

# 116 EXMORE RD

DEERFIELD BUSINESS PARK | MOORESVILLE, NC 28117

VISIT PROPERTY WEBSITE  
[116EXMORE.COM](http://116EXMORE.COM)

116

# FOR LEASE



**BOSTON  
REID** and co.

COMPASS  
COMMERCIAL



# PROPERTY DETAILS

Don't miss a rare opportunity to lease in Deerfield Business Park! This +/- 24,000 SF industrial space that has 480 amps of power available is great for assembly, clean tech, flex distribution and much more. Deerfield Business Park is one of the area's most upscale professional communities. With its close proximity to I-77, Exit 36 and future Exit 38 you'll find that this ultra-convenient location is surely one that business owners will appreciate.

<b>Address</b>	116 Exmore Rd   Mooresville, NC 28117
<b>Square Footage</b>	+/- 23,697 SF Available for Lease
<b>Use</b>	Ideal for light industrial, assembly, clean tech, flex distribution, R&D, or users needing high power + open-plan workflow.
<b>Zoning</b>	HLI (Hybrid Light Industrial) *Allows a large range of uses
<b>Features</b>	Open Floor Plan, Server Room, 4 Restrooms, Large Kitchenette/Breakroom
<b>No. of Offices</b>	7+ Offices, Reception, & Multiple Conference Rooms
<b>Signage</b>	Pylon Signage
<b>Power</b>	480 Amps Available
<b>Doors</b>	1 Drive-In Door (14'x12') Potential to add 3 Additional Doors (14'x12')
<b>Parking</b>	128 Parking Spots
<b>Base Lease Rate</b>	\$11.25/SF with 3% Annual Increases



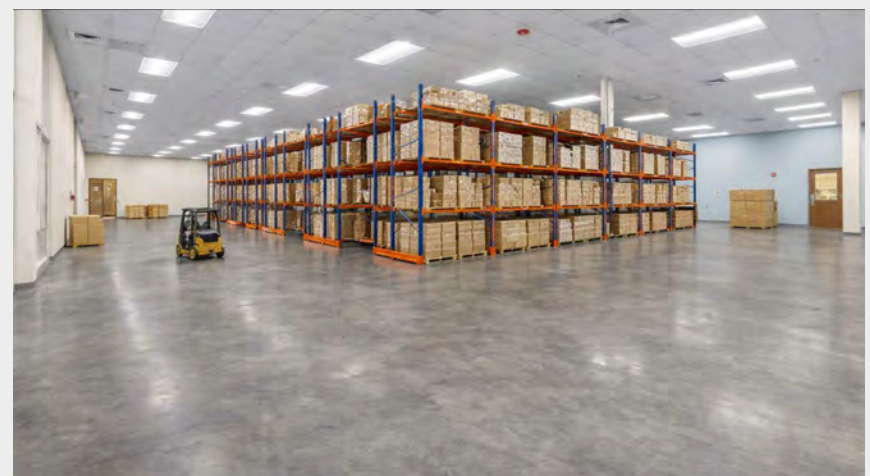
**33.4 MI**  
CHARLOTTE DOUGLAS  
INTERNATIONAL  
AIRPORT



