

INDUSTRIAL AVAILABLE

FOR SALE OR LEASE | ±36,489 SF ON ±37.935 ACRES



398 FLOWER HOUSE LOOP, TROUTMAN, NC 28166

CHRISTIAN SAMARTINO, SIOR
404.989.8432 | cts@piedmontproperties.com

PROPERTY HIGHLIGHTS

398 FLOWER HOUSE LOOP | TROUTMAN, NC 28166



SQUARE FOOTAGE

±36,489 SF in 3 buildings
Multiple covered canopies for outdoor storage

ACREAGE

±37.935 acres; ±8 paved acres
Ability to expand the usable yard space

ZONING

Zoned GB - General Business (Iredell County)
[Table of Permitted Uses](#)

LOCATION

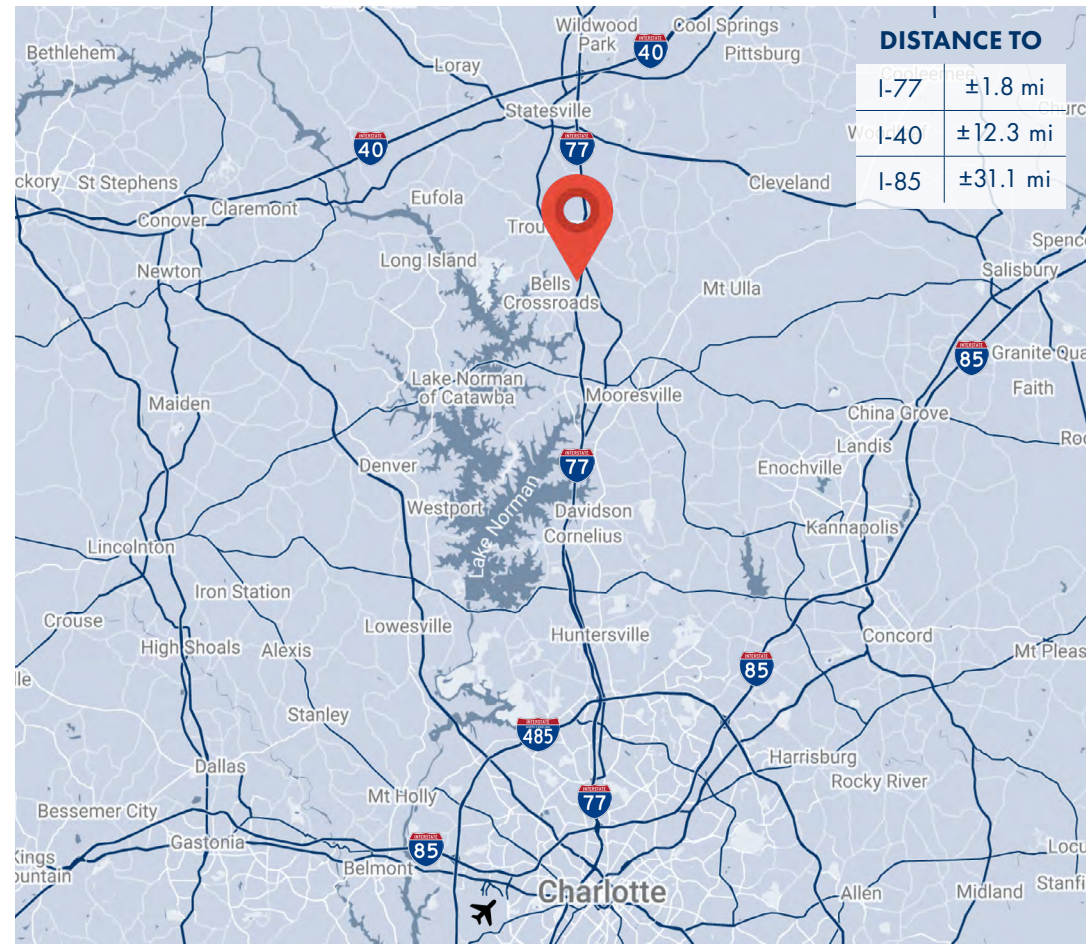
Interstate frontage on I-77
±35 miles from Charlotte CBD

FOR LEASE: \$50,000/MO NNN

FOR SALE: \$12,000,000

CHARLOTTE'S HIGH-GROWTH NORTH CORRIDOR

- ±35 miles / ±35–40 minutes to Uptown Charlotte
- 10%+ population growth across the Charlotte MSA since 2020
- Positioned in the rapidly expanding Lake Norman submarket
- Iredell County among the region's fastest-growing counties
- 30%–50%+ growth in Huntersville and Mooresville since 2010
- Growing labor pool supporting industrial and service users



AERIAL

398 FLOWER HOUSE LOOP | TROUTMAN, NC 28166

