



FOR LEASE

Former Parkdale Mills Facility

414 North Meriah Street

Landis, NC 28088

40,000 SF

AVAILABLE

\$6.50

SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC 28025

704 684-1958

www.morticecre.com

Steven Tice, CCIM

Principal/Broker

704 794-2294 (Direct)

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Lic# NC 168957

Property Overview



40,000 SF

AVAILABLE SF



\$6.50

ASKING RATE SF/YR



1959

YEAR BUILT



7.780

LOT SIZE



103,874

BUILDING SQFT



107204

PARCEL ID



M1:LIGHT I

ZONING



Rowan

COUNTY



35.553644,-80.609030

COORDINATES



208

POWER



Wet

SPRINKLERS

EXECUTIVE SUMMARY

Following a comprehensive renovation in 2025, **414 N. Meriah Street** offers modern industrial space in a strategically located campus along the I-85 corridor between Charlotte and Greensboro.

Designed to accommodate warehousing, manufacturing, distribution, contractor operations, and storage users, the property provides flexible configurations, multiple loading options, ample vehicle and equipment parking, and ownership open to customizing space to meet each tenant's operational needs.

The combination of updated facilities, adaptable space, and exceptional regional access makes **414 N. Meriah Street** an ideal location for businesses seeking room to grow.

PROPERTY HIGHLIGHTS

- 40,000 +/- SF Available – Can Be Subdivided
- Additional Industrial and Office Spaces Available
- Warehouse, Manufacturing, Distribution & Office Opportunities
- Outside Vehicle, Equipment & Trailer Parking Available
- Build-to-Suit Opportunities
- Multiple Dock-High Loading Doors
- Drive-In Loading Access
- Industrial Zoning (M-1)
- Wet Sprinkler System
- City Water & Sewer
- 208 Amps Power
- 7.58-Acre Industrial Campus

ACCESSIBILITY



TRANSIT

Airport Rd & Highland Ave – IB

1.5 mi

N Main St & Blackwelder Ave

1.8 mi



AIRPORTS

Charlotte Douglas International Airport

30.3 mi

Concord-Padgett Regional Airport

13.4 mi

Mid-Carolina Regional Airport (RUQ)

