131 CROSSLAKE PARK DRIVE, MOORESVILLE, NC 28117

CROSSLAKE EXPO



ONE ALLIANCE COMPANIES

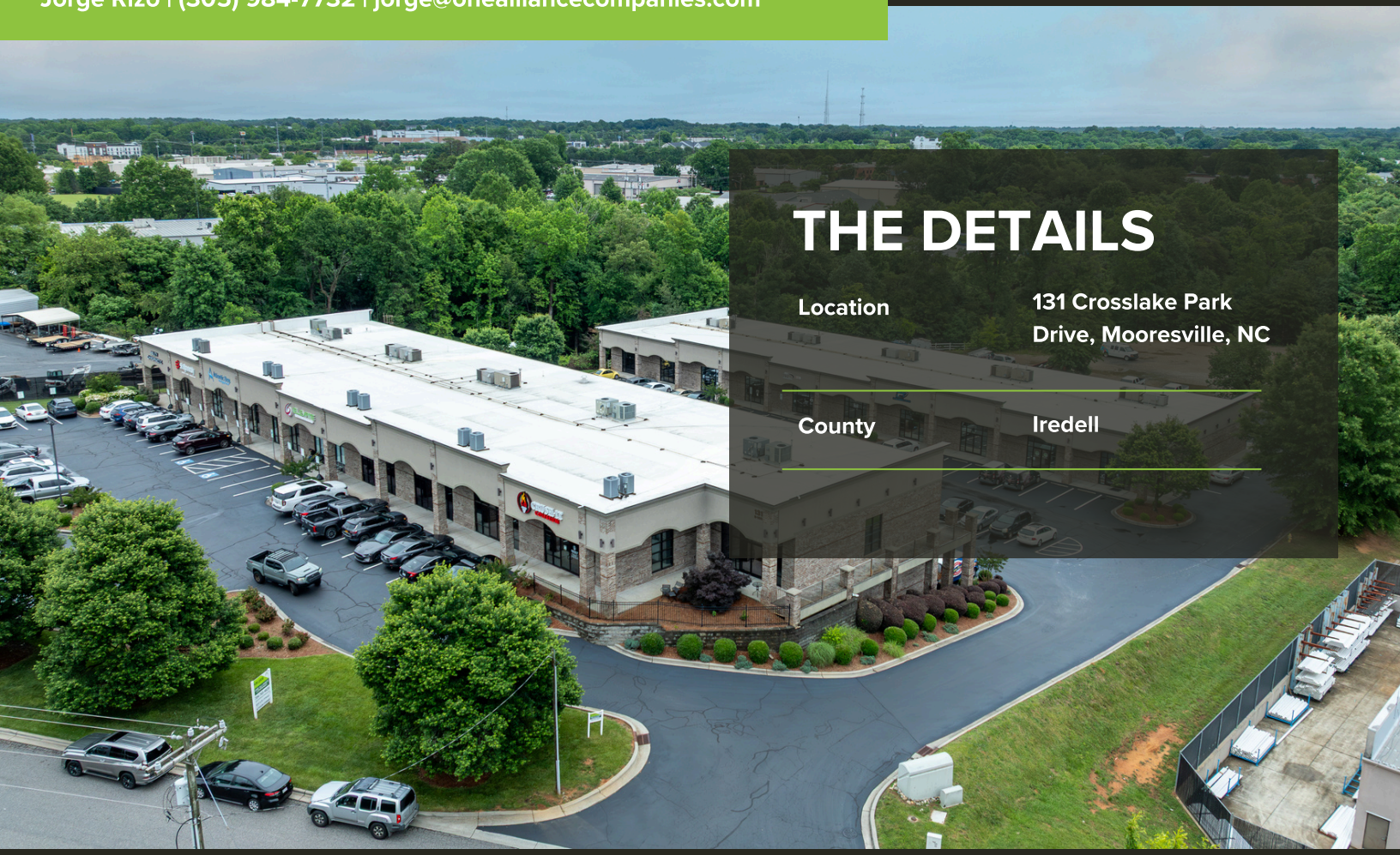
Jorge Rizo | (305) 984-7732 | jorge@onealliancecompanies.com

ABOUT THE PROPERTY

FLEX OFFICE/WAREHOUSE SPACE FOR LEASE

- 55,000 SF multi-tenanted business park
- 30 total units: 20 storefront retail/office units & 10 flex office/warehouse units with roll-up doors
- Easy access to I-77, River Highway, and Williamson Road
- Great visibility on Crosslake Park Drive
- Terrific tenant mix
- Facade signage available
- Excellent location just minutes from Lake Norman
- Superbly maintained property
- Centrally located in a thriving office/flex park





