

AVAILABLE Q1 2026

MOORESVILLE BUSINESS PARK EAST

242 MANUFACTURERS BOULEVARD
MOORESVILLE, NC 28115

Colliers



± 111,488 SF SPECULATIVE MANUFACTURING BUILDING

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

OVERVIEW

New Speculative
Manufacturing Building

Outstanding Access to Key
Markets Within the Southeast

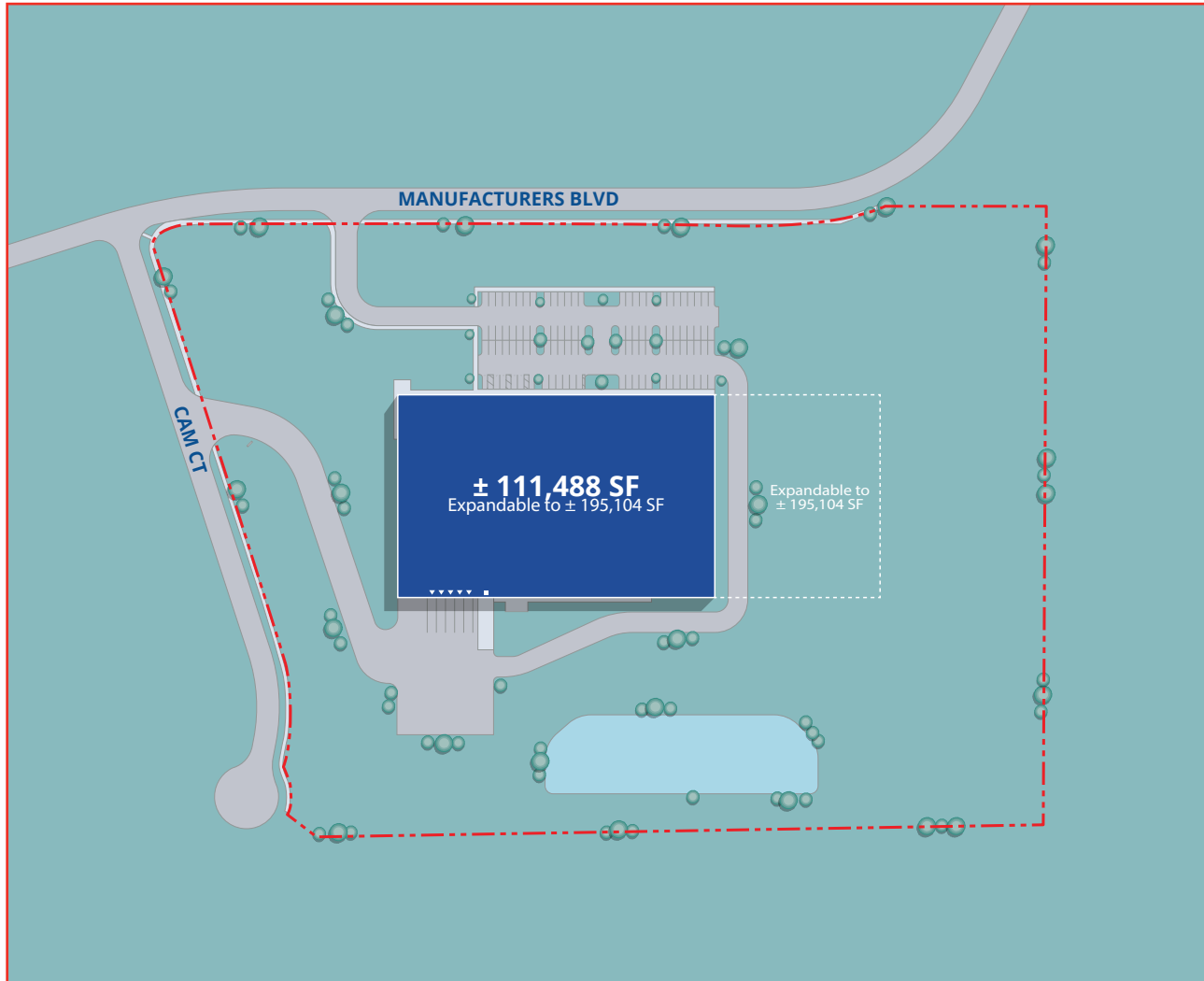
Strong Diverse Labor Pool

Proximity to Dining &
Lodging Amenities

Pro-Business Community

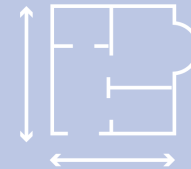


242 MANUFACTURERS BOULEVARD
MOORESVILLE, NC 28115

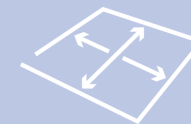


Building Size	± 111,488 (expandable to 195,104 SF)
Office Space	± 6,032 SF
Building Dimensions	268' x 416'
Floors	7" 4,000 PSI of un-reinforced and reinforced (24,960 SF) concrete slab
Exterior Walls	Tilt-Panels
Roof	.45 mil TPO mechanically attached
Clear Height	30'
Dock High Doors	(5) - 9' x 10' dock 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



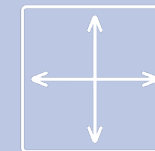
Building Size: ± 111,488



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



CONSTRUCTION UPDATE

FEBRUARY 2026



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



10
Minutes



Statesville Regional
Airport:
25 Minutes



25
Minutes



Charlotte Douglas Int'l
Airport:
45 Minutes



30
Minutes

MOORESVILLE BUSINESS PARK EAST

242 MANUFACTURERS BOULEVARD
MOORESVILLE, NC 28115

CONTACT US

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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. [Clarus Properties D/B/A Colliers]



Colliers