7.8 mi



HIGHWAYS

I 85;US 601

2.1 mi

US 601

7.4 mi

South Cannon Boulevard

7.4 mi

Concord Parkway North

7.4 mi

Space Available

Bays 1 - 3

\$6.50 SF/Yr

SF AVAILABLE

40,000 SF

TERM

Negotiable

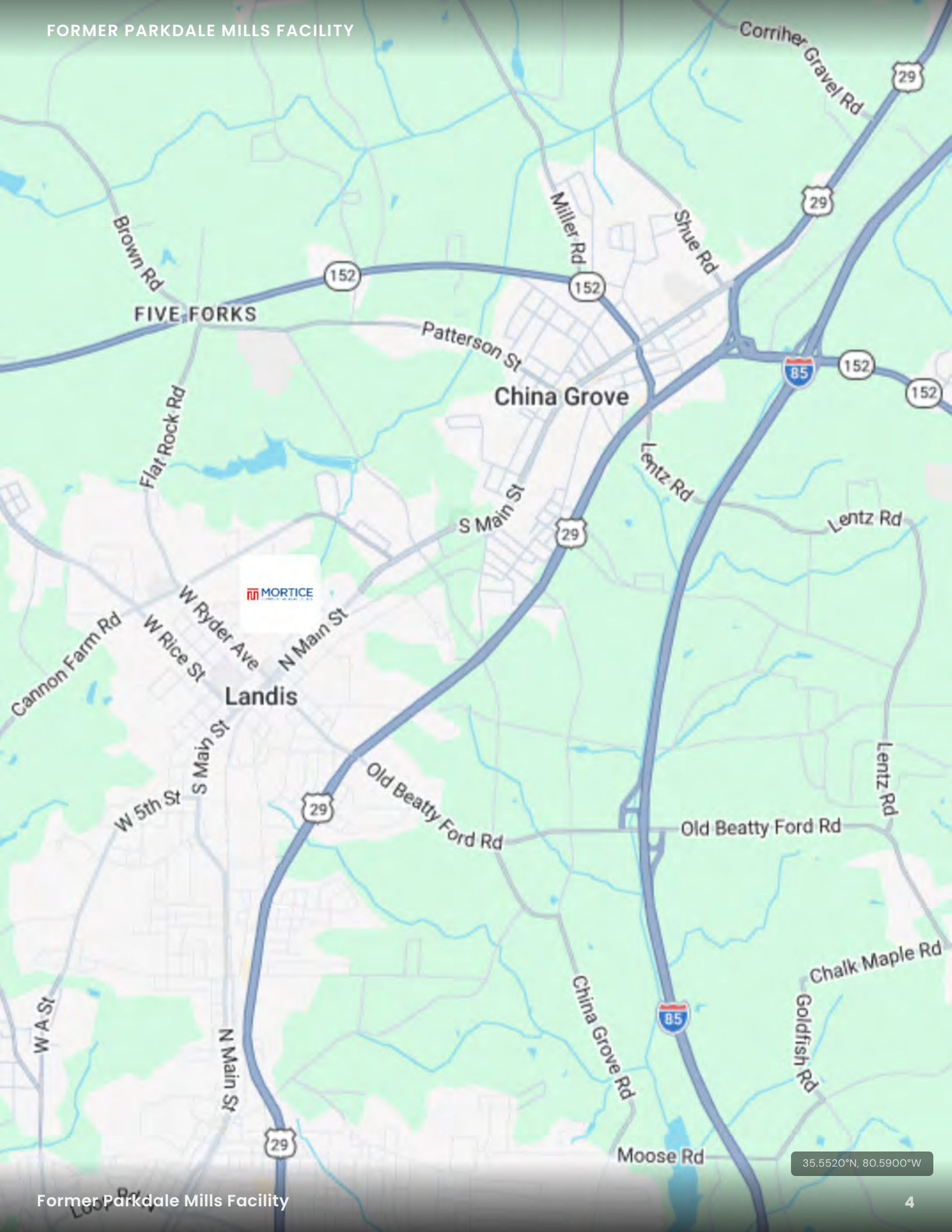
TYPE

NNN

USE

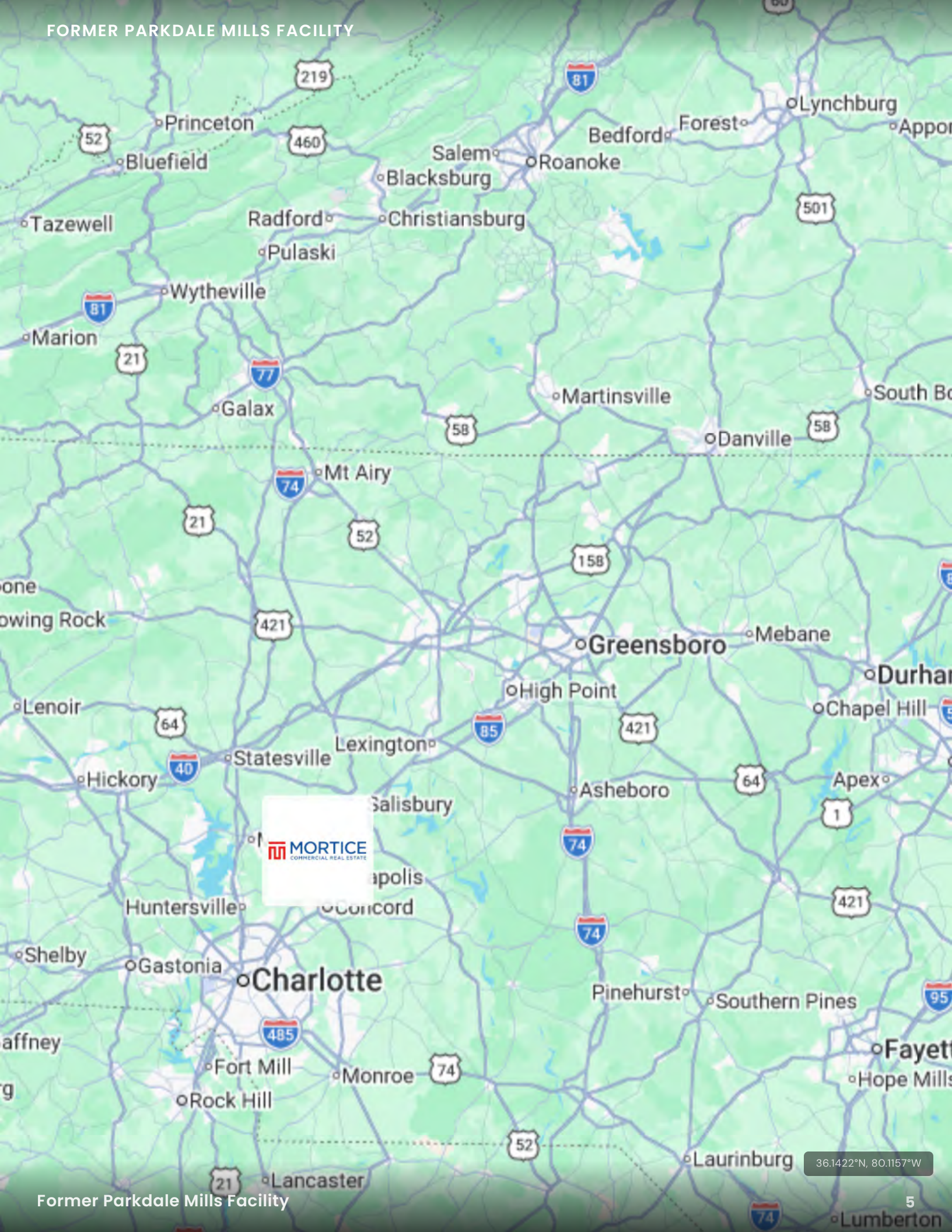
Manufacturing, Warehouse, Distribution

Ownership is open to making improvements to accommodate a tenant's needs. NNN's capped at \$2.25 PSF.



