



FLEX SPACE | FOR SUBLEASE

152 S. IREDELL INDUSTRIAL PARK ROAD | MOORESVILLE, NC

Great flex space sublease opportunity minutes from Statesville Highway, Hwy 115 & Charlotte Highway, Hwy 211.

HUNTER MILLER
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SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

AVAILABLE SPACE*

12,500 SF

ACREAGE*

3.42 Acres

ZONED

Industrial

FEATURES

- Six private offices
- Conference room & reception area
- Men's/women's private bathrooms
- Kitchenette/break room
- 14' Drive-in-doors
- Fenced in parking
- Ample outdoor storage

LEASE RATE

\$9.00/SF, NNN

There are two years remaining on the current sublease, with the potential to negotiate a new lease.



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MECA Commercial Real Estate

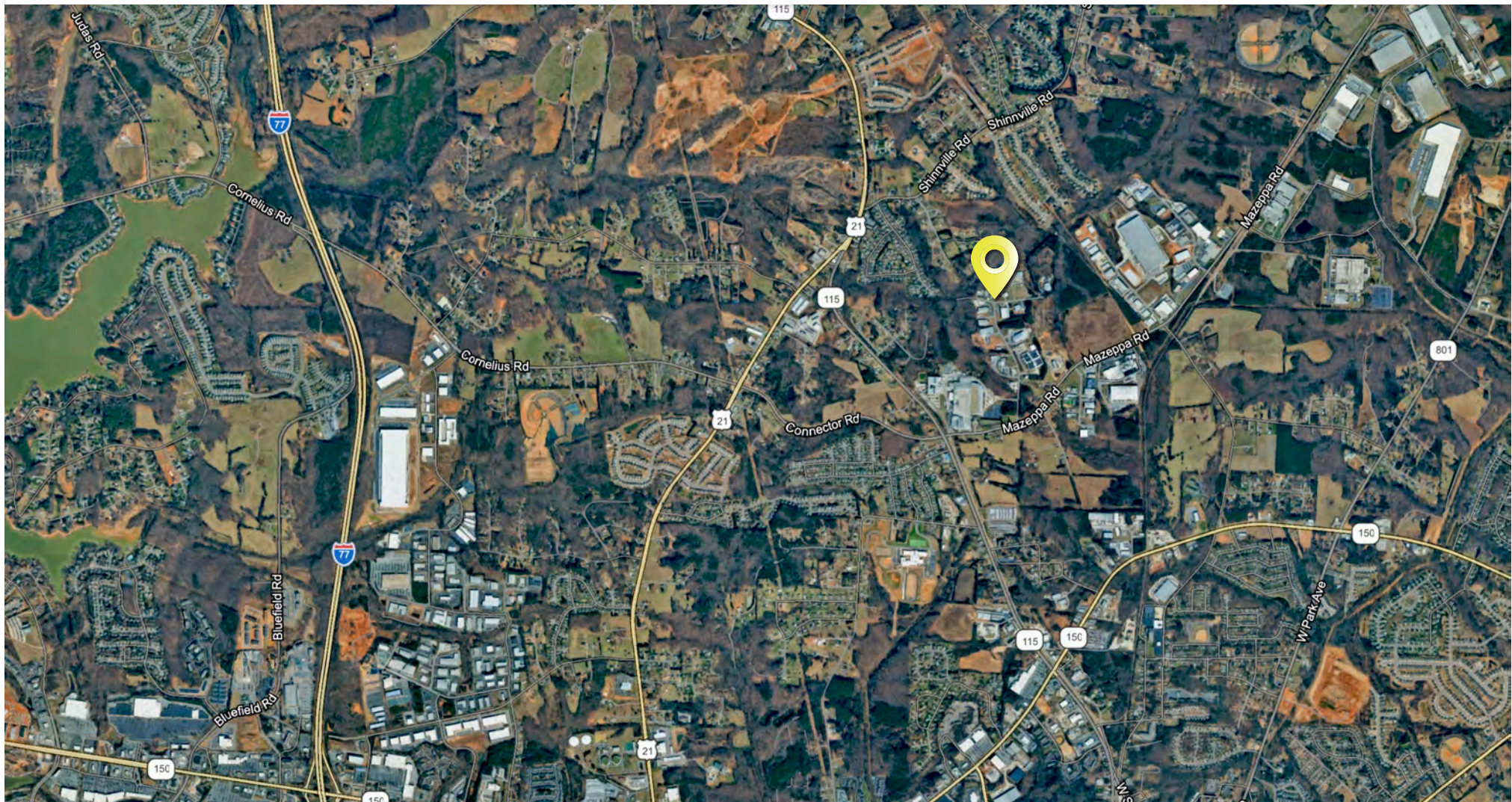
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.