THE DETAILS

Location	131 Crosslake Park Drive, Mooresville, NC
County	Iredell

ABOUT THE PROPERTY

PROPERTY FEATURES

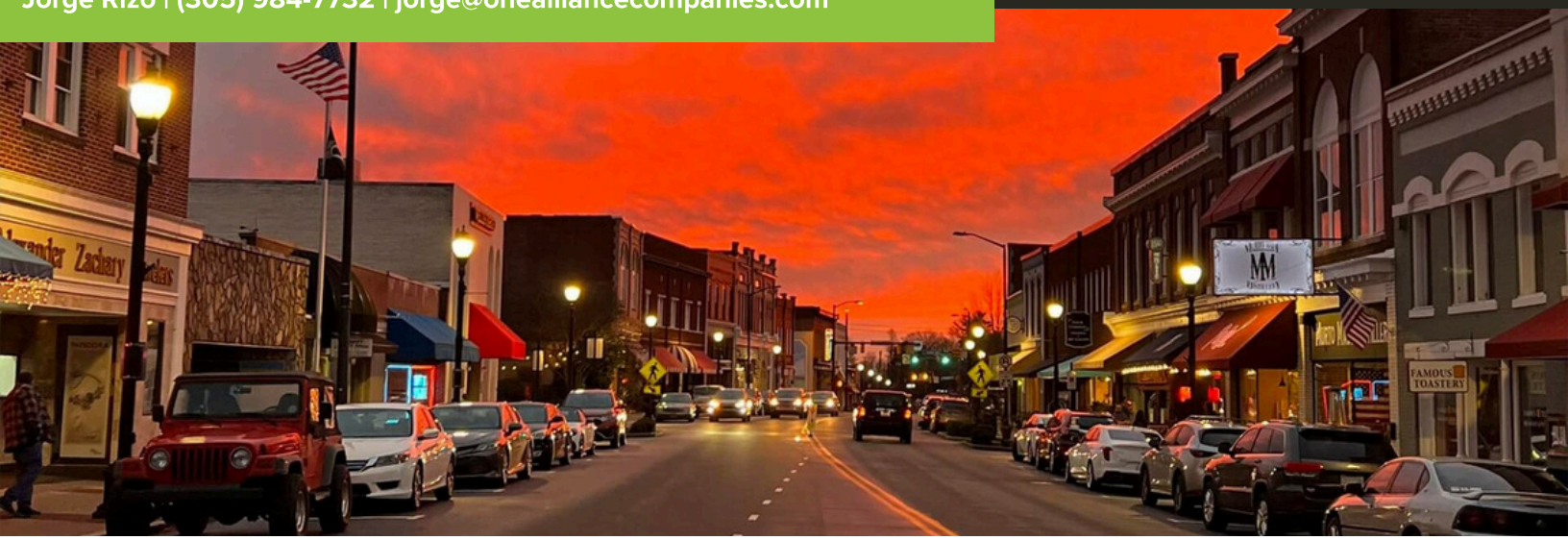
Building SF	55,000
Land Acres	2
Year Built	2007
Zoning	GI





AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
B101	1,250	1st Floor	$2,375/Month	NNN	Available 11/15/26
B108	1,875	1st Floor	$19.50/SF	NNN ($3.30)	Available 1/15/27 Roll up door
210	1,875	1st Floor	$19.50/SF	NNN ($3.30)	Roll up door Open warehouse w restroom



ABOUT THE AREA

MOORESVILLE, NC

Located about 25 miles north of Charlotte, Mooresville offers convenient access to a major city while maintaining a smaller-town charm. Easy access to Interstate 77, which connects Mooresville to Charlotte and other regional hubs.

Known for its business-friendly environment, Mooresville is home to a variety of companies, including NASCAR teams, technology firms, and manufacturing businesses. Notable employers include Lowe's Companies Inc. (headquartered nearby in Mooresville), various NASCAR teams, and a range of local businesses.

The property's proximity to Lake Norman provides ample recreational activities such as boating, fishing, and watersports. Lake Norman's picturesque setting adds to the area's appeal, offering beautiful views and outdoor leisure options.

Mooresville is actively promoting mixed-use development, especially around growth nodes like Village Centers. Attracting residential, commercial, and light industrial development due to strategic location and amenities.

Mooresville has a rapidly growing population, which can drive demand for real estate and development. Known for its family-friendly atmosphere, good schools, and community events, Mooresville offers a high quality of life.

According to the NY Post, Mooresville is the fastest growing suburb in the U.S. Mooresville has seen a 27% increase in population over the last decade.

Factors that contribute to the growth of Mooresville include affordable housing compared to nearby Charlotte, attractive to families and professionals seeking suburban life, and strong local economy and job opportunities.

In response to such rapid population growth, Mooresville has had significant real estate development and new amenities. Continued growth is expected due to ongoing investments and desirability.





