



MOORESVILLE BUSINESS PARK EAST

Manufacturers Blvd, Mooresville, NC

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**SOUTH
IREDELL
COMMUNITY
DEVELOPMENT
CORPORATION**

450 ACRE INDUSTRIAL PARK - LOTS AVAILABLE

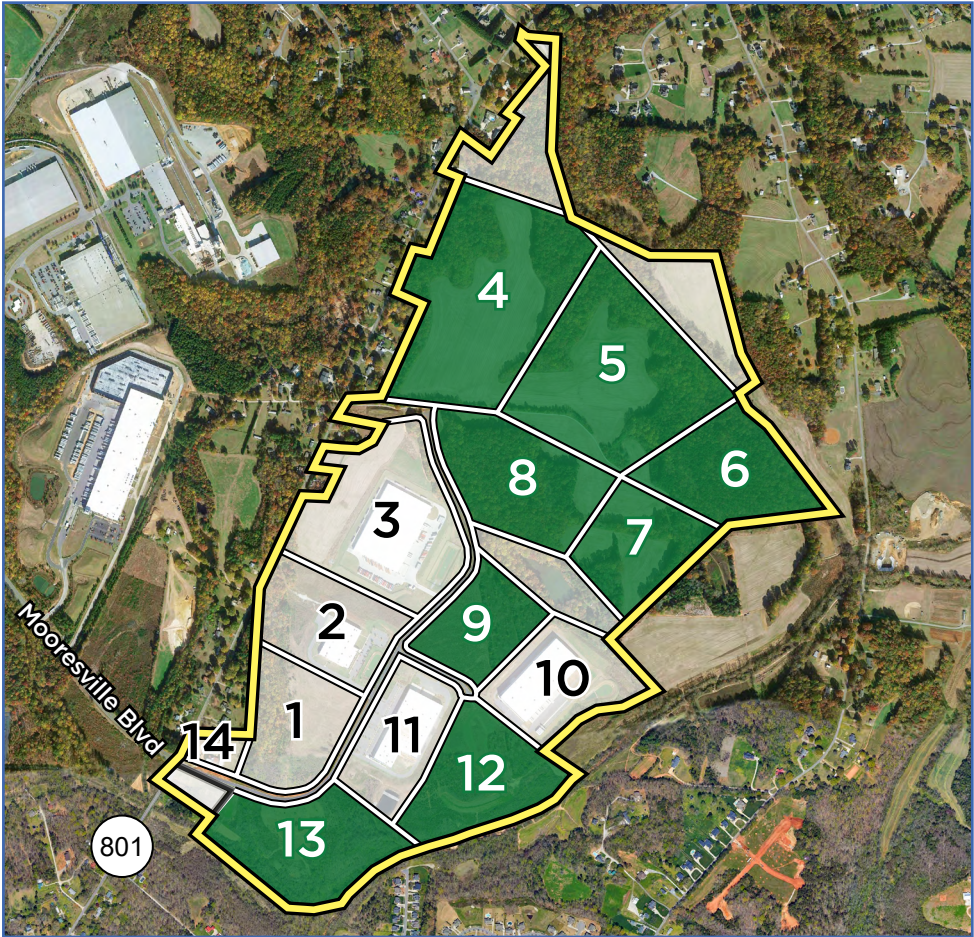
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OVERVIEW

- 450 Acre Industrial Business Park located in Mooresville, NC, near beautiful Lake Norman.
- Zoned Industrial with infrastructure available on site.
- Available sites range from 19 Acres to 178 Acres.
- Concentration of advanced manufacturing tenants include MacLean-Fogg, NGK Ceramics, Fibreworks Composites and SCN BestCo.
- Located 10 minutes from Exit 36 at Interstate 77.
- Utilities available on the site:
 - Water provided by Town of Mooresville, 16 inch main along Manufacturers Blvd
 - Electricity provided by Duke Energy, served by 100 KV transmission line, Tripplett Retail Substation 1 mile away
 - Gas: 8 inch Plastic Gas Main, 60 psig
- Please call for pricing

