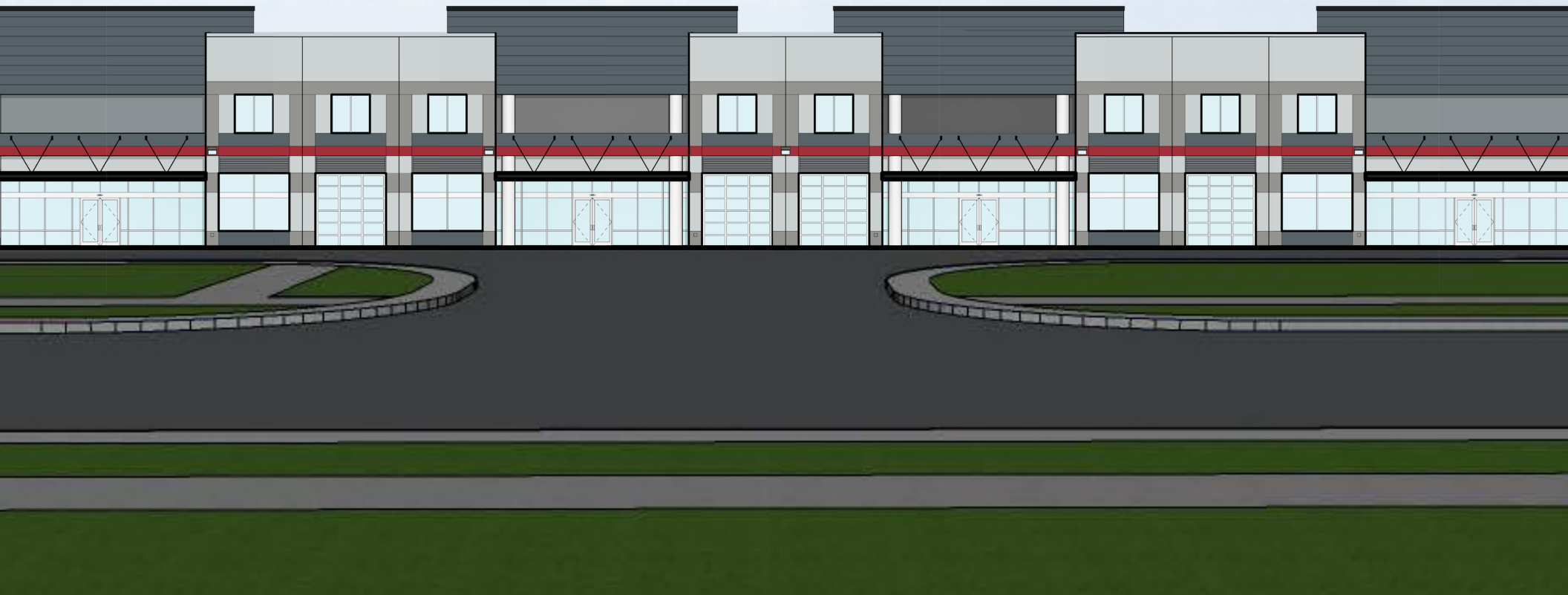


OVERHILL DRIVE INDUSTRIAL CENTER

Overhill Drive - Building B | Mooresville, NC

FOR SALE OR LEASE
Q4 2025 \ Q1 2026 DELIVERY



Contact Us

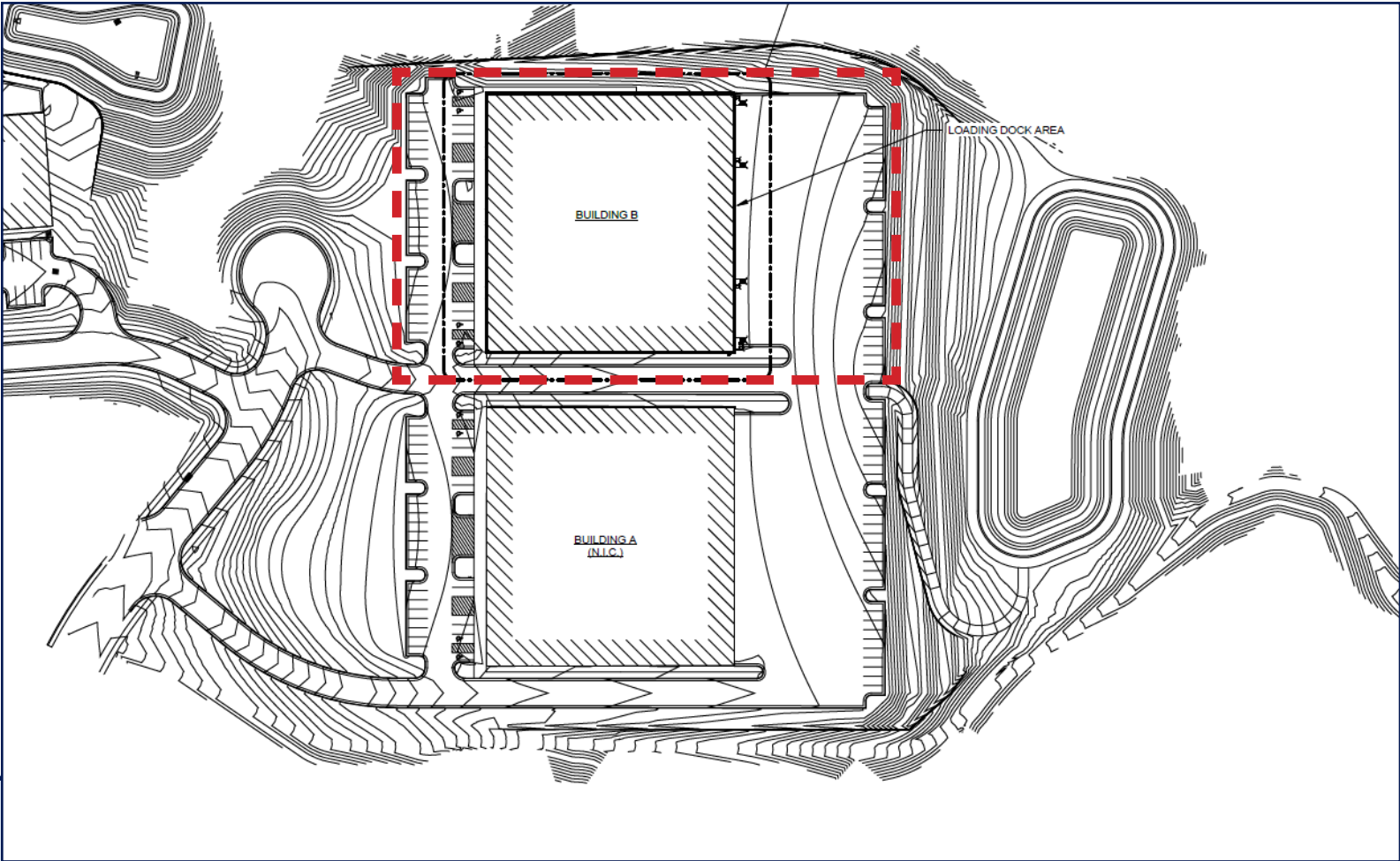
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Property Specs