**2.6 MI**  
TO I-77 AND  
ACCESS TO MAJOR  
INTERSTATES

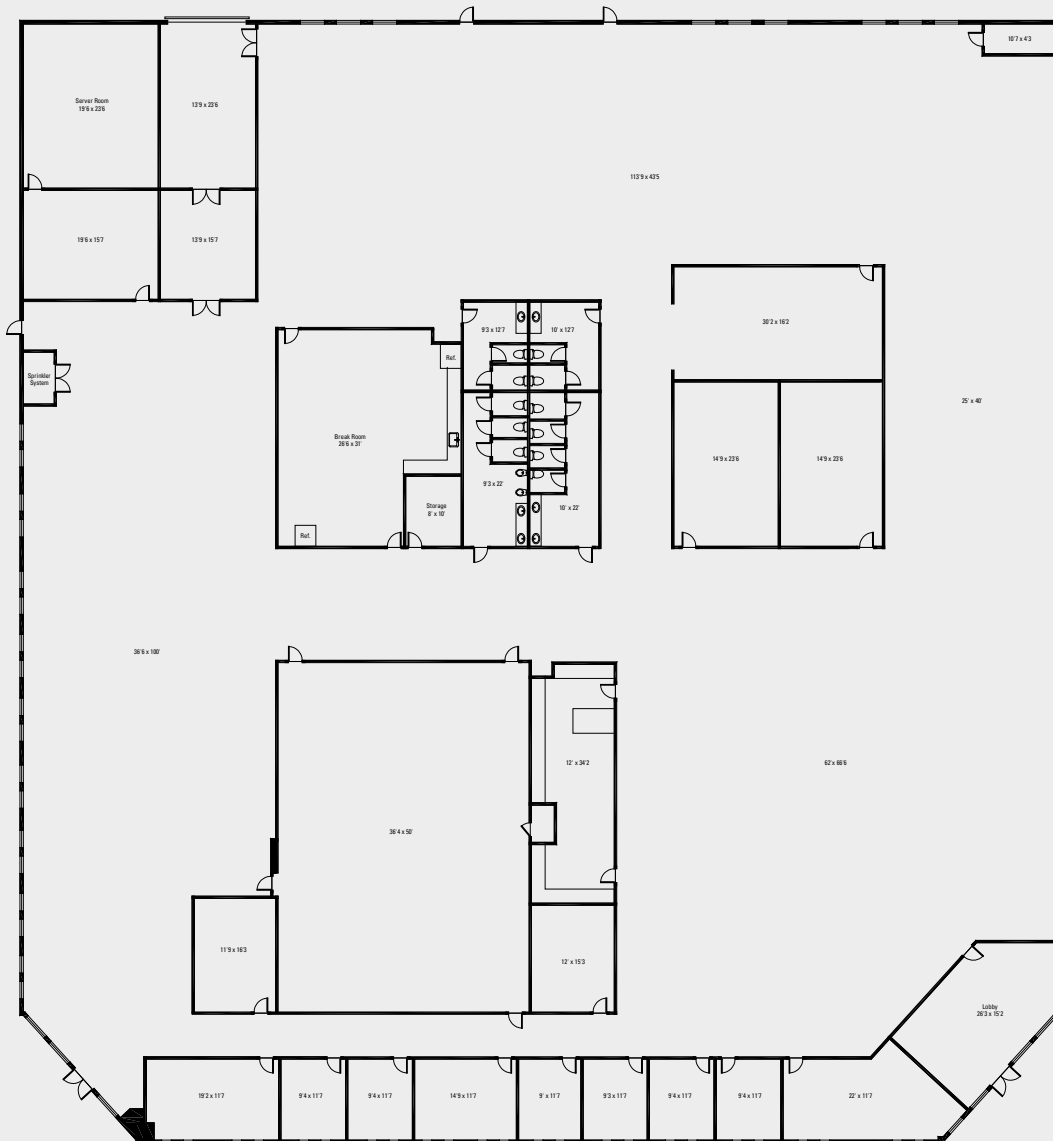
# USE REIMAGINED

This versatile space offers endless possibilities for a wide range of users. Whether envisioned as a high-tech research or testing facility, a hands-on training environment for skilled trades, a storage and logistics hub, or a large-scale venue for gatherings and events, the building's flexible layout can adapt to meet a variety of operational needs.



\*\*The photos on this page have been edited for visualization of possible use purposes only

