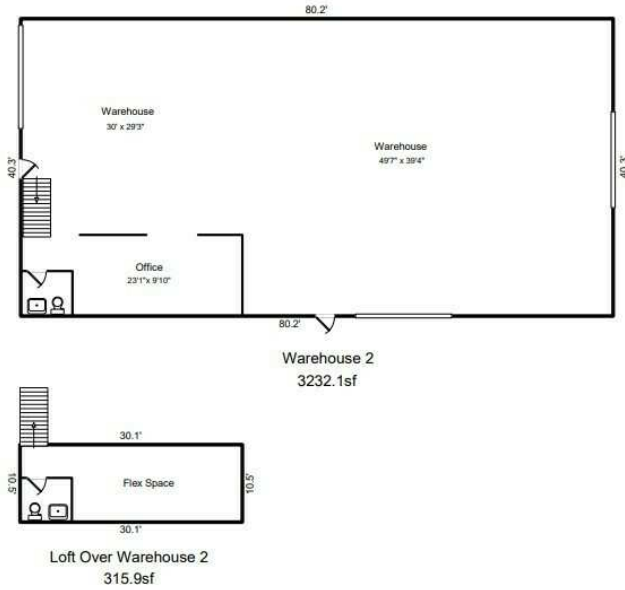


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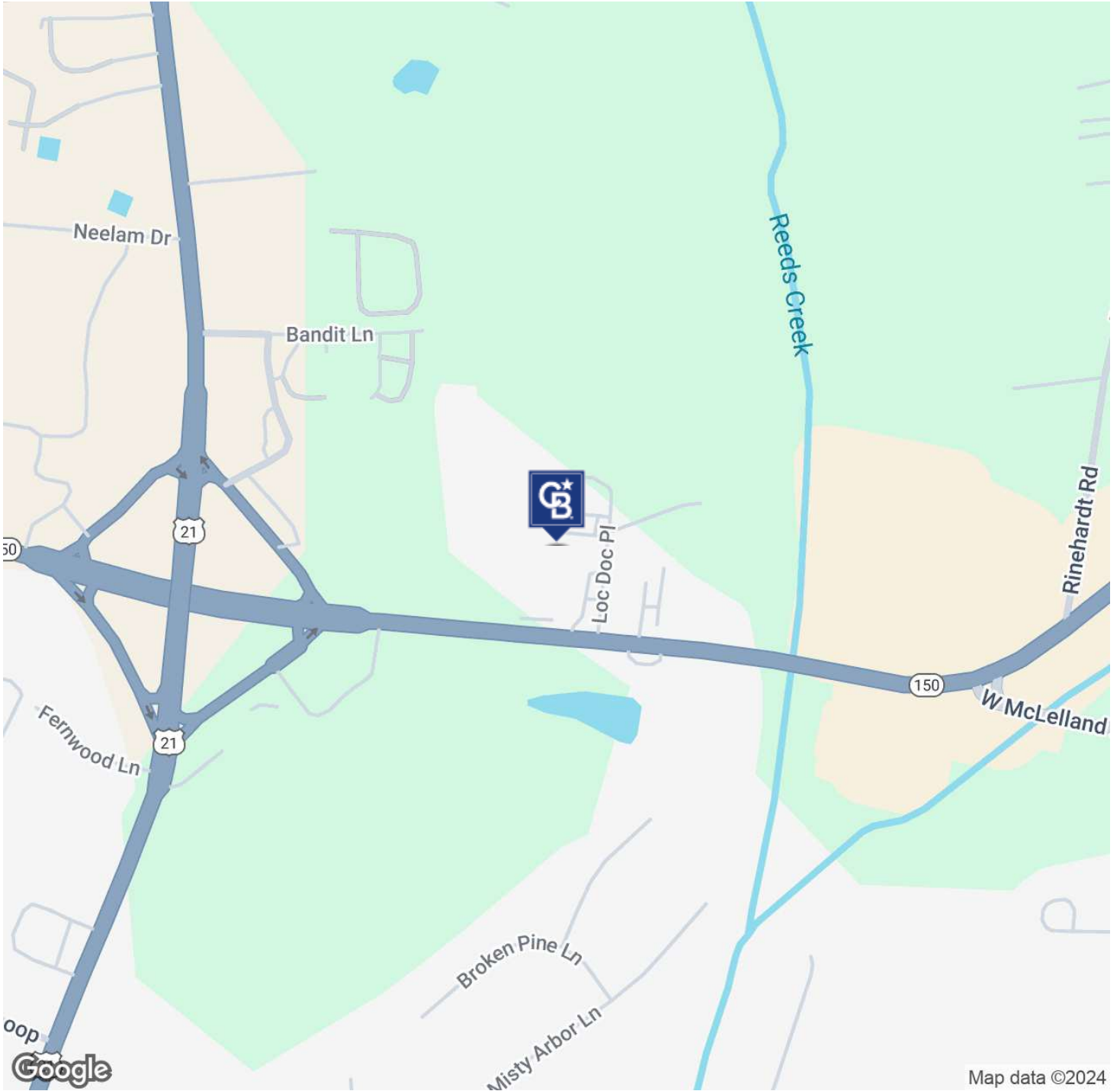