MORTICE

FORMER PARKDALE MILLS FACILITY



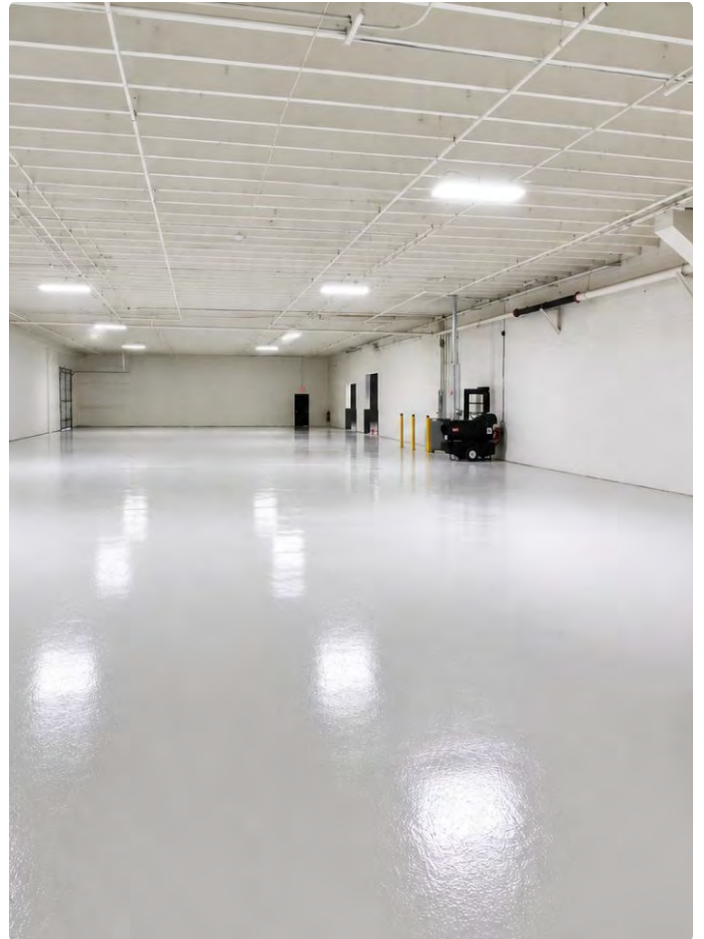
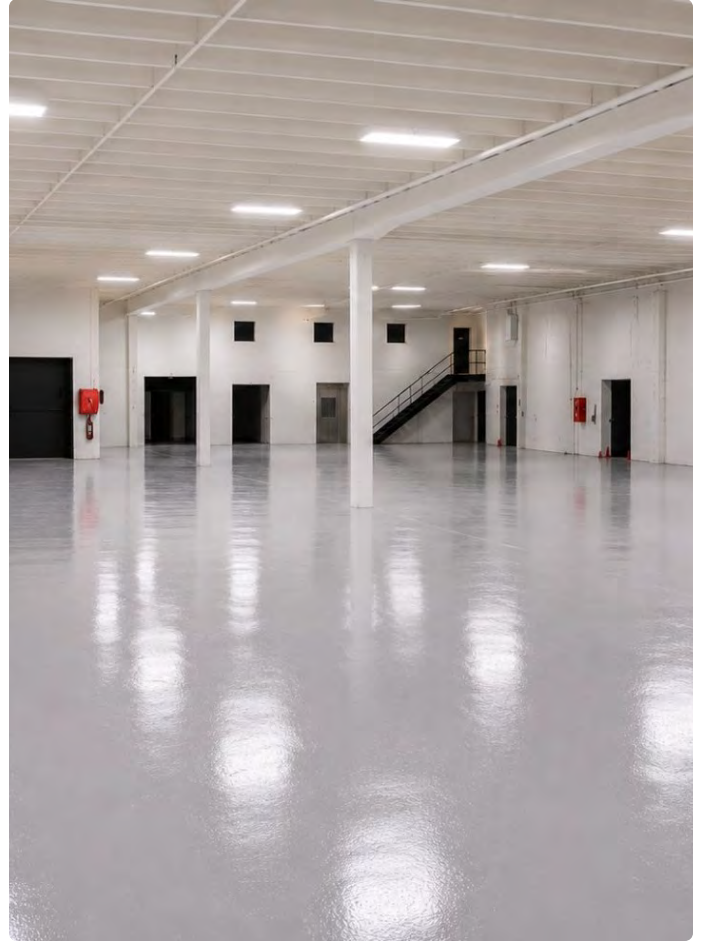
36.1422°N, 80.1157°W

Former Parkdale Mills Facility

Photo Gallery



Photo Gallery



Market Overview



POPULATION
3,109

AREA
3.6 sq mi

ELEVATION
899 ft

TIME ZONE
Eastern Time Zone

COUNTY
Rowan County

STATE
North Carolina

Market Overview: Landis, NC

Landis (/LAN-diss/) is a growing Rowan County community of approximately **3,900 residents**, strategically located along the I-85 corridor between Charlotte and Greensboro.

Conveniently situated adjacent to Kannapolis and just minutes from Interstate 85, Landis provides businesses with excellent regional connectivity, access to a skilled workforce, and proximity to one of North Carolina's most active manufacturing and distribution corridors. Its central location, business-friendly environment, and continued investment make Landis an attractive destination for industrial, logistics, manufacturing, and office users.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	3,497
Median HH Income	\$69,602
Households	1,459