# FLOOR PLAN



None of the interior walls are load bearing and can be removed

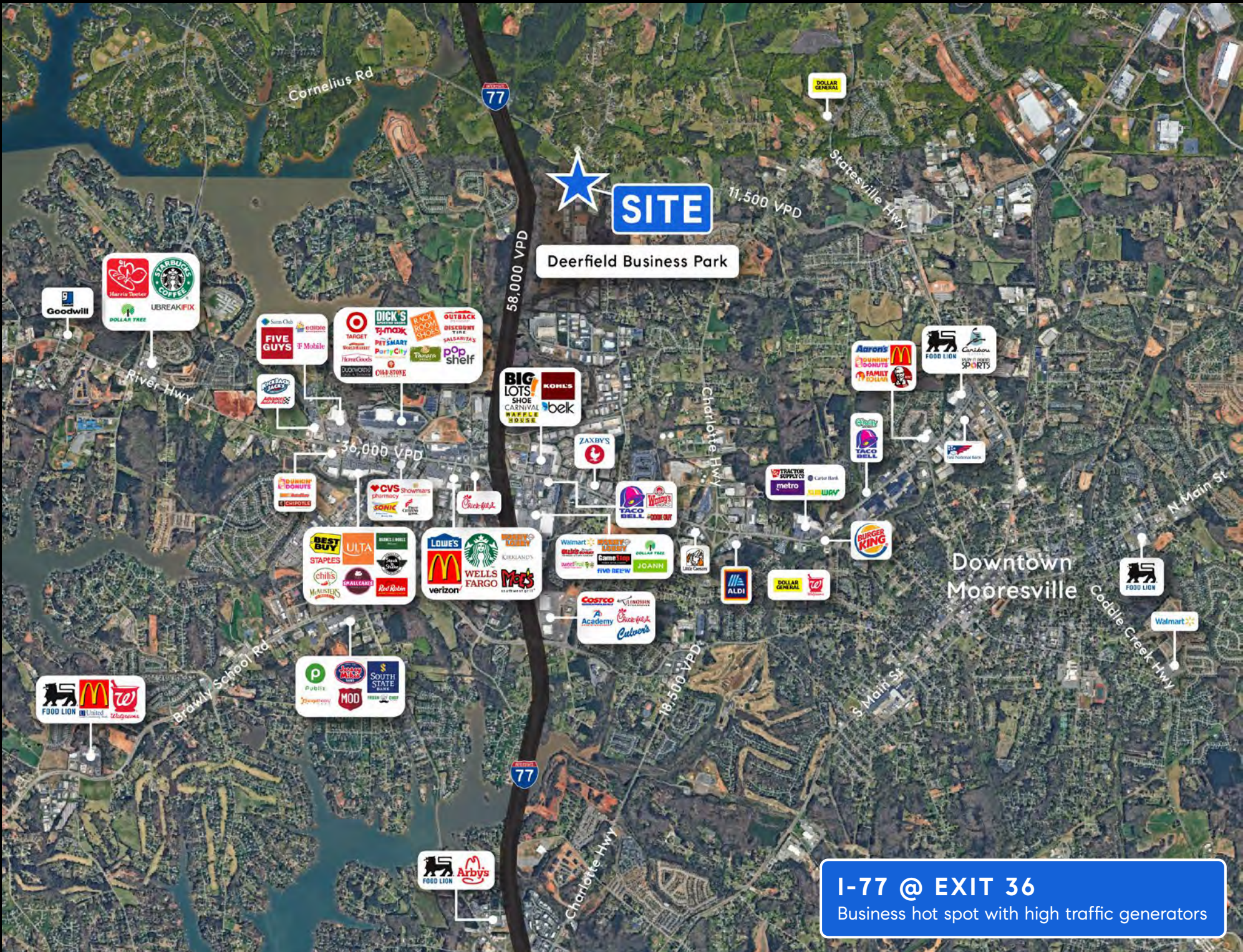
# PARKING

**128  
Parking Spaces**



\* The above photo has been edited to represent the potential of 3 additional drive-in doors at rear of property





★ **SITE**  
 Deerfield Business Park

**I-77 @ EXIT 36**  
 Business hot spot with high traffic generators

77

77

77

77

77

58,000 VPD

36,000 VPD

18,500 VPD

11,500 VPD

18,500 VPD

Cornelius Rd

Statesville Hwy

River Hwy

Charlotte Hwy

Browly School Rd

N Main St

N Main St

Coddle Creek Hwy

Charlotte Hwy

Downtown Mooresville

Goodwill

Starbucks Coffee  
 UBreakFix  
 Dollar Tree

Five Guys  
 F Mobile

Target  
 HomeGoods  
 DICK'S Sporting Goods  
 PetSmart  
 Party City  
 Thrasher  
 pop shelf

