130 OAK PARK DRIVE, MOORESVILLE, NC 28115

CLIMATE-CONTROLLED WAREHOUSE / FLEX SPACE FOR LEASE



ONE ALLIANCE COMPANIES

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ABOUT THE SPACE

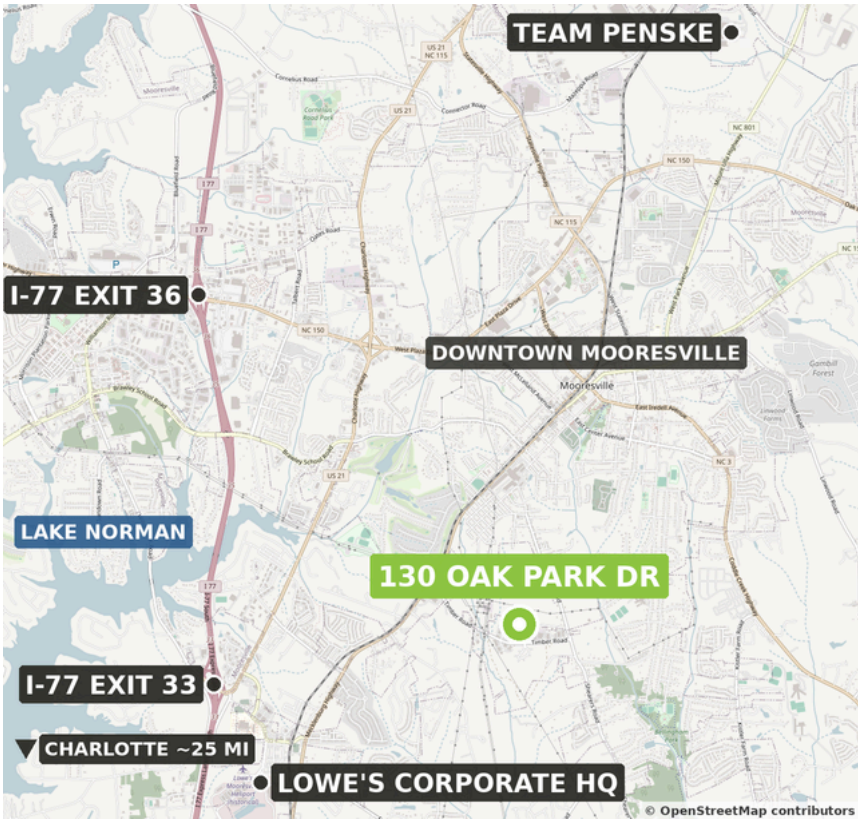
WAREHOUSE / FLEX SPACE FOR LEASE

- Fully conditioned warehouse with gas heat and AC (4 newer air handlers)
- One dock-high door and one drive-in door
- Suite A: ±14,458 SF in a ±37,642 SF building
- Built 2002 | ±2.63 acres | Zoned HLI
- Available now
- Located near I-77
  - Exit 33 (US 21) approx. 2.3 mi
  - Exit 36 (NC-150) approx. 3.1 mi



HIGHLIGHTS

- Suite A: ±14,458 SF
- Fully conditioned warehouse (gas heat and AC)
- Clear height: ±15'9"
- Dock: one dock-high door, 8' W x 8' H
- Drive-in: one door, 9' W x 10' H
- Electrical: 225 amps, 208Y/120V, 3-phase, 4-wire
- Column spacing: 35' x 25' grid
- Current layout: ±8,662 SF office / ±5,796 SF warehouse; landlord willing to reduce office to expand warehouse
- Gas and electric separately metered
- Fully sprinklered
- Ample parking
- Existing racking available if tenant needs it



AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type
A	±14,458 Full Unit ±7,229 Split Unit	First	$15.50/SF Full Unit $16.50/SF Split Unit	NNN

PROPERTY OVERVIEW

Suite A offers ±14,458 SF with a fully conditioned warehouse (gas heat and AC), dock-high and drive-in loading, 3-phase power, and is fully sprinklered — a hard-to-find combination for light manufacturing, assembly, distribution, and service users who need clean, climate-controlled space. Located in a ±37,642 SF building on ±2.63 acres just minutes from I-77, the suite can be leased as a full unit or split into two suites. The existing finished office is a bonus for users who need it, and the landlord is willing to reduce it to expand the warehouse. Quick access to I-77 Exits 33 and 36 puts Charlotte, Lake Norman, and the entire I-77 corridor within easy reach.

The statements and figures herein, while not guaranteed, are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale, and/or withdrawal without notice. Prospects should verify all information.


