

OVERHILL DRIVE

INDUSTRIAL CENTER



Class A Flex/Industrial Space for Sale or Lease Adjacent to I-77 in Mooresville, NC

OVERVIEW



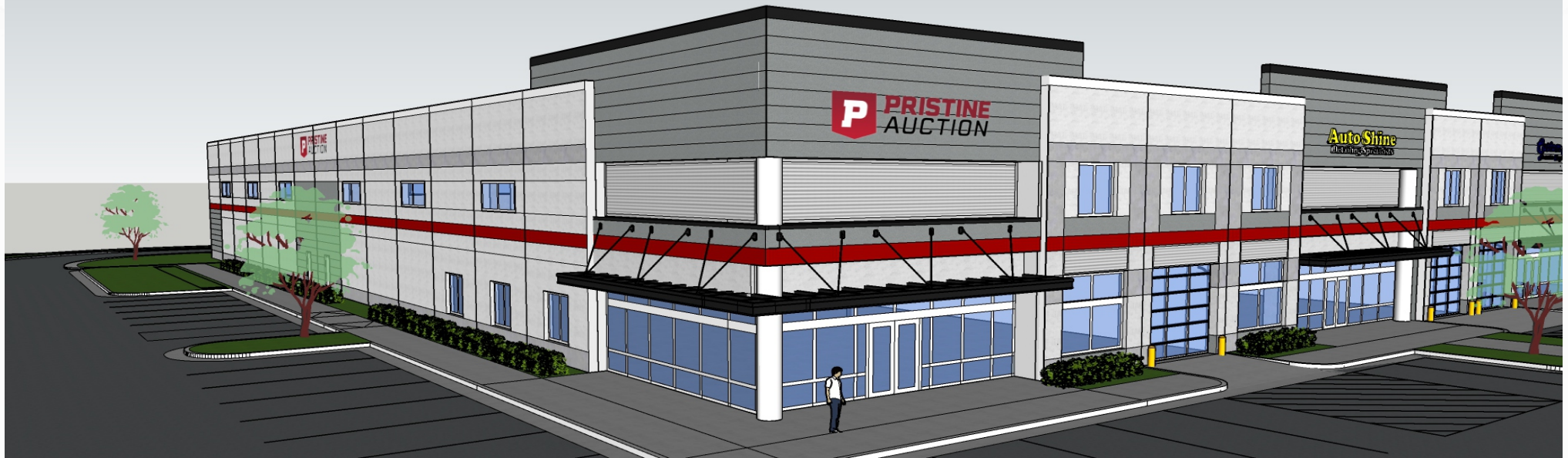
PRIME LOCATION IN MOORESVILLE, NC



THREE BUILDING INDUSTRIAL CENTER



AMPLE TRAILER & AUTO PARKING



Building A

60,000 sq ft, divisible to 15,000 sq ft.

12 total dock doors available as needed, 3 per space.

4 grade level doors.

65 auto parking spaces

Building B

60,000 sq ft, divisible to 15,000 sq ft.

12 total dock doors available as needed, 3 per space.

4 grade level doors.

65 auto parking spaces.

Building C

40,000 sq ft, divisible to 8,000 sq ft.

8 total grade level doors.

Single truck well.

