MOORESVILLE
BUSINESS PARK EAST

242 MANUFACTURERS BOULEVARD
MOORESVILLE, NC 28115



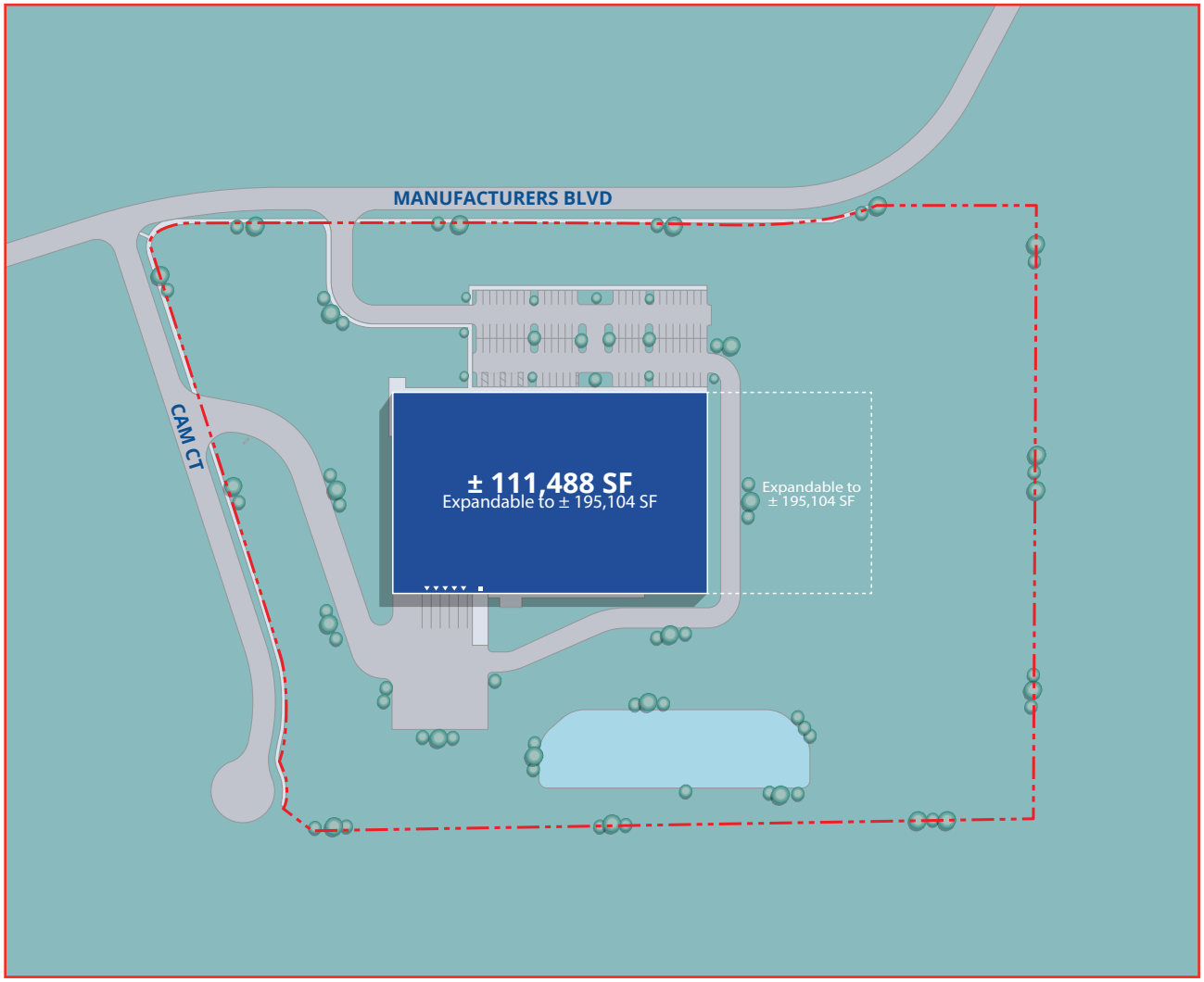
± 111,488 SF MANUFACTURING BUILDING

Grant Miller SIOR
Vice Chair
+1 704 409 2364
grant.miller@colliers.com

OVERVIEW

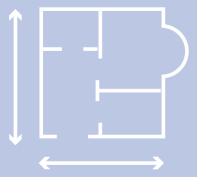
- New Manufacturing Building
- Outstanding Access to Key Markets Within the Southeast
- Strong Diverse Labor Pool
- Proximity to Dining & Lodging Amenities
- Pro-Business Community

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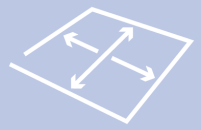


Building Size	± 111,488 (expandable to 195,104 SF)
Office Space	± 6,032 SF
Building Dimensions	268’ x 416’
Floors	7” 4,000 PSI of un-reinforced and reinforced (24,960 SF) concrete slab
Exterior Walls	Tilt-Panels
Roof	.45 mil TPO mechanically attached
Clear Height	30’
Dock High Doors	(5) - 9’ x 10’ dock high doors with 30,000 lb. capacity leveler, bumpers, and restraints (2) - 9’ x 10’ knock-out panels for future use
Drive In Doors	(1) - 12’ x 14’
Auto Parking	106
HVAC	Gas fired unit heaters for freeze protection
Sprinkler System	ESFR
Lighting	LED High-bay fixtures with occupancy sensors to provide 40fc
Electricity	2000A 277/480V 3-phase 4-wire service
Provider	Duke Energy
Distance to Substation	One mile (Triplett Road Substation)
Voltage of Transmission Line	100 KV
Natural Gas Provider	Enbridge, Inc. | 8” Main | 60 PSIG
Water & Sewer Provider	Town of Mooresville

