

AVAILABLE Q4 2025

# MOORESVILLE BUSINESS PARK EAST

242 MANUFACTURERS BOULEVARD  
MOORESVILLE, NC 28115

Colliers



**± 111,488 SF SPECULATIVE MANUFACTURING BUILDING**

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# OVERVIEW



**242 MANUFACTURERS BOULEVARD**  
**MOORESVILLE, NC 28115**

New Speculative  
Manufacturing Building

Outstanding Access to Key  
Markets Within the Southeast

Strong Diverse Labor Pool

Proximity to Dining &  
Lodging Amenities

Pro-Business Community

VIEW AT DOCK

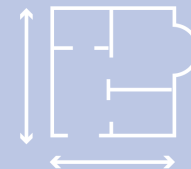


VIEW AT ENTRY

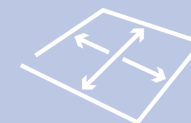


Building Size	± 111,488 (expandable to 195,104 SF)
Office Space	± 6,032 SF
Building Dimensions	268' x 416'
Floors	7" 4,000 PSI of un-reinforced and reinforced (24,960 SF) concrete slab
Exterior Walls	Tilt-Panels
Roof	.45 mil TPO mechanically attached
Clear Height	30'
Dock High Doors	(5) - 9' x 10' dock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



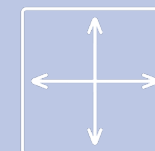
Building Size: ± 111,488



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



10  
Minutes



Statesville Regional  
Airport:  
25 Minutes



25  
Minutes



Charlotte Douglas Int'l  
Airport:  
45 Minutes



30  
Minutes



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## CONTACT US

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