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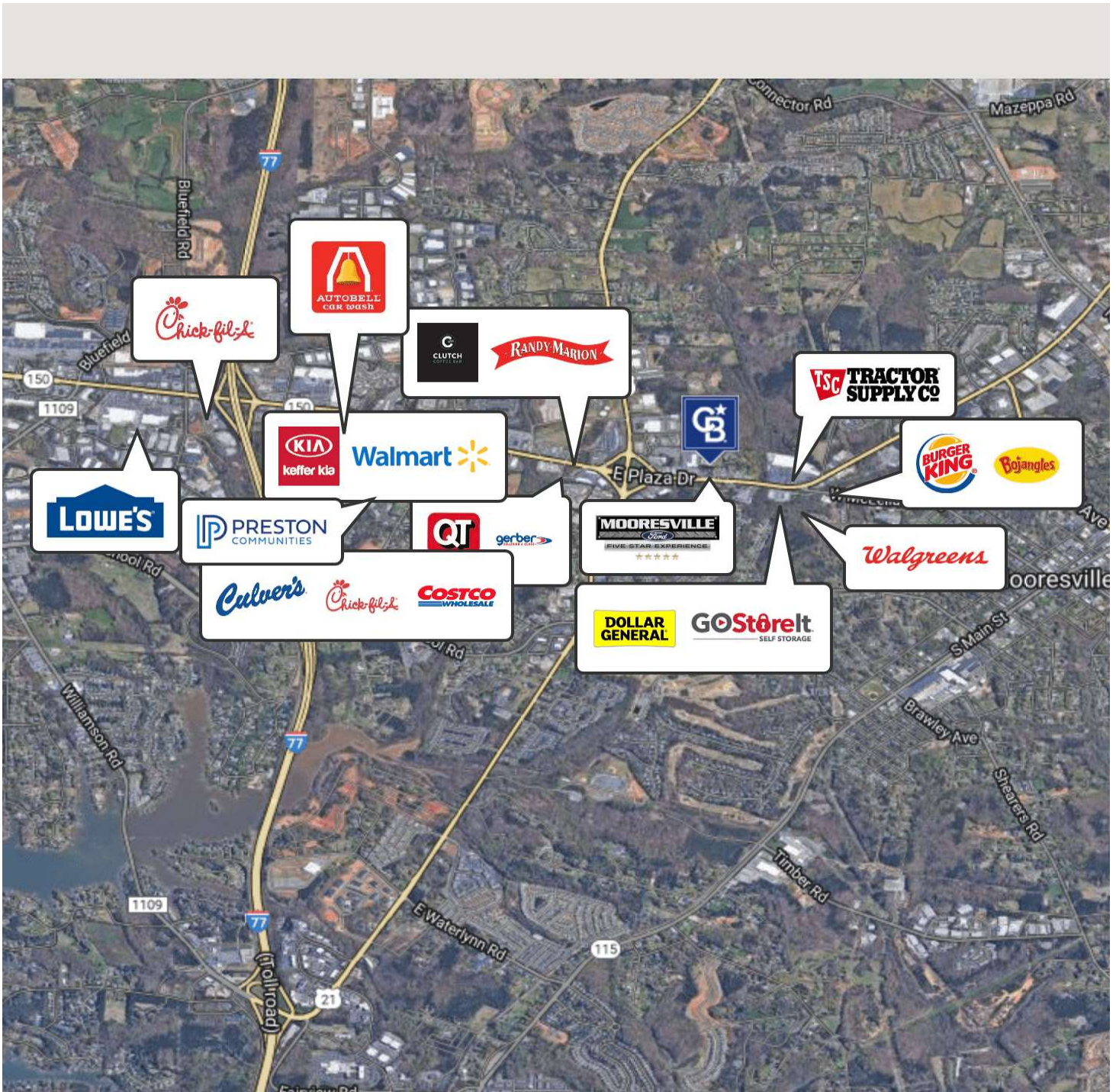


