

SouthMark Properties, Inc
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235 Raceway Dr

Mooresville, NC 28117 · Industrial For Sale

\$2,290,000



High image commercial building

Price	\$2,290,000	No. Stories	1
Property Type	Industrial	Year Built	1997
Property Sub-type	Manufacturing	Tenancy	Single
Building Class	B	Clear Ceiling Height	approx 18'
Sale Type	Owner-occupier Property is vacant	No. Drive In / Grade-Level Doors	2
Lot Size	3.02 AC	Zoning Description	HI
Rentable Building Area	26,500 SF	APN / Parcel ID	4647-54-2082.000

Description

Extremely nice commercial building located in Lakeside Business Park. This high image building is 26,500 SF on 3.02 acres! Rare opportunity to purchase a building with EXTRA LAND for parking, outdoor storage or future expansion. Architecturally designed front with first class office build-out. Prior use was state of the art manufacturing with several assembly rooms that could also be used as workrooms, classrooms, or offices. With the EXTRA Land for parking, there are several potential uses such as office, medical labs, R&D labs, call center, schools, church and many more similar uses. Heavy power, compressed air, and HVAC throughout. Entire property is fenced. Security gate entrance. Property is vacant and ready for move-in! Owner ready to make a deal! Please call broker for more information or to set up a showing today!

Highlights

- Architecturally designed commercial building - Located in a Lakeside Business Park. Property is vacant and ready for move-in!
- SF approx. 26,500 SF, Prior use was Heavy Manufacturing. Fenced for security, HVAC throughout, heavy power, compressed air
- EXTRA LAND for parking or future building - 3.02 ACRES! Great location for a company with high parking needs, outdoor storage or future growth.
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- Many potential uses in addition to Industrial such as schools, R&D center, call center, office building, labs, church, contractors, etc
- High image office build out and several assembly rooms - SEE ATTACHED PICTURES!

Additional Photos



industrial/office building-many possible uses!



located in business park



architecturally designed front



26,500 SF industrial/office



2 driveway entrances



security gate & entire property fences



26,500 SF industrial/office



full length glass windows



conference



high image office build-out



offices



beautiful entry



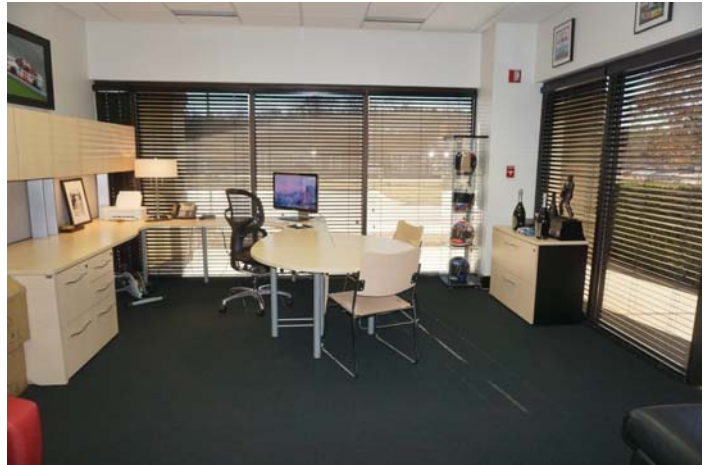
reception and waiting



offices



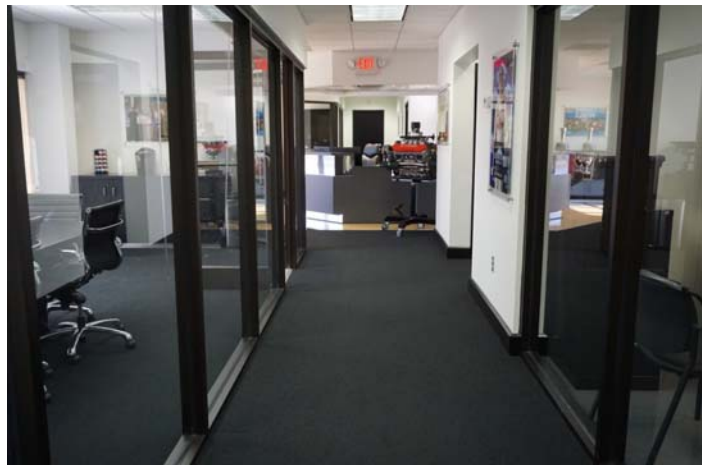
break room



office



corner office with private entry



full length glass walls



assembly rooms - could be many uses such as additional offices

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fabrication room



inspection room



workroom



workrooms/labs/shop offices



warehouse



workrooms/labs/shop offices



workrooms/labs/shop offices



lab



warehouse



extra land for parking or future expansion



extra land for parking or future expansion



large parking lot-entire 3.02 acres is fenced