44 auto parking spaces

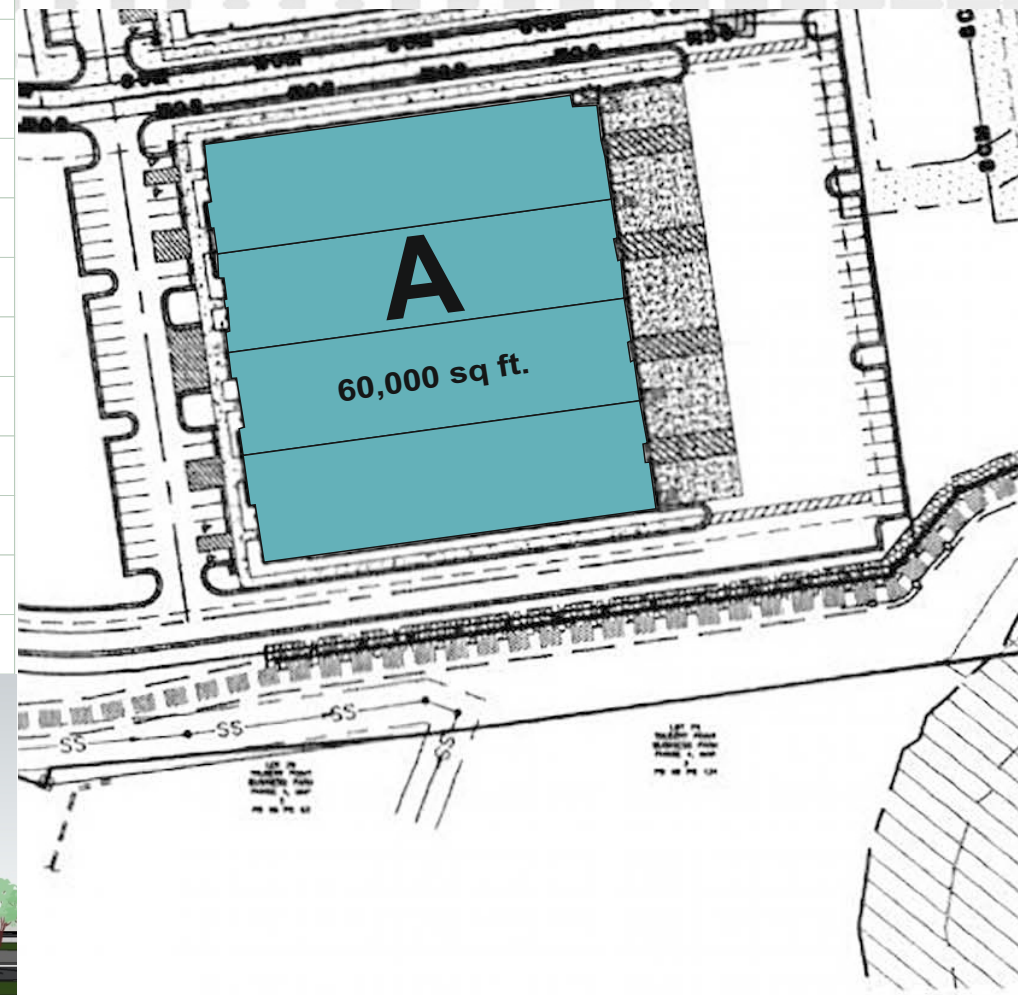
OVERVIEW BUILDING A

Building Size	60,000 sq ft.
Dimensions	240' x 230'
Clear Height	28'
Layout	Rear load with front grade level door.
Sprinkler	Sprinkled with ESFR available.
Column Space	50 x 30
Flooring	6" slab over 4" stone, 4000 psi.
Roofing	45 mil TOP with R15 poly ISO.
Electrical	2400 amps total, 600 per bay.
Lighting	LED hi bay interior, LED wall mount exterior.
Heating/Cooling	Designed for full conditioned space depending on TI.
Parking	65 spaces.
Dock Doors	12 total, 3 per bay.