Big Lots  
 Shoe Carnival  
 Waffle House

Kohl's  
 bek

Zaxby's

Taco Bell  
 Wendy's

Aaron's  
 Family Dollar

Food Lion  
 Caribou Sports

Cherry  
 Taco Bell

US Bank

Wendy's  
 Crumbl

CVS Pharmacy  
 SONIC Drive-Through

Chick-fil-A

Walmart  
 Dollar Tree  
 Five Star

JoAnn  
 Five Star

Little Caesars

ALDI

Dollar General

Burger King

Best Buy  
 Staples  
 UTA  
 Chilis  
 Modesto's  
 Lowe's  
 Starbucks  
 Verizon

Wells Fargo  
 Met's

Walmart  
 Dollar Tree  
 Five Star  
 JoAnn  
 Little Caesars

Costco  
 Academy  
 Chick-fil-A  
 Culvers

Food Lion  
 United  
 Walgreens

Pubs  
 MOD  
 South State Bank

Food Lion  
 Arby's

Food Lion

Walmart

# PLANNED EXIT 38

## Description

This planned overpass will connect Exmore Road across I-77, enhancing east-west mobility and providing an alternative route to reduce congestion on local roads.

## Strategic Importance

By linking key commercial and residential areas, the flyover is expected to improve traffic distribution and support future development initiatives.

