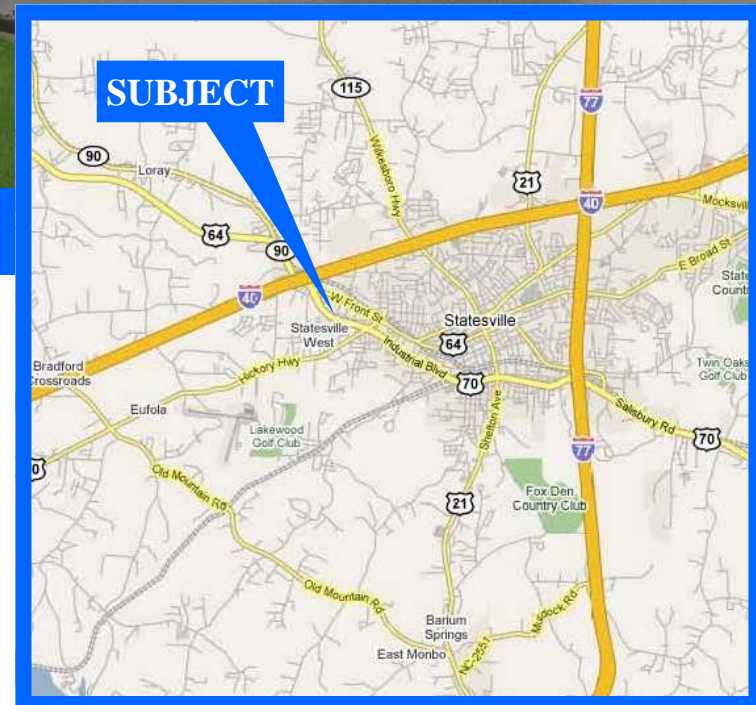


FOR LEASE

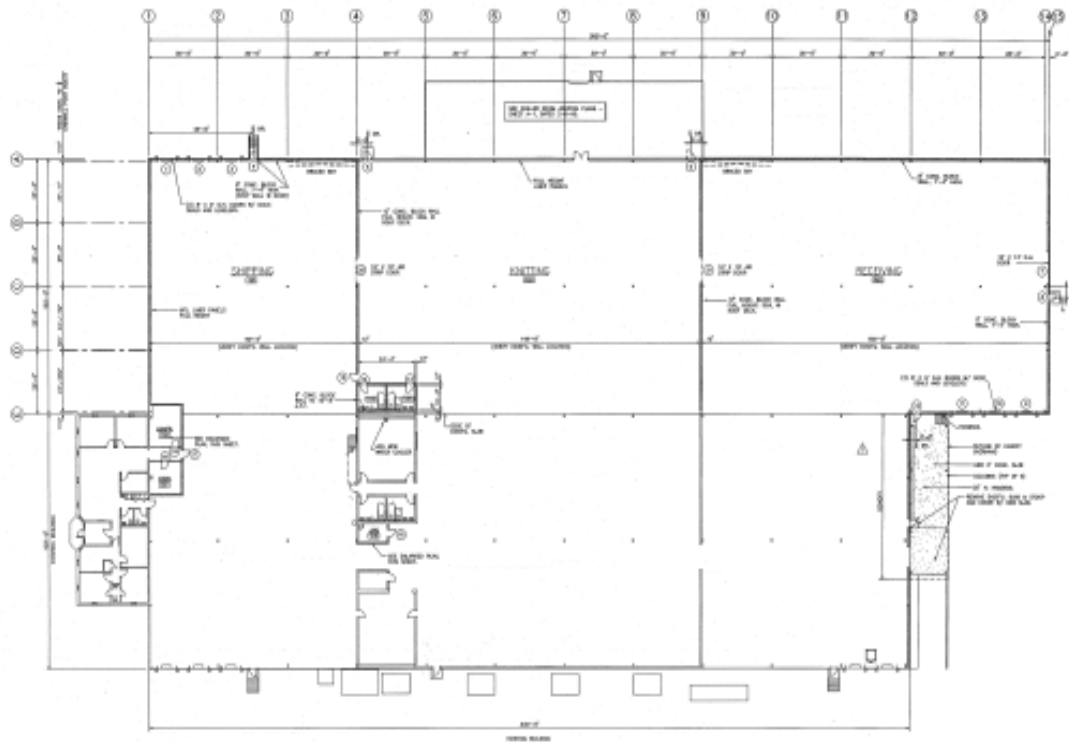


2201 MOCARO DRIVE, STATESVILLE, NC

- ±78,448 SF available for lease
- ±2,848 SF of office space
- ±75,600 SF of warehouse & manufacturing space
- 15' - 17'3" ceiling height
- 29' x 51' typical column spacing
- 8 existing dock doors with seals, levelers, bumpers and lights. 1 drive-in door
- Zoned LI (Light Industrial)
- 100% wet sprinkler system
- Additional land for trailer storage
- Well landscaped
- Great condition
- Ample parking
- Easy access to I-40 & I-77
- \$2.75/SF NNN



**2201 Mocaró Drive
Statesville, North Carolina**



FOR LEASING INFORMATION CONTACT:

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The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

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