3-MILE RADIUS

Population	20,274
Median HH Income	\$65,170
Households	8,157

5-MILE RADIUS

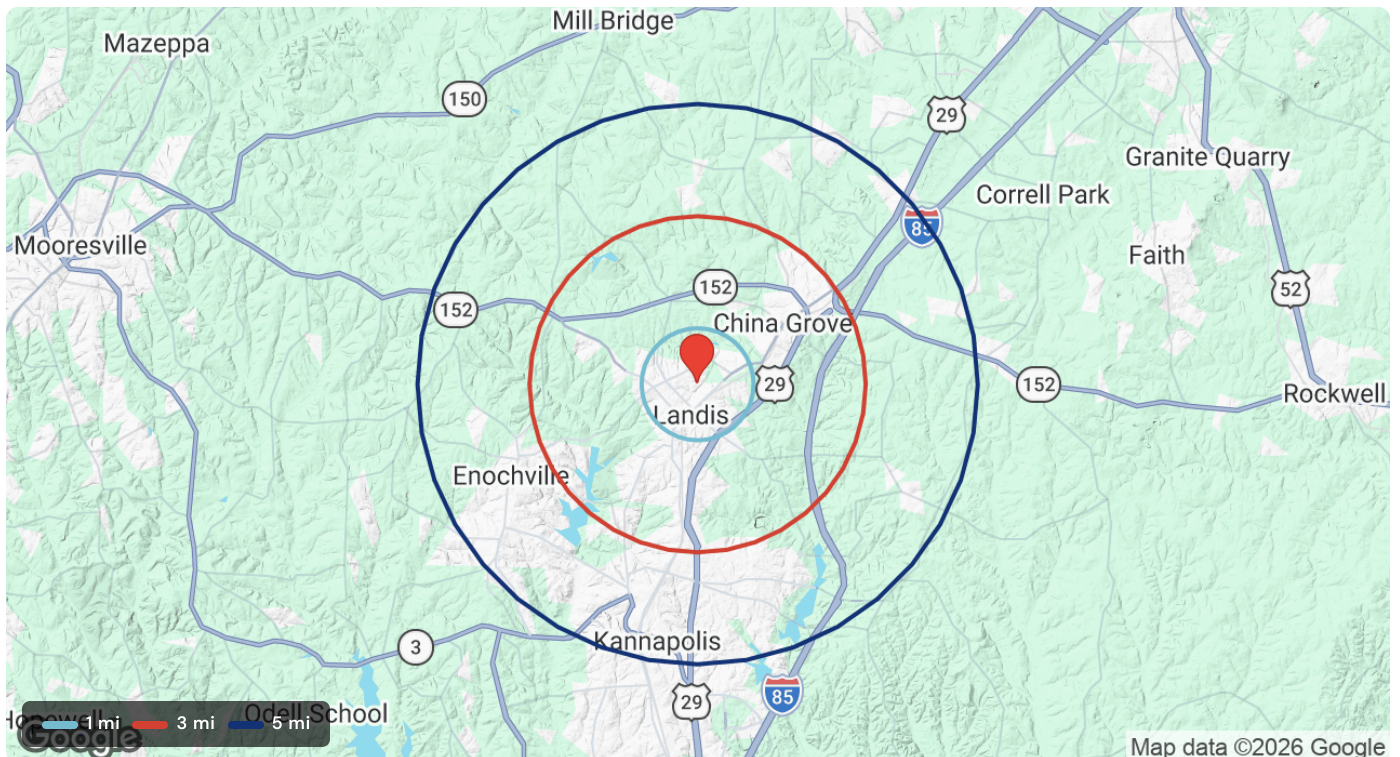
Population	56,225
Median HH Income	\$64,232
Households	22,481

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,907	16,851	46,571
2010 Population	2,940	17,675	49,824
2026 Population	3,497	20,274	56,225
2031 Population	3,534	20,888	58,710
2026-2031 Growth Rate	0.21 %	0.60 %	0.87 %
2026 Daytime Population	2,874	15,665	43,820

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,145	6,547	18,299	less than \$15,000	140	942	2,329
2010 Total Households	1,183	6,832	19,263	\$15,000-\$24,999	45	420	1,390
2026 Total Households	1,459	8,157	22,481	\$25,000-\$34,999	99	480	1,344
2031 Total Households	1,496	8,535	23,808	\$35,000-\$49,999	233	1,139	3,006
2026 Avg. Household Size	2.4	2.48	2.49	\$50,000-\$74,999	264	1,841	5,277
2026 Owner Occupied Housing	1,105	5,743	15,477	\$75,000-\$99,999	231	1,183	3,029
2031 Owner Occupied Housing	1,159	6,037	16,401	\$100,000-\$149,999	276	1,179	3,241
2026 Renter Occupied Housing	354	2,414	7,004	\$150,000-\$199,999	141	746	1,912
2031 Renter Occupied Housing	337	2,498	7,407	\$200,000 or greater	31	227	952
2026 Vacant Housing	169	695	1,924	Median HH Income	\$69,602	\$65,170	\$64,232
2026 Total Housing	1,628	8,852	24,405	Average HH Income	\$80,427	\$78,060	\$80,521





PRESENTED BY

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