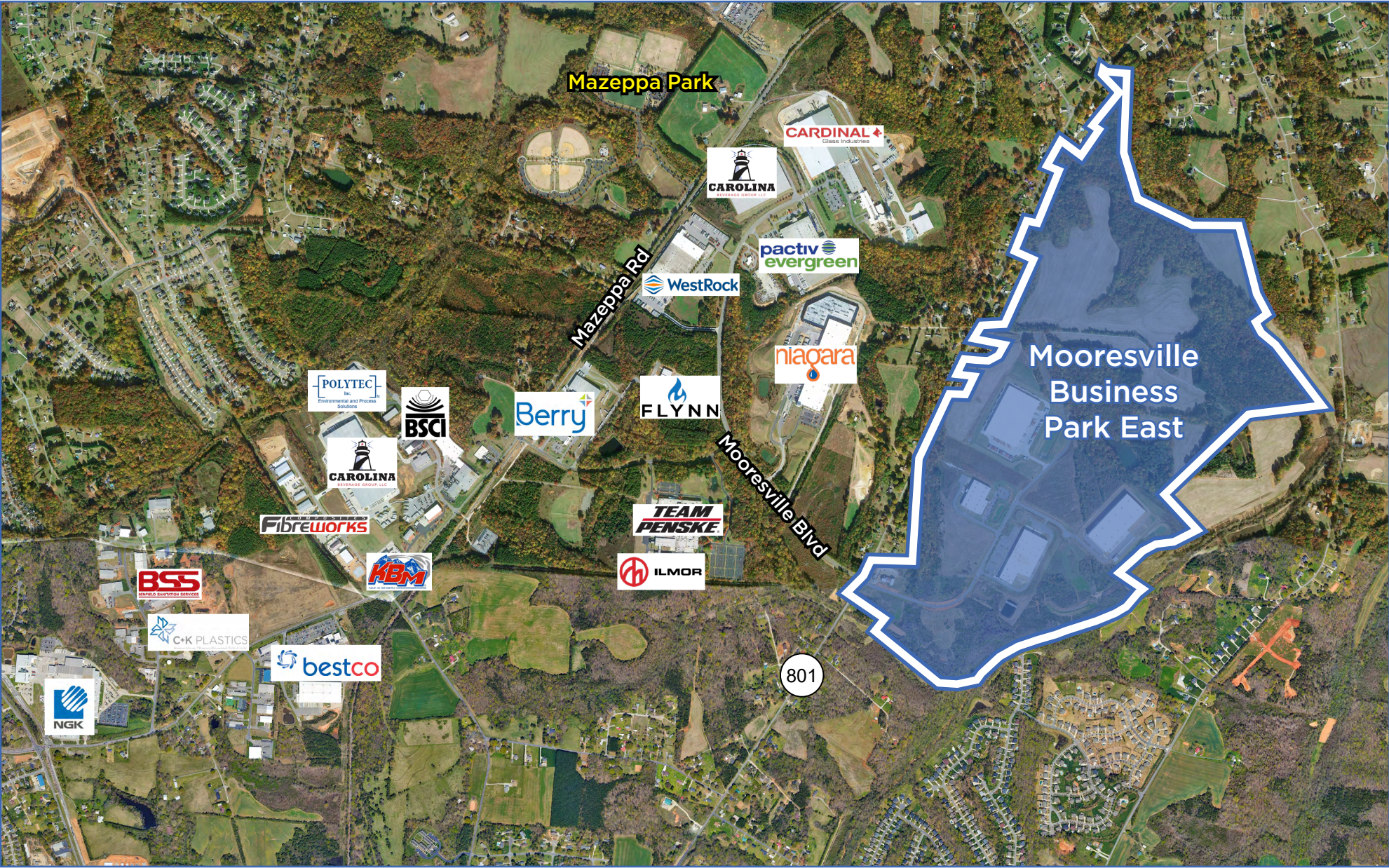


1	Fibreworks
2	MacLean-Fogg
3	NGK Ceramics
4-8	AVAILABLE (178 Acres)
9	AVAILABLE (19 Acres)

10	Bestco
11	Bestco
12	AVAILABLE (26 Acres)