## Development Status

The Town of Mooresville is considering options to expedite the construction of the Exmore Flyover ahead of the North Carolina Department of Transportation's projected schedule for Exit 38, recognizing its potential to address current traffic challenges.

**These infrastructure improvements reflect Mooresville's commitment to enhancing transportation efficiency and supporting economic development in the region.**

Please see additional pages from the Exit 38 Study Summary [CLICK HERE](#)



# RECOMMENDATIONS

## Preferred Alternative: Alternative D (Double Roundabout Interchange)

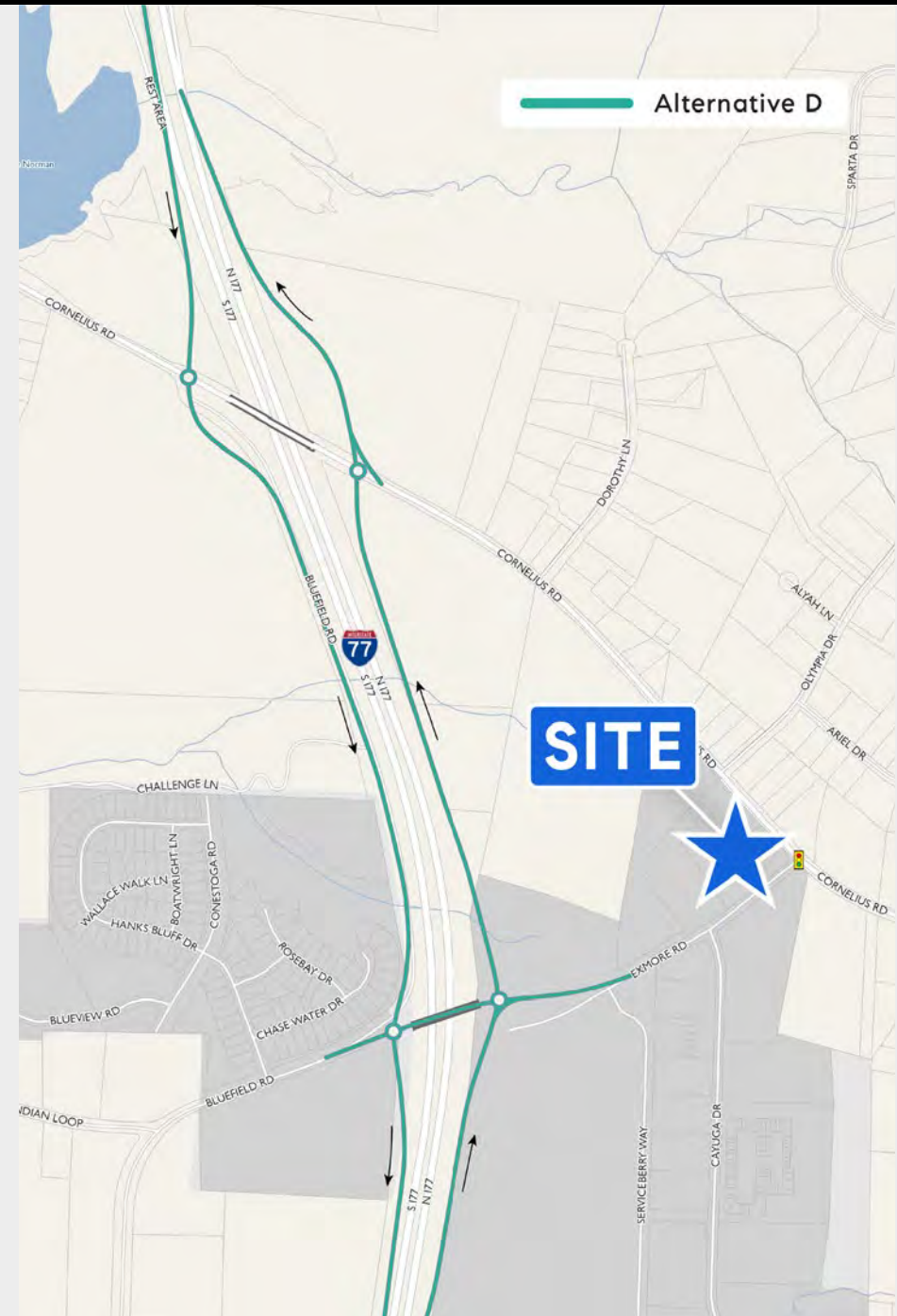
For the interchange design itself (separate from any supplemental future connections), **both the technical evaluation and public feedback favored alternative D**, which connects to both Cornelius Road and Exmore Road with one-way service roads on either side of I-77 and roundabouts at the Cornelius Road and Exmore Road intersections.