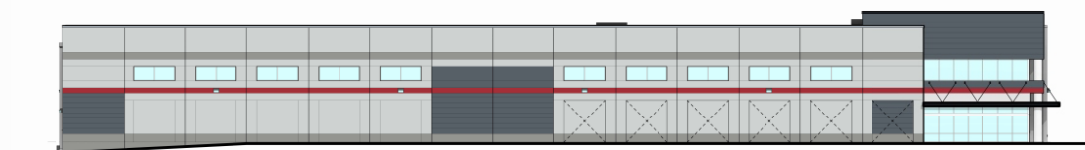
OVERHILL DRIVE SITE

IREDELL COUNTY, MOORESVILLE, NC



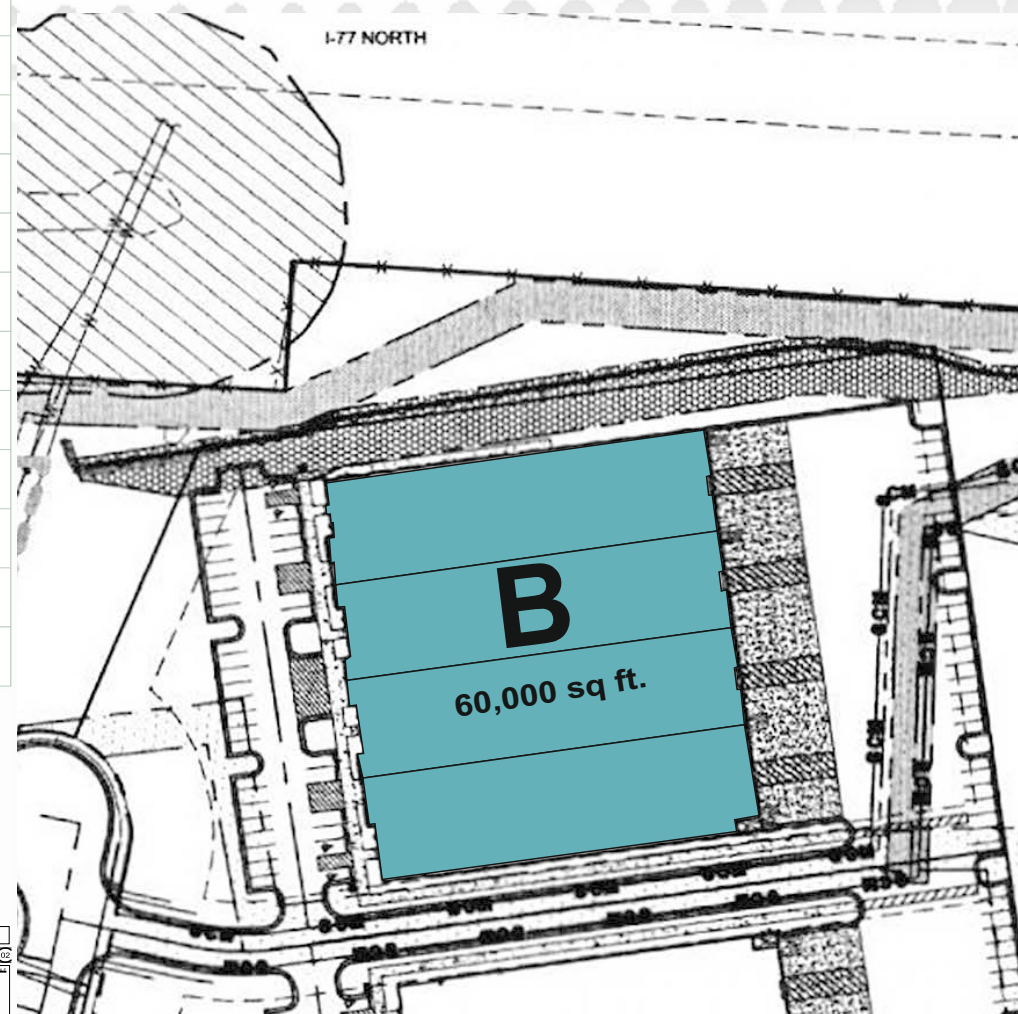
OVERVIEW BUILDING B

Building Size	60,000 sq ft.
Dimensions	240' x 230'
Clear Height	28'
Layout	Rear load with front grade level door.
Sprinkler	Sprinkled with ESFR available.
Column Space	50 x 30
Flooring	6" slab over 4" stone, 4000 psi.
Roofing	45 mil TOP with R15 poly ISO.
Electrical	2400 amps total, 600 per bay.
Lighting	LED hi bay interior, LED wall mount exterior.
Heating/Cooling	Designed for full conditioned space depending on TI.
Parking	65 spaces.
Dock Doors	12 total, 3 per bay.