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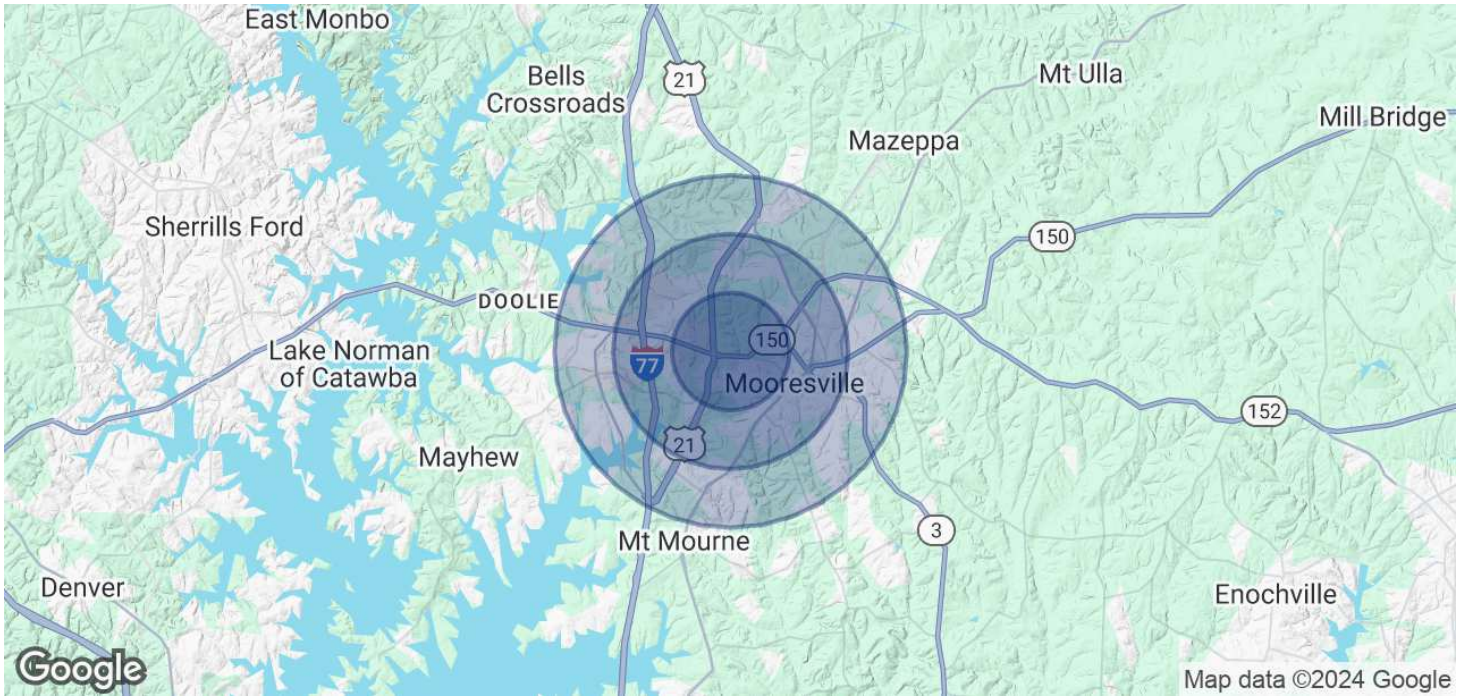


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,483	16,558	30,796
Average Age	36.8	35.6	37.2
Average Age (Male)	35.3	32.7	34.8
Average Age (Female)	37.9	38.5	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,872	6,958	13,020
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,948	\$70,857	\$79,770
Average House Value	\$202,464	\$210,421	\$249,107

2020 American Community Survey (ACS)

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