### Why Technical Evaluation Favors Alternative D

In the alternatives evaluation results, alternative D won on almost every technical metric. It would be the simplest to construct, have a lower cost than Alternatives A and B, and have the biggest improvement of safety and traffic operations. Alternative D would also have the lowest impact on the environment, current land use, and rights-of-way, and leaves more of the land around the interchange open for future development than other alternatives. Alternative D is also well-designed to accommodate interim improvements and multimodal connections, and provides more direct access connecting Exmore Road to I-77 than other alternatives.

### Why Public Input Favors Alternative D

Open house attendees appreciated the simplicity of the design, the additional connection to Exmore Road, and the more explicit addressing of the intersection between Exmore Road and Cornelius Road with the traffic signal. Attendees mentioned how the additional connection would likely help to distribute car traffic and helps truck traffic from the industrial parks on Exmore Road better access I-77 without congesting Bluefield Road or Cornelius Road.



# RECOMMENDATIONS

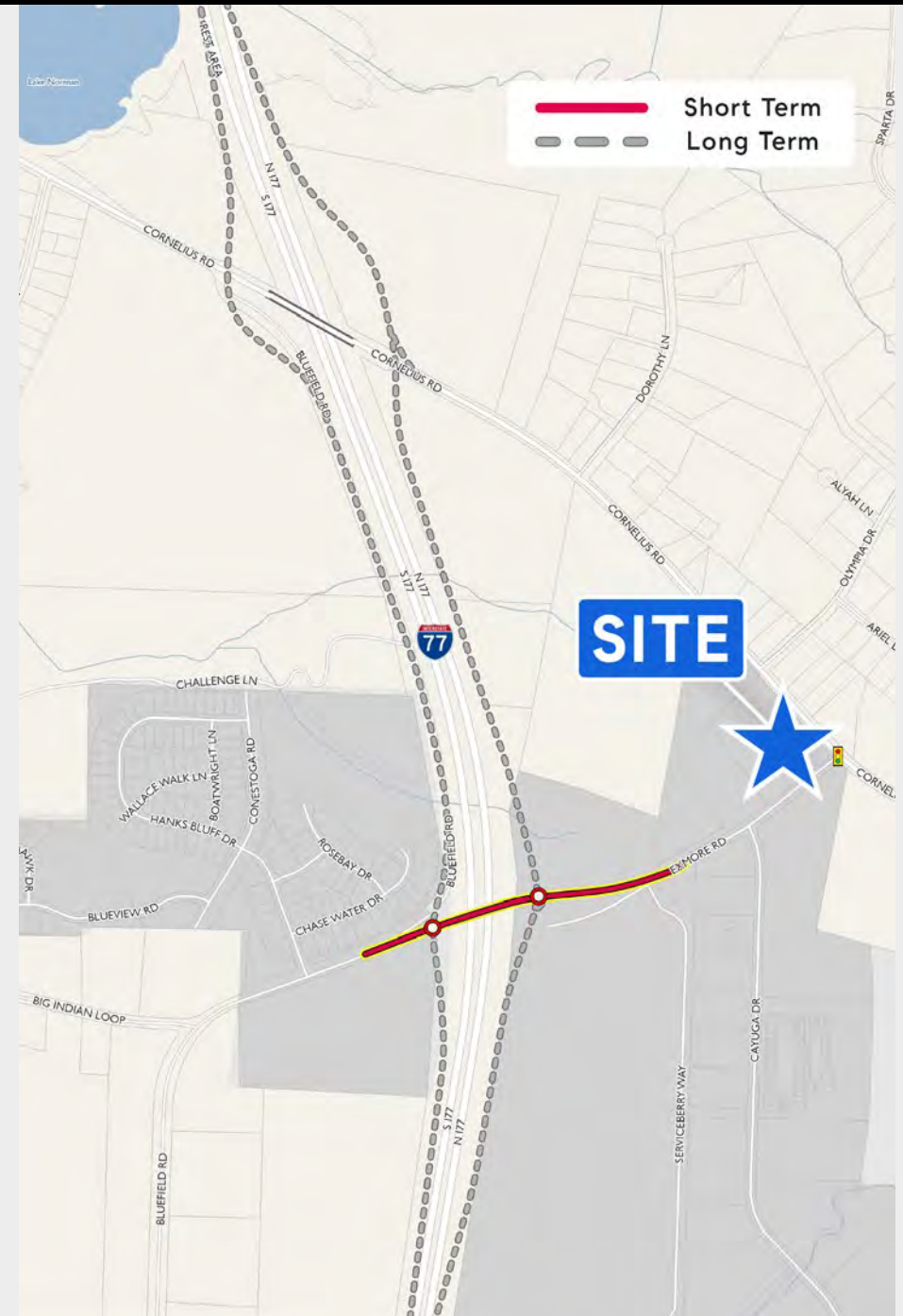
## Short Term: Construction of Exmore Road Bridge

### Why Construct the Exmore Road Bridge First

Constructing the Exmore Road bridge first is necessary for the efficient construction of the interchange. The bridge will realign Bluefield Road to connect across I-77 through to Exmore Road, ensuring a connection from Bluefield Road to Cornelius Road is maintained during construction of the interchange. This would allow for the existing Bluefield Road alignment to be reconstructed as the southbound service road of the interchange with no disruption to traffic connecting to Cornelius Road or the surrounding area.

Without this critical bridge constructed first, north Mooresville residents will be without a critical east-west crossing over I-77. This would push traffic and congestion further south to NC-150, which already sees the highest amount of congest in Town. The Town should work with NCDOT to focus on the construction of this bridge as the first phase of work prior to subsequent construction of the interchange.

This study recommends that the Exmore Road Bridge be built first, as a separate project, to better phase the implementation of the interchange as a whole.