13	AVAILABLE (30 Acres)
14	Fire Station

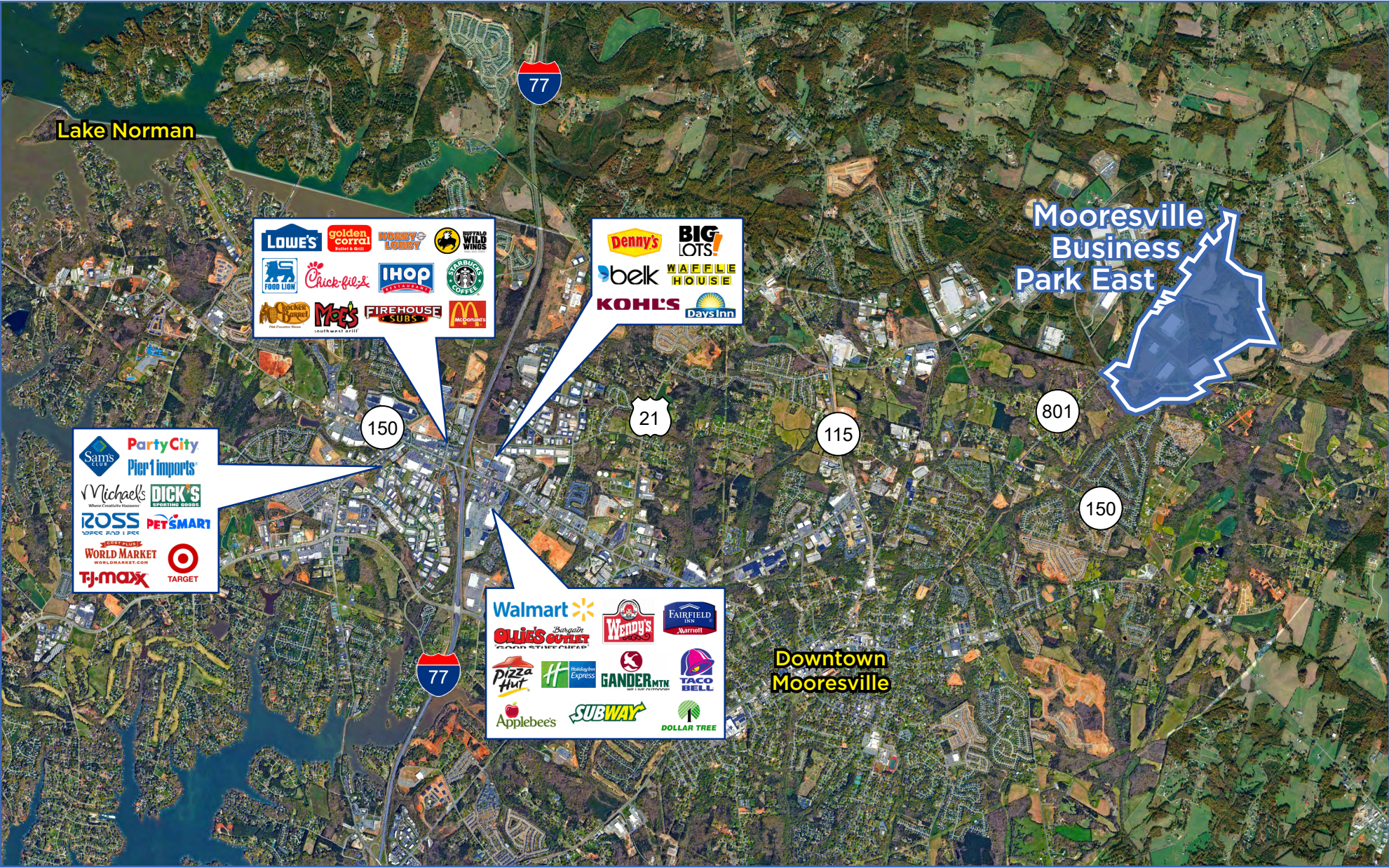
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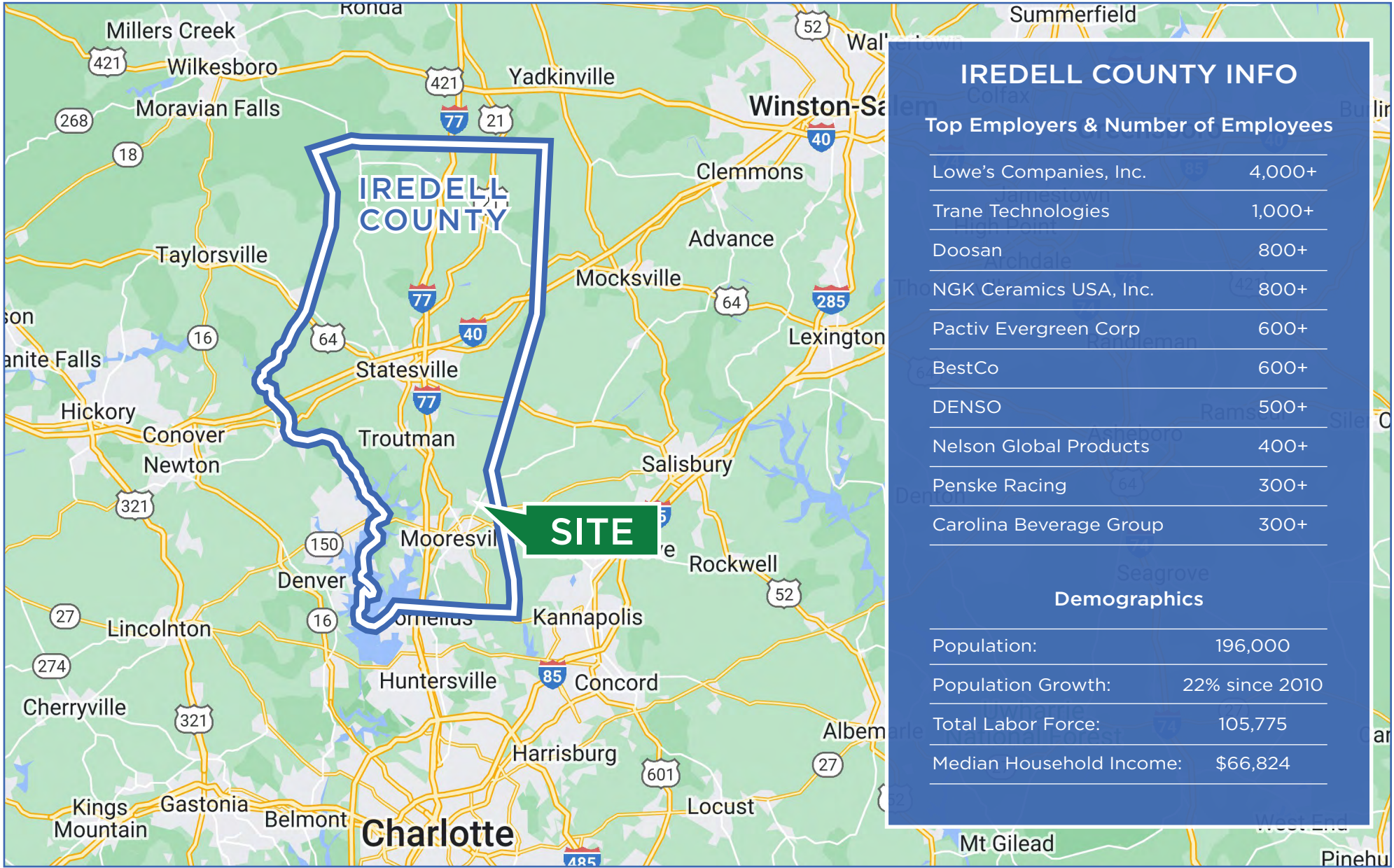