OVERHILL DRIVE SITE

IREDELL COUNTY, MOORESVILLE, NC



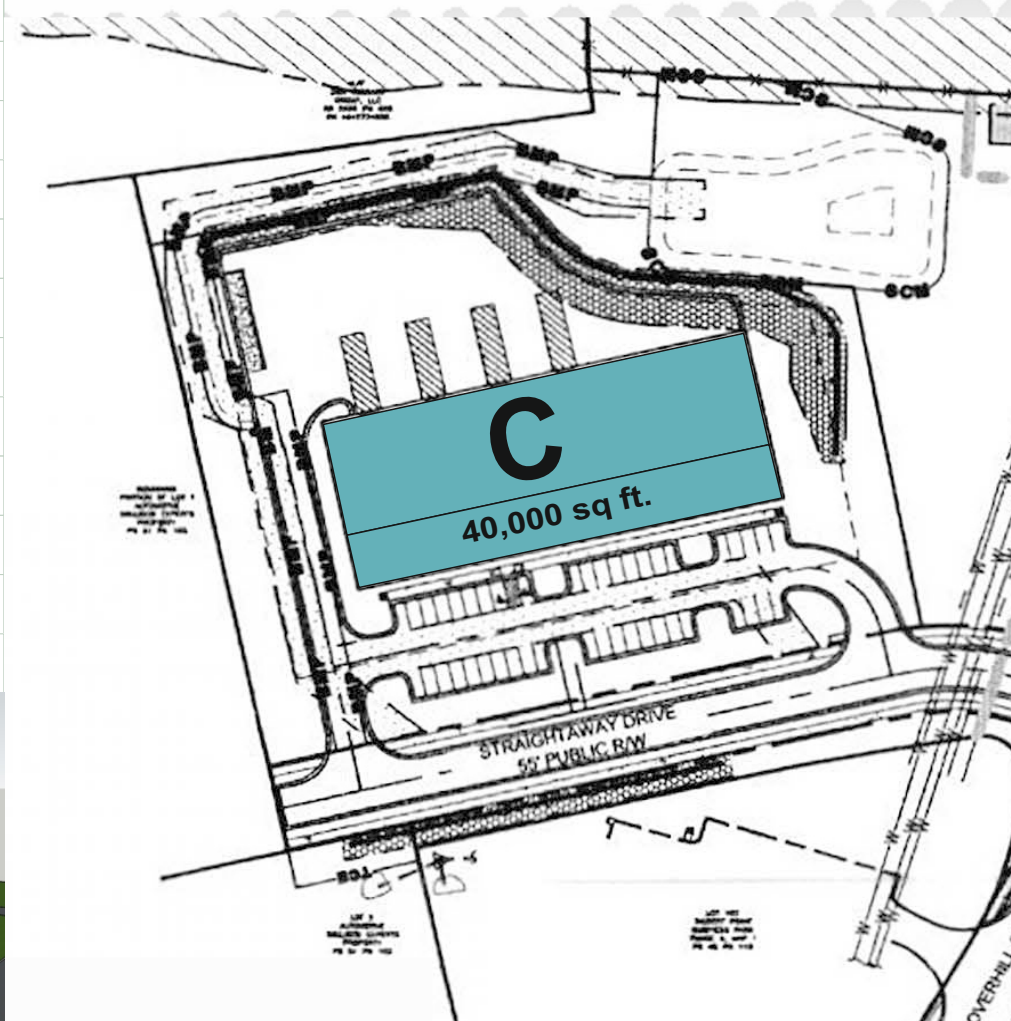
OVERVIEW BUILDING C

Building Size	40,000 sq ft.
Dimensions	240' x 125', with 240' x 40' upstairs office.
Clear Height	28'
Layout	Rear grade level with single truck well,
Sprinkler	Sprinkled with ESFR available.
Column Space	50 x 30
Flooring	6" slab over 4" stone, 4000 psi.
Roofing	45 mil TOP with R15 poly ISO.
Electrical	2000 amps total, 600 per bay.
Lighting	LED hi bay interior, LED wall mount exterior.
Heating/Cooling	Designed for full conditioned space depending on TI.
Parking	44 spaces.
Dock Doors	8 total.