# RECOMMENDATIONS

## Multimodal Recommendations

### From Existing Plans

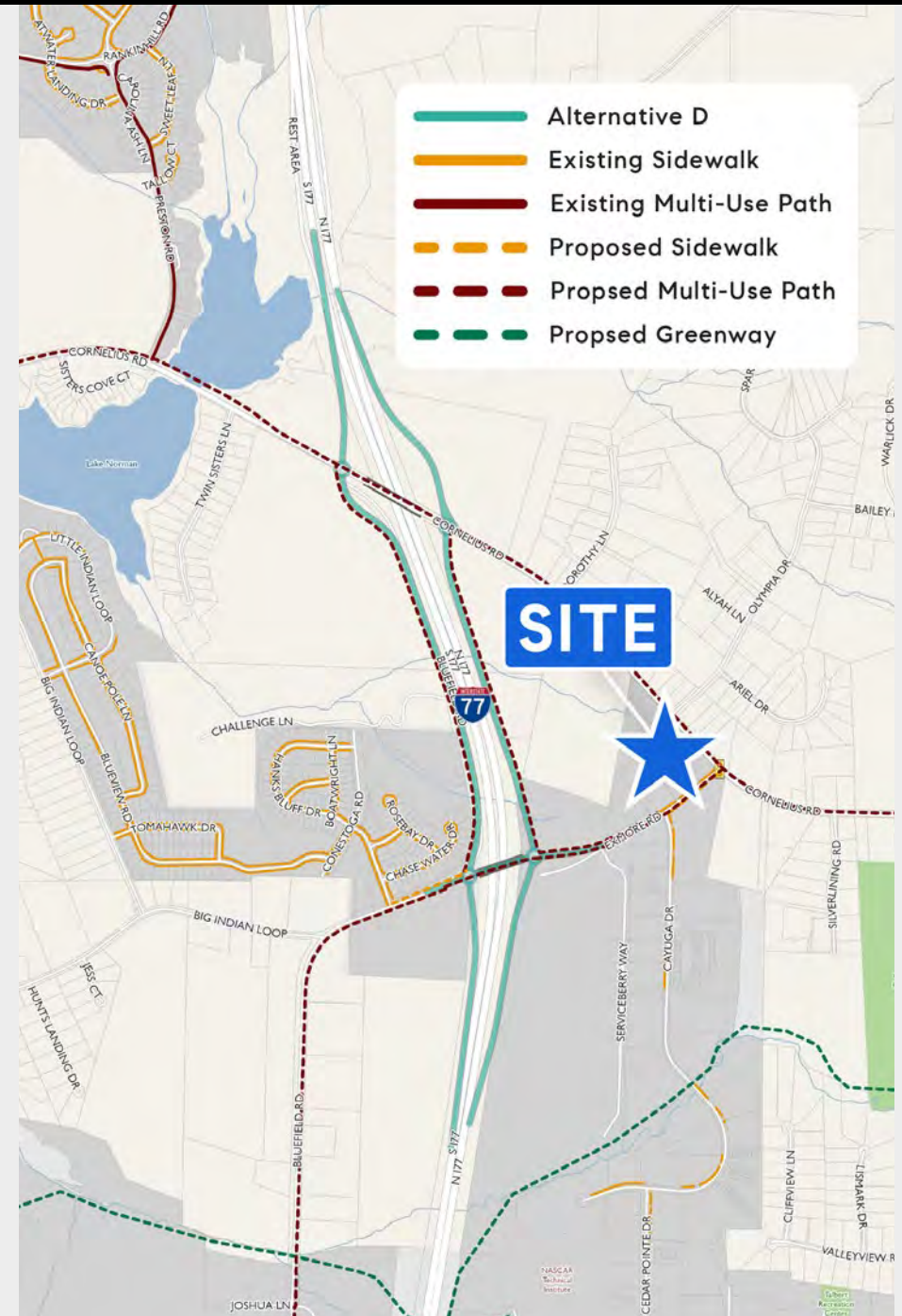
The Pedal Moore(sville) plan indicates planned multi-use paths along the following alignments:

- Along Cornelius Road to Perth Road (including across I-77),
  - Along Bluefield Road and Exmore Road across the Exmore Road bridge,
  - Connecting between Bluefield Road and Cornelius Road west of the interchange.
- As the design of alternative D does not include a realigned Bluefield Road continuing to Cornelius Road, a multi-use path along the west side of the southbound I-77 service road and on-ramp would likely be the easiest way to provide this connection.

Both the replacement Cornelius Road bridge and Exmore Road bridge will need to be designed to accommodate multi-use paths.

### Additional Considerations

In addition to the previously recommended multi-use paths, this study would recommend a multi-use path along the east side of the northbound I-77 service road and on ramp between Cornelius Road and Exmore Road. Combined with the multi-use path lining the west side, this would provide walkability similar to what has been built at other similar interchanges and would also allow walkable connections to any development that might happen along the es would also allow for the future addition of bus stops along the service roads if the area develops according to future land use plans. Stops placed along the service roads could be easily accessed by any express routes running on I-77, such as the ICATS Commuter Express or an extension of CATS Metro Rapid service.

