

# FLEX / WAREHOUSE FOR LEASE



**168-B Thunder Road, Mooresville, NC 28115**

**22,977 Total square feet ±**

**Warehouse: 17,909 sf**

**Office: 2,450 sf**

**Mezzanine: 2,638 sf**

- **New Construction - Complete**
- **Available for immediate occupancy**
- **HVAC throughout entire space**
- **Fire Sprinklers**
- **1 Drive In Door (12ft x 14ft)**
- **1 Dock High Door w/leveler**
- **25 parking spaces**
- **3 Phase Electrical - 600amp 480v**
- **24ft clear height**



**SAM BARNETT**  
REAL ESTATE

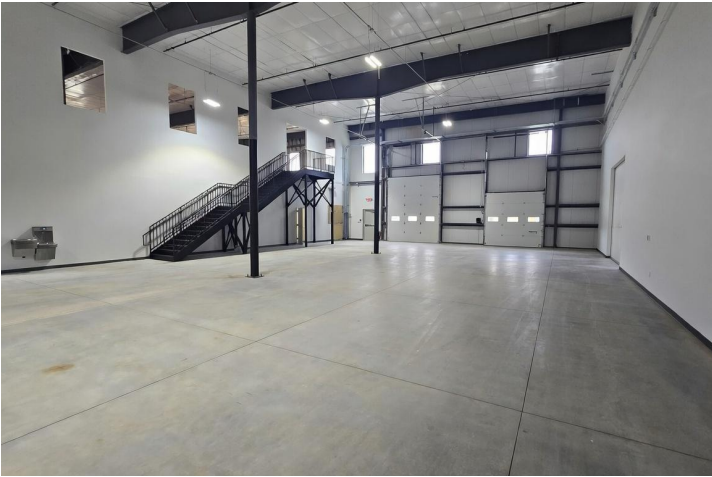
**Sam Barnett**

704.666.9025

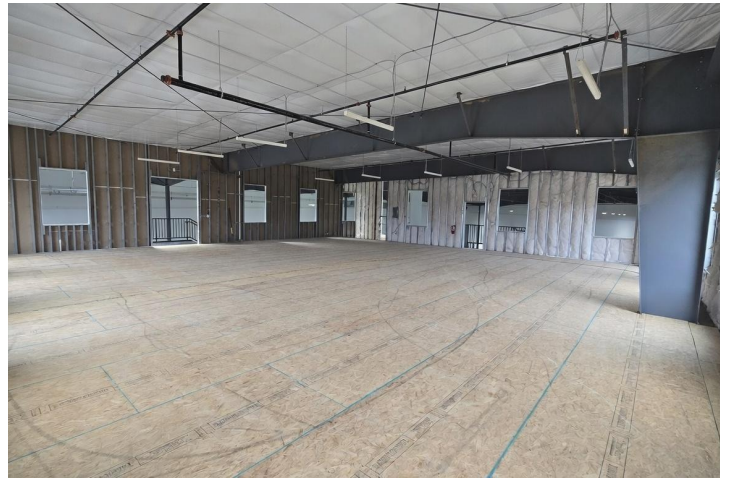
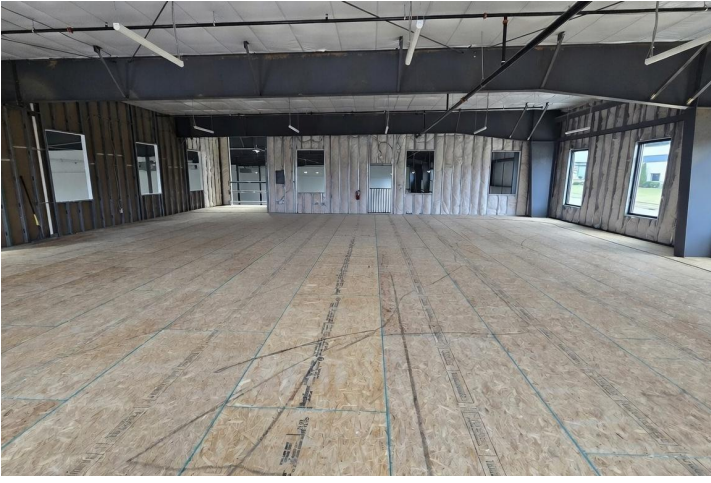
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# Photos - Exterior / Warehouse



# Photos - Mezzanine



# Photos - Office



# About Mooresville, North Carolina

Mooresville, North Carolina, offers a promising location for industrial flex space. 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 space catering to various sectors.