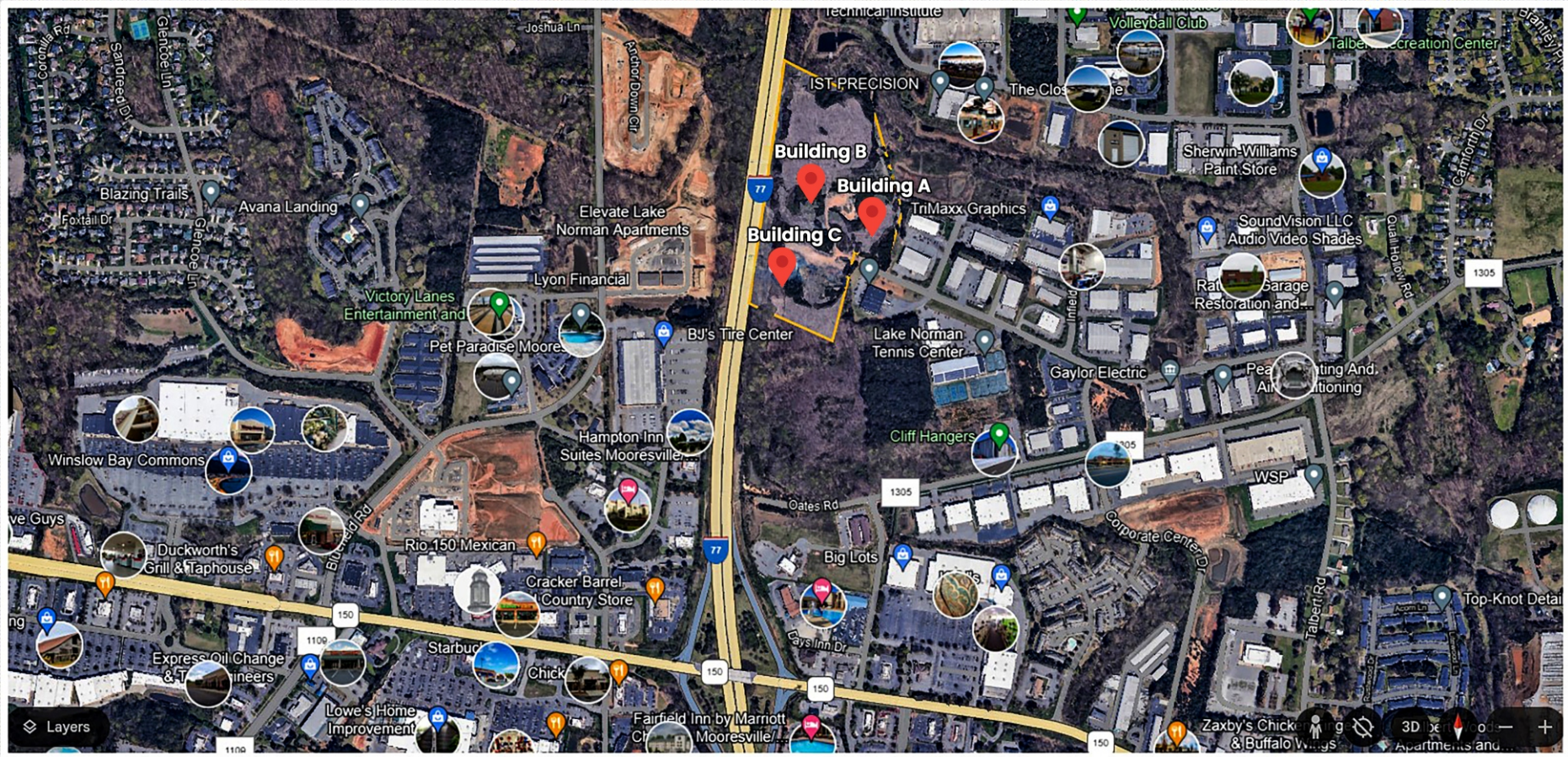


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IREDELL COUNTY, MOORESVILLE, NC



LOCATION OVERVIEW



OVERHILL DRIVE

INDUSTRIAL CENTER

CONTACT US



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