



NORTH CHARLOTTE COMMERCE CENTER

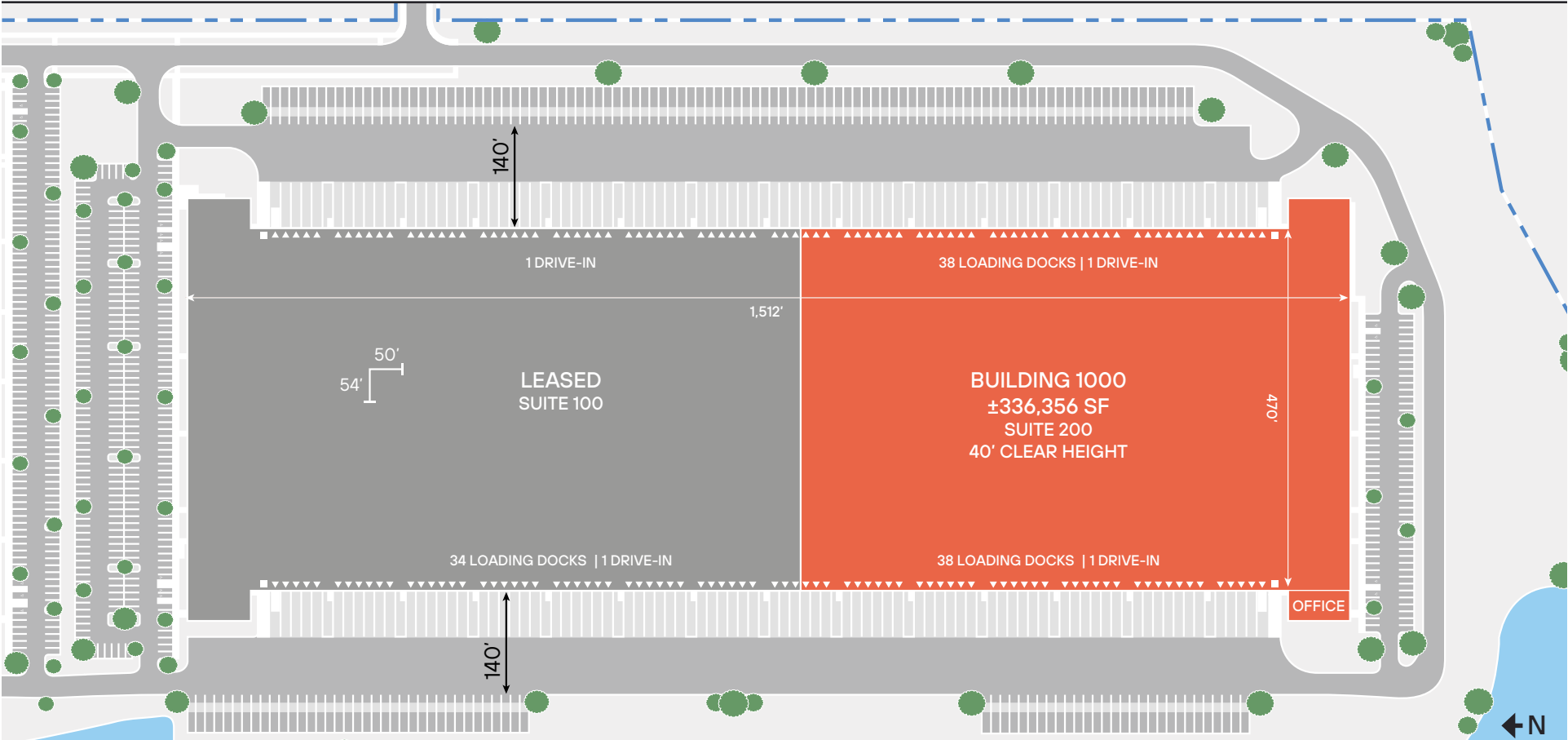
Building 1000 | Suite 200

142 Serviceberry Way, Mooresville, NC

±336,356 SF

Class A Development





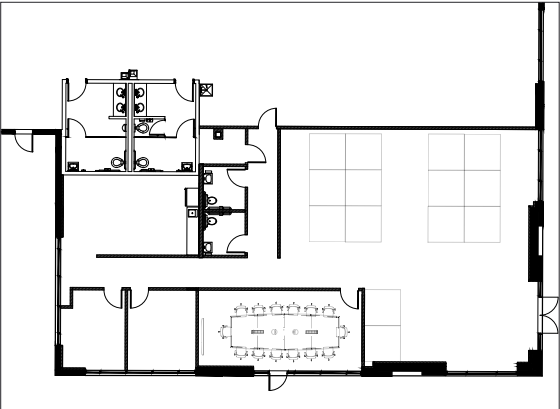
HIGHLIGHTS

- Energy Efficiency LED Lighting
- Interstate visibility
- Cross dock with ample trailer & car parking
- Heavy power