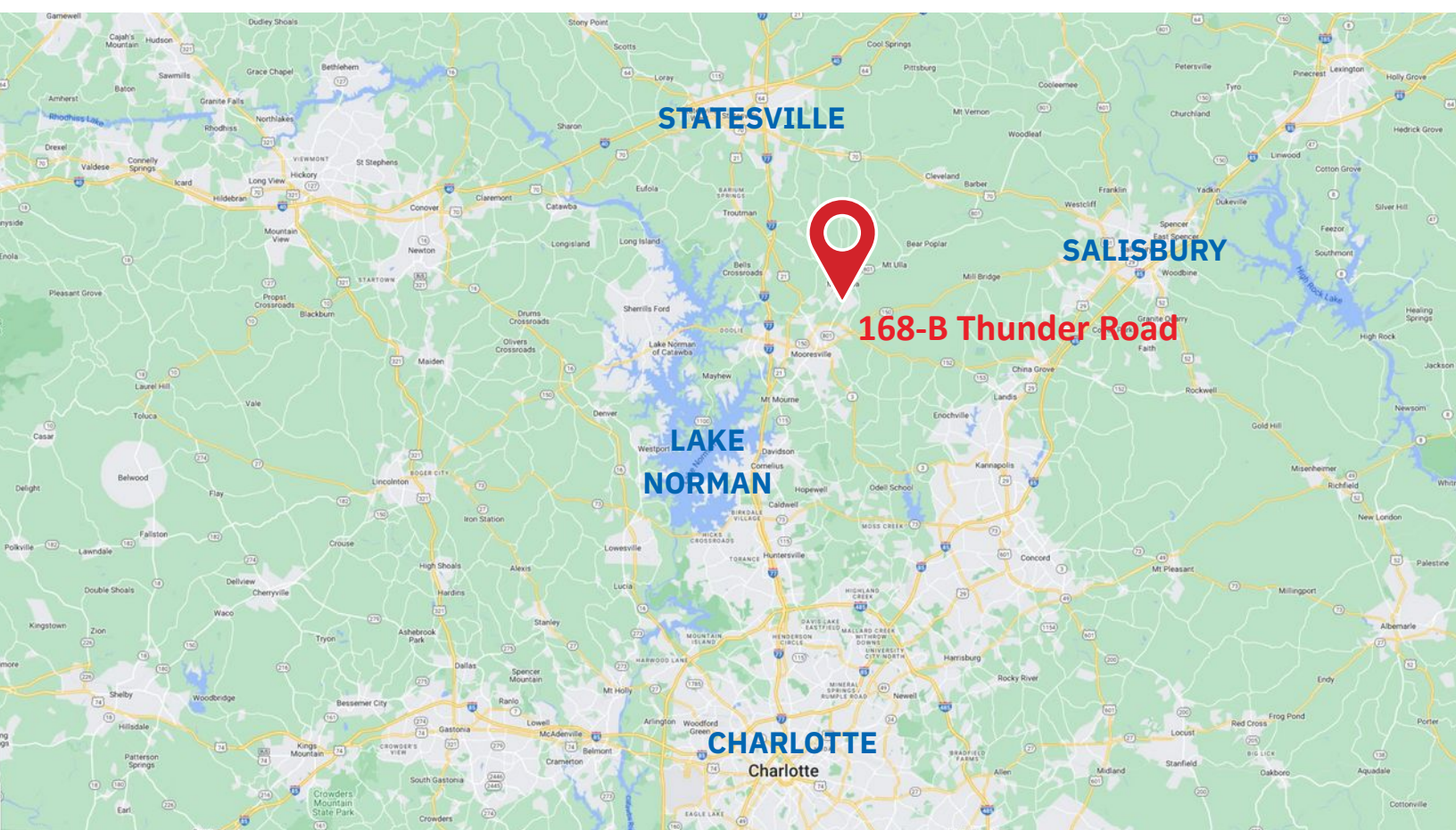
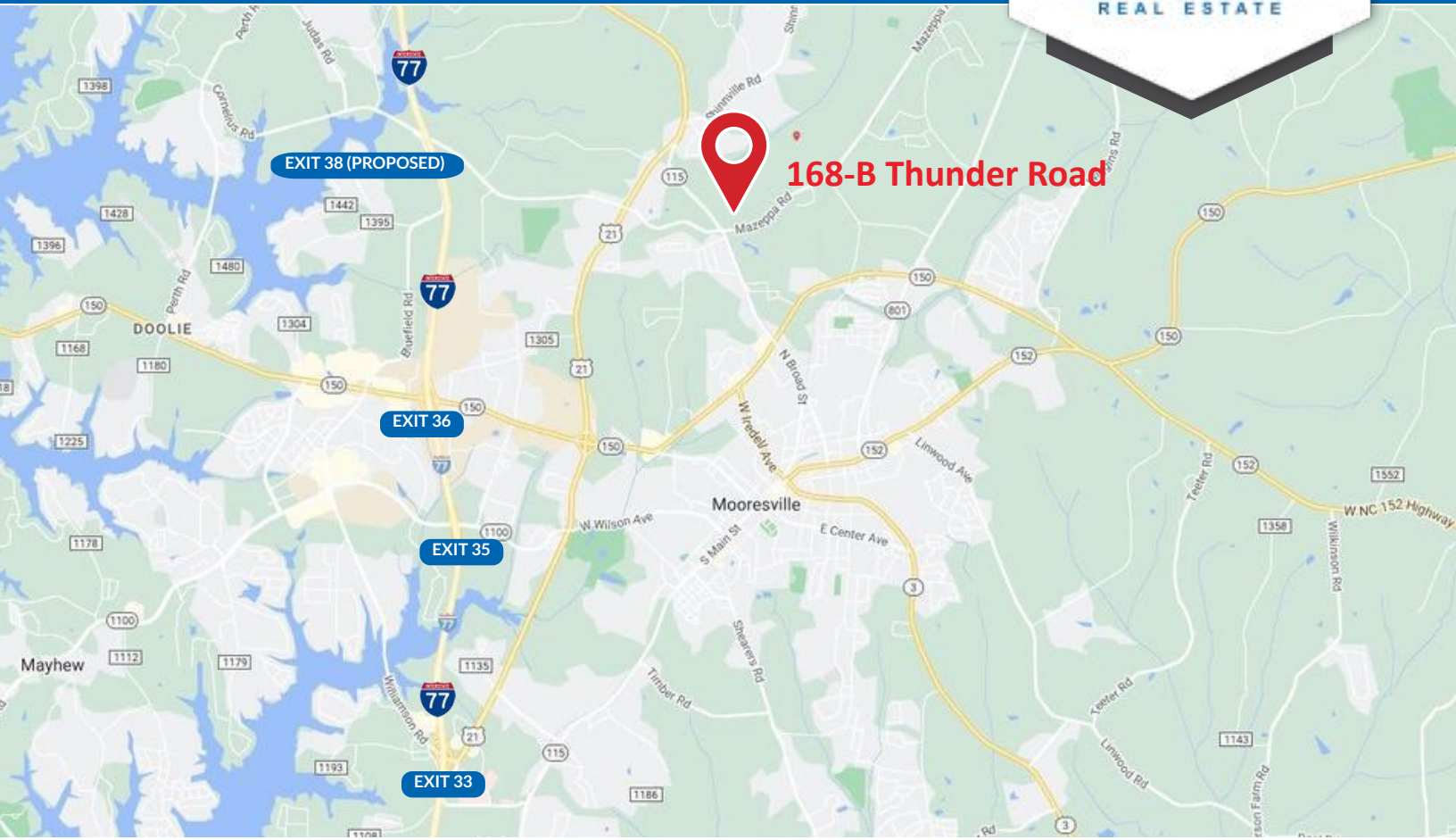
**Proximity to Charlotte:** Mooresville's proximity to Charlotte, just 20 miles to the south, provides access to a major urban center with a wide range of services, including financial institutions, professional services, and a major international airport.

**Quality of Life:** Mooresville offers an excellent quality of life, making it an appealing place for employees to live and work. The town boasts, 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 Space 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.





**For More Information,**

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