BUILDING OVERVIEW



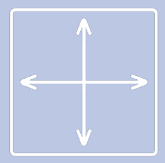
Building Size: ± 111,488



Site Size: 19.353 Acres



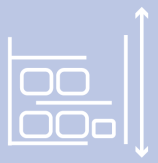
Zoning: Hybrid Light Industrial
Town of Mooresville



Dimensions: 268’ x 416’



Loading:
(5) - 9’ x 10’ dock high doors
(2) - 9’ x 10’ knock-out
(1) - 12’ x 14’



Clear Height: 30’



Electricity: 2000A
277/480V 3-phase 4-wire
service

LOCATION OVERVIEW



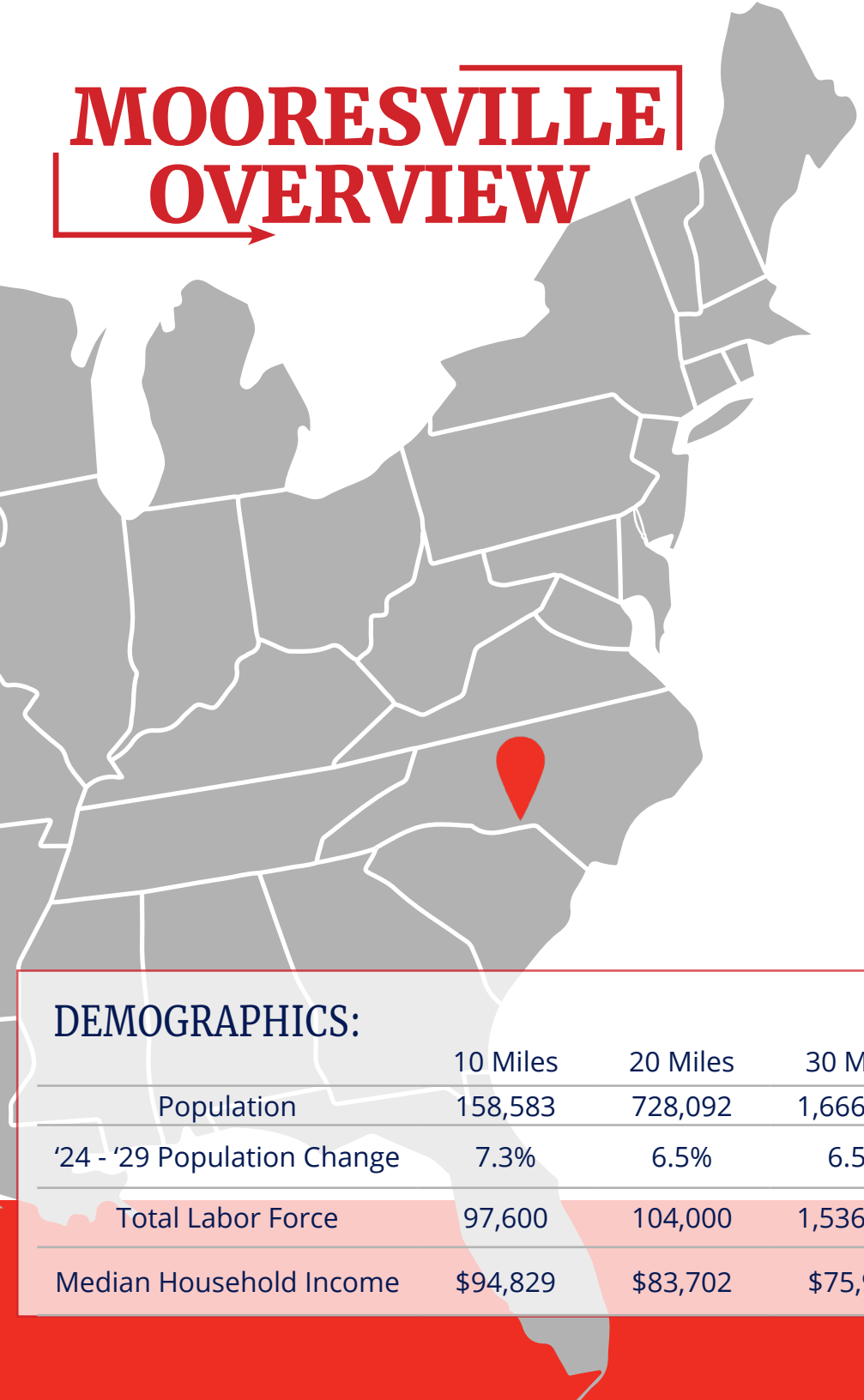








MOORESVILLE OVERVIEW



DEMOGRAPHICS:

	10 Miles	20 Miles	30 Miles
Population	158,583	728,092	1,666,103
'24 - '29 Population Change	7.3%	6.5%	6.5%
Total Labor Force	97,600	104,000	1,536,696
Median Household Income	$94,829	$83,702	$75,957

ADVANTAGES

45 Minutes to Charlotte Douglas International Airport

Proximity to **72% of US Population** Within 2-day Trucking Time

Iredell County Ranks 6th in North Carolina In GDP - $9.5BM

#4 Fastest County Growth in Population in Charlotte Region
(CBJ - March 2024)

#6 Fastest County Growth in Population in North Carolina
(NC Department of Commerce, 2024)

REGIONAL DISTANCES

INTERSTATE 77 — **10 Minutes**

INTERSTATE 40 — **25 Minutes**

INTERSTATE 85 — **30 Minutes**

Statesville Regional Airport: **25 Minutes**

Charlotte Douglas Int'l Airport: **45 Minutes**

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CONTACT US

Grant Miller SIOR
Vice Chair
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