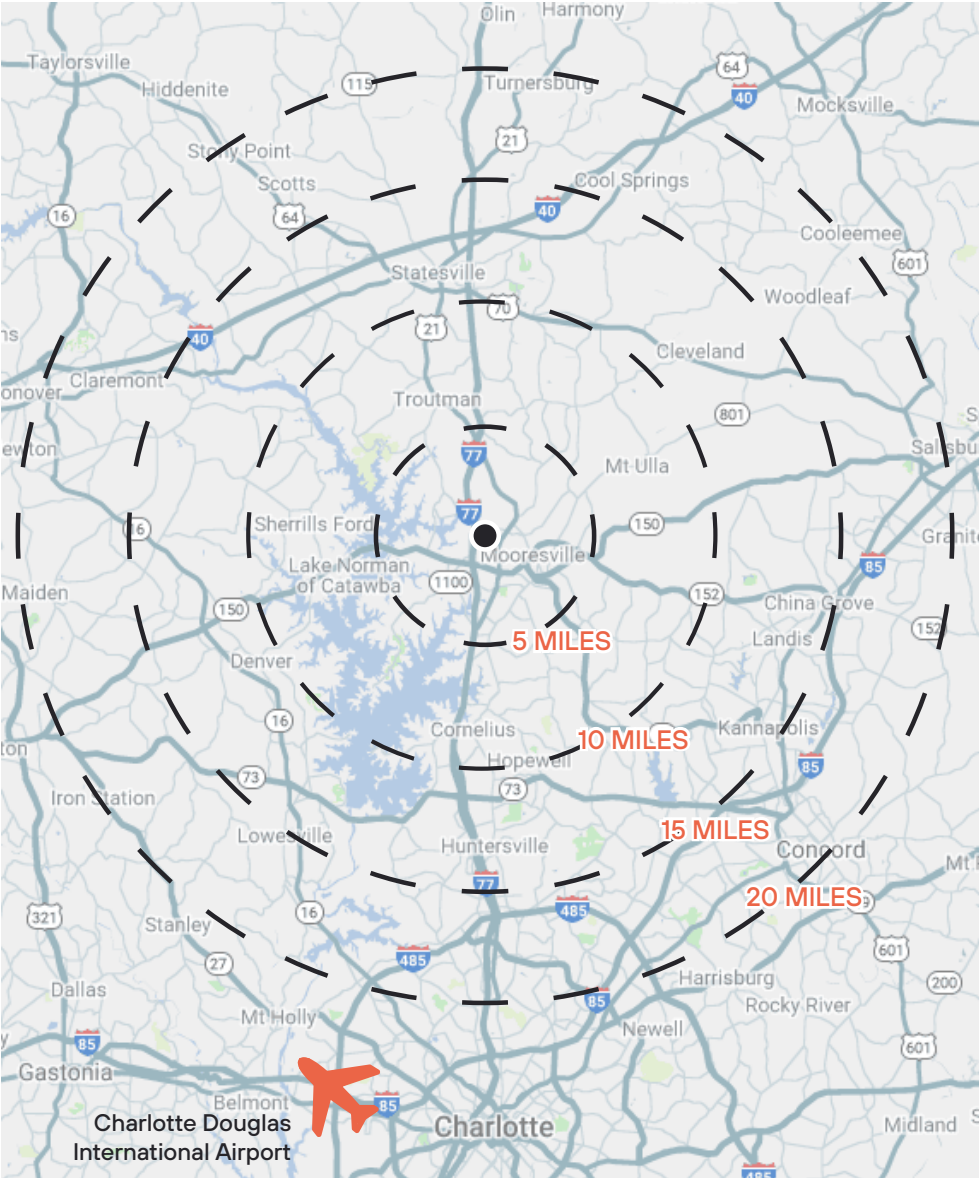
UNIT 200 SPECIFICATIONS

Available SF	±336,356 SF
Clear Height	40'
Column Spacing	54'x50'
Dock Doors	76 (32 with shelters and 35K lb levelers)
Drive-Ins	2
Loading	Cross-Dock
Trailer stalls	72
Car Spaces	85