EXIT





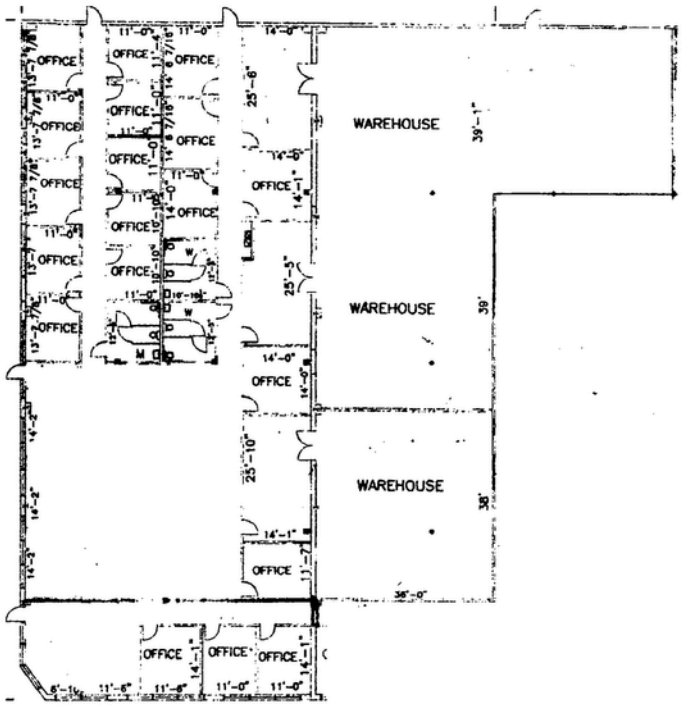






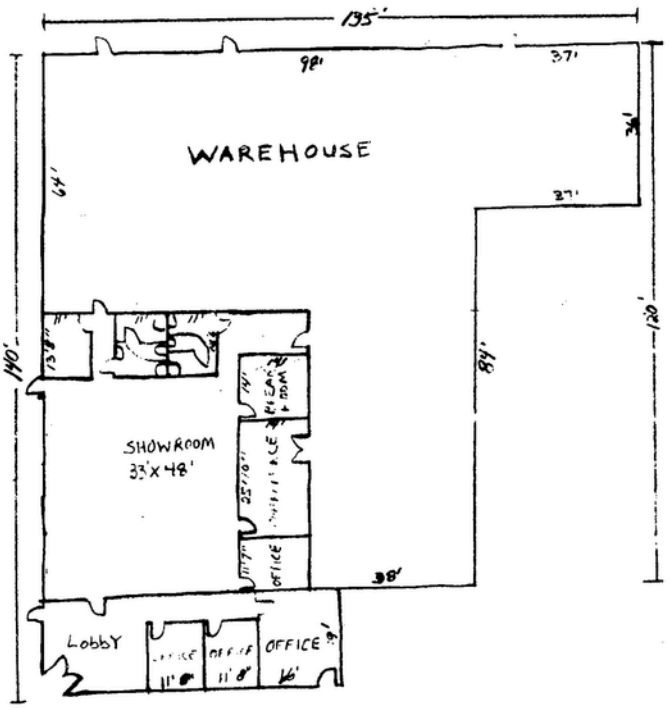
CURRENT LAYOUT

±8,662 SF office / ±5,796 SF warehouse



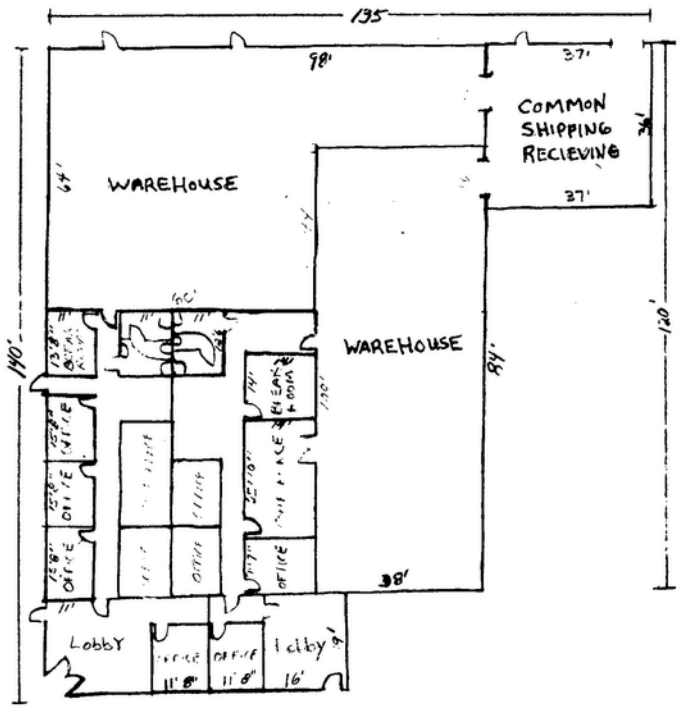
PHASE 1 · ONE SUITE

Reduced office, expanded warehouse



PHASE 2 · TWO SUITES

Two suites of ±7,229 SF, shared shipping



LAYOUT OPTIONS

CURRENT

Suite A as it stands today: ±14,458 SF with ±8,662 SF of finished office and ±5,796 SF of conditioned warehouse.