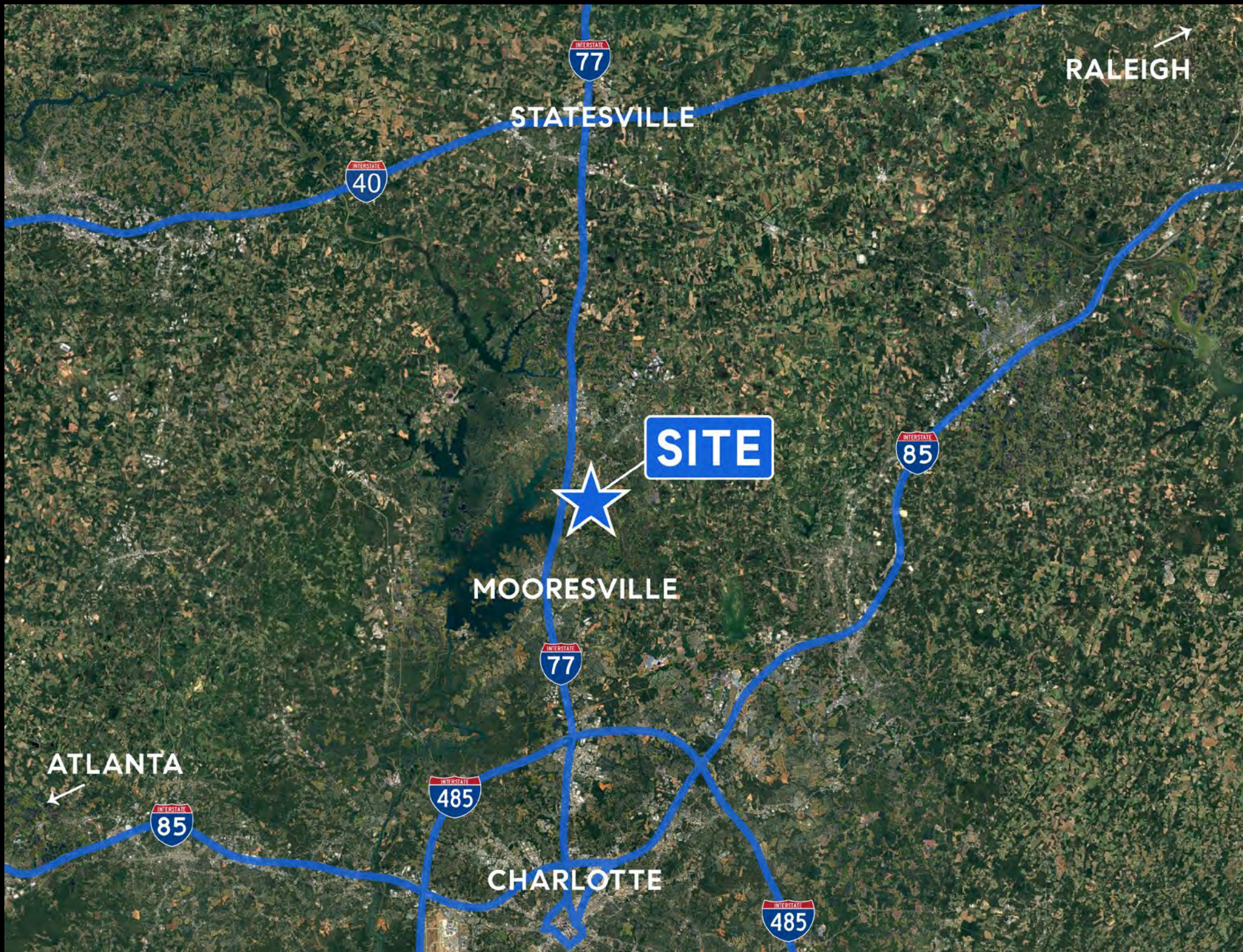


# MOORESVILLE

## NORTH CAROLINA

Mooresville is a large town located in the southwestern section of Iredell County, North Carolina and is a part of the fast-growing Charlotte metropolitan area. It is located approximately 25 miles north of Charlotte. Mooresville is best known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers, which has earned the town the nickname "Race City USA".





INTERSTATE  
77

RALEIGH

STATESVILLE

INTERSTATE  
40

SITE

INTERSTATE  
85

MOORESVILLE

INTERSTATE  
77

ATLANTA

INTERSTATE  
85

INTERSTATE  
485

CHARLOTTE

INTERSTATE  
485



# CONTACT



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