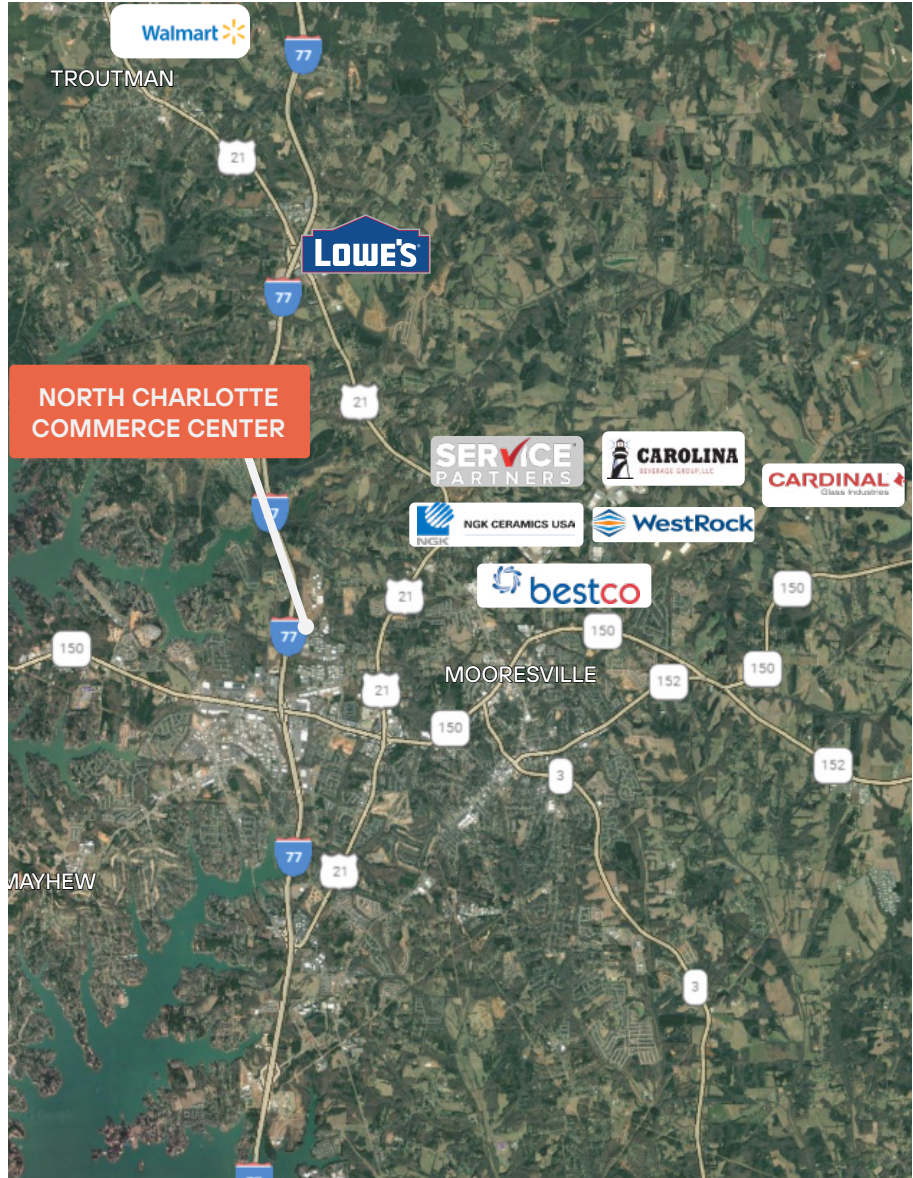
SPEC OFFICE - 3,532 SF



DRIVING DISTANCES



CORPORATE NEIGHBORS





↑ **40** 19 MILES NORTH

FUTURE INTERCHANGE

CORNELIUS RD

EXMORE RD

GAYUGA DR



NORTH CHARLOTTE COMMERCE CENTER
BUILDING 1000

↓ **77**

↓ **85** 29 MILES SOUTH

DEMOGRAPHICS

POPULATION

	2 MILE	5 MILE	10 MILE
2026	13,198	75,426	174,302
2021	12,130	69,376	161,304
2010	9,434	54,265	127,731

LABOR

	2 MILE	5 MILE	10 MILE
Employees	12,673	33,669	59,442
Businesses	1,352	3,938	7,232

OF HOUSEHOLDS

	2 MILE	5 MILE	10 MILE
2026	5,226	28,885	66,381
2021	4,805	26,559	61,417
2010	3,752	20,742	48,658

AVG. HOUSEHOLD INCOME

	2 MILE	5 MILE	10 MILE
AVG	\$88,726	\$104,537	\$115,296
MED	\$70,358	\$81,416	\$87,347

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