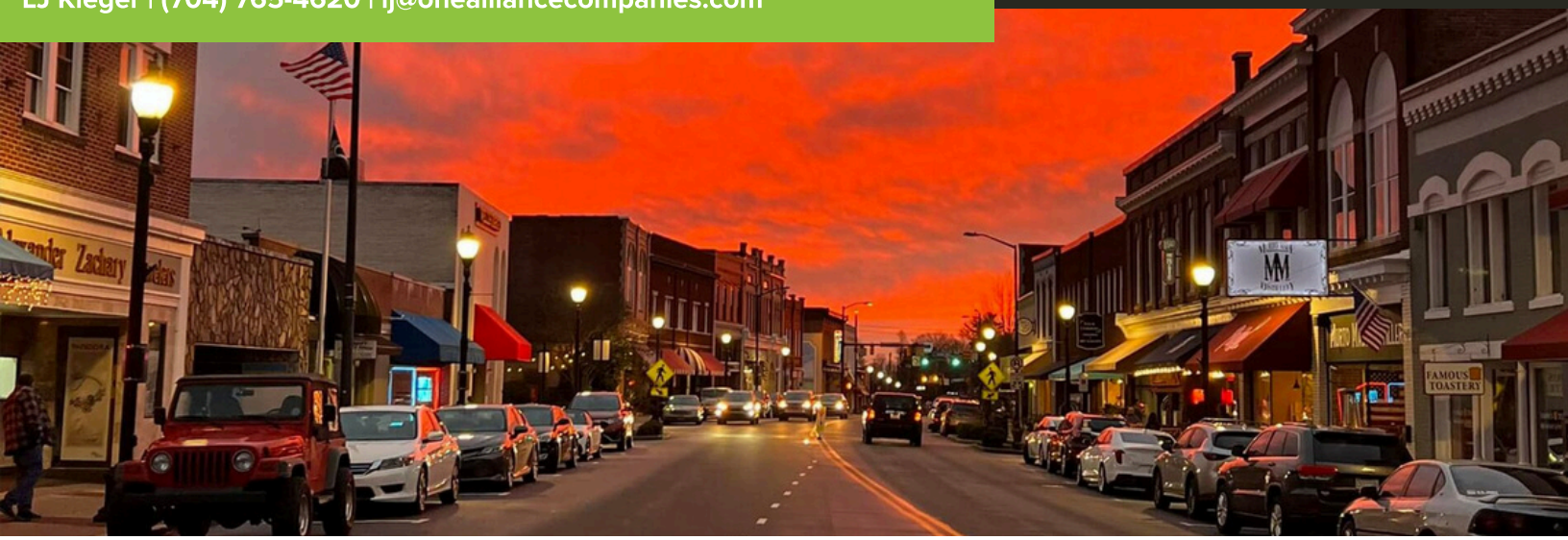
PHASE 1

Landlord reduces the office and opens up the warehouse while keeping Suite A as one ±14,458 SF unit. Adds a showroom option.

PHASE 2

Suite A is demised into two ±7,229 SF suites, each with its own lobby, offices and warehouse, plus common shipping and receiving.

Plans are conceptual and not to scale.



ABOUT THE AREA

MOORESVILLE, NC

Mooresville sits on the I-77 corridor about 25 miles north of Uptown Charlotte, giving businesses quick access to the Charlotte metro, Charlotte Douglas International Airport, and the I-40 interchange in Statesville to the north.

Known as “Race City USA,” Mooresville is home to numerous NASCAR teams and motorsports suppliers, as well as the corporate headquarters of Lowe’s Companies. The local economy also includes advanced manufacturing, fabrication, logistics, and technology firms, supported by a skilled, technically trained workforce.

Steady residential and commercial growth across southern Iredell County continues to drive demand for well-located light industrial and flex space, while Lake Norman and a high quality of life help employers attract and retain talent.

IDEAL USES UNDER HLI ZONING

- Light manufacturing and assembly
- Warehouse, distribution, and wholesale
- Contractor offices and trade shops
- Research and development / lab
- Vehicle and equipment repair and maintenance
- Office, showroom, and retail sales
- Indoor recreation, fitness, and sports training
- Brewery, distillery, or catering kitchen