Building Size	60,000 SF	Power	2400 Amps, 277/480V
Office Area	To Suit	Lighting	LED
Building Dimensions	250' x 240'	Sprinkler	ESFR Available
Column Spacing	50' x 30'	Heating	Gas-fired unit heaters
Clear Height	28'	Flooring	6" slab over 6" stone, 4000 psi
Loading	4 Dock High Doors	Configuration	Rear Load
	6 Knock Out Panels Available	Auto Parking	65
	2 Drive-In Doors		

LOCATION OVERVIEW



CLT Int'l Top 6 busiest airport in the world



486,247 rooftops within a 15 mile radius



Cost of living below national average



1K+ internationally owned companies



#1 State to do business, 2023, 2022



7th fastest growing major metro in the US

REGIONAL DISTANCES



>1 MILE



15 MILES



30 MILES



31 MILES

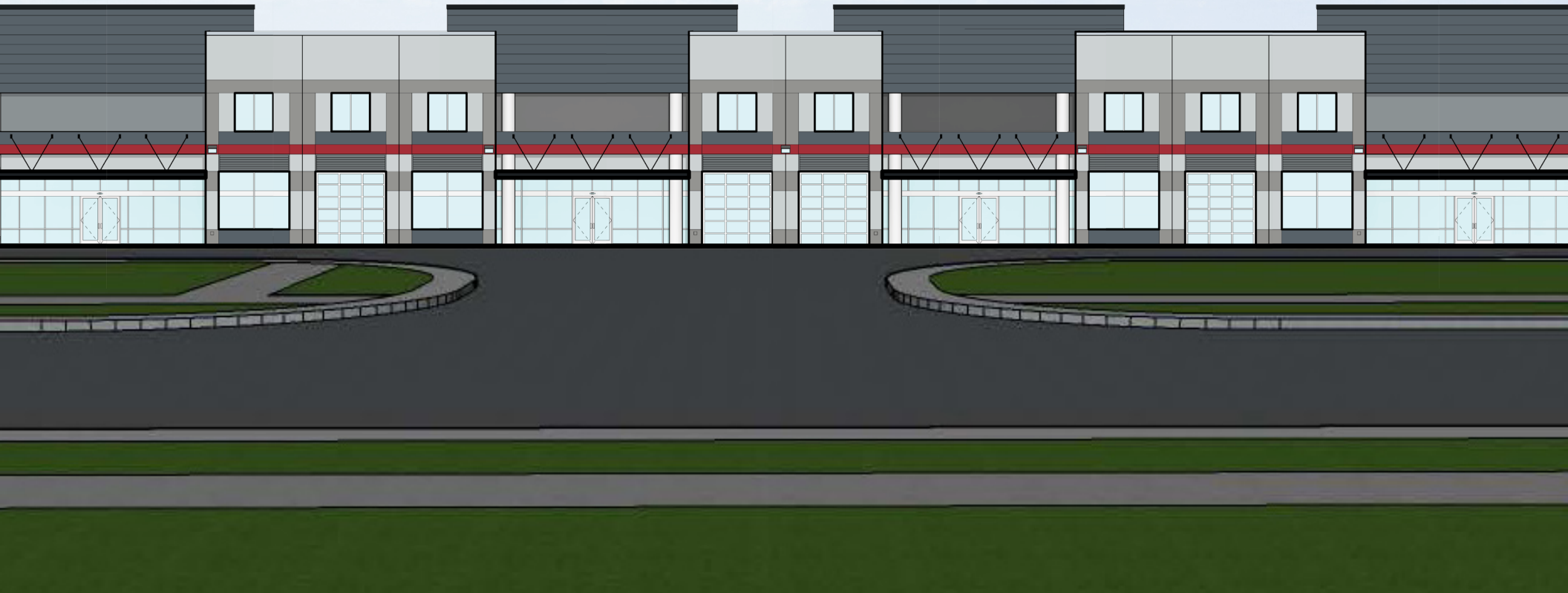


OVERHILL DRIVE INDUSTRIAL CENTER

Overhill Drive | Mooresville, NC

FOR SALE OR LEASE

Q4 2025 DELIVERY



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