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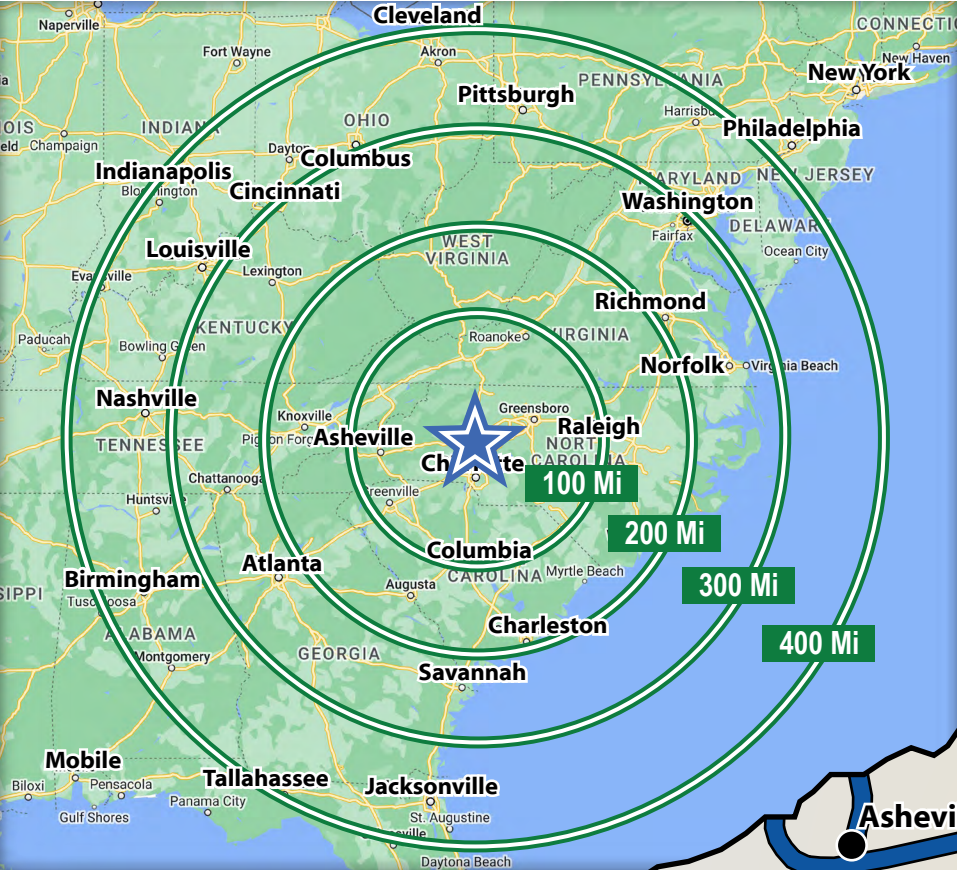
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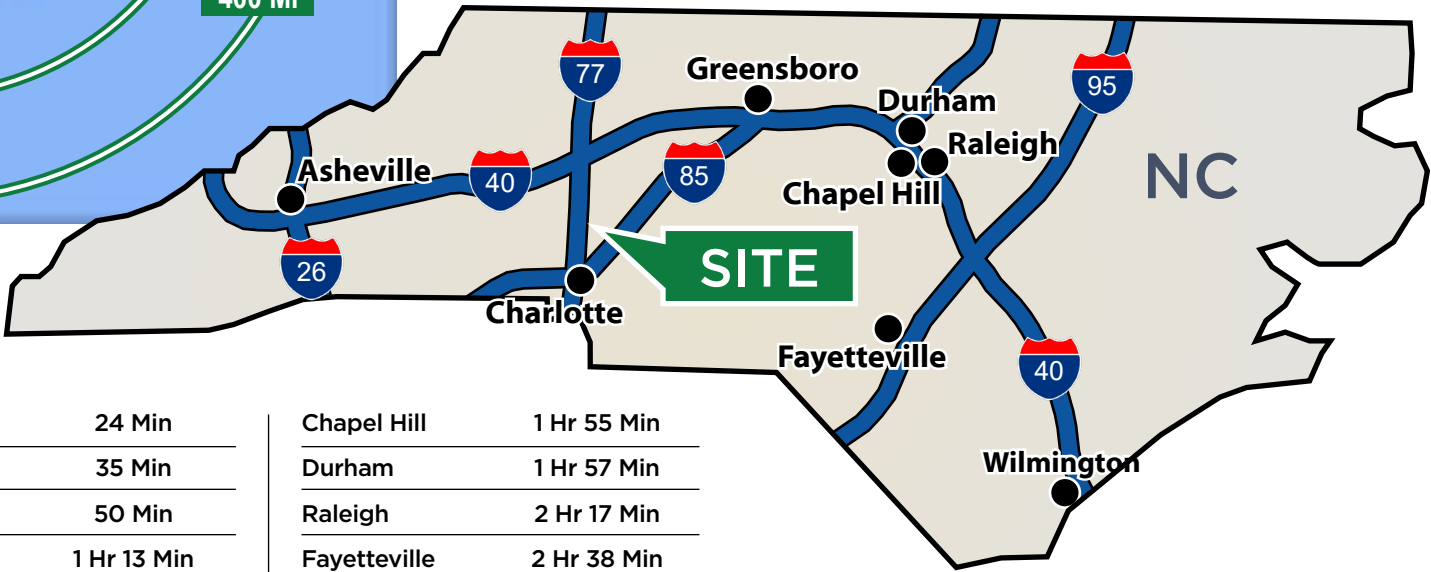


DRIVE TIMES TO U.S. MAJOR CITIES

Spartanburg, SC	1 Hr 37 Min	Nashville, TN	6 Hr 16 Min
Columbia, SC	1 Hr 54 Min	Columbus, OH	6 Hr 22 Min
Greenville, SC	1 Hr 57 Min	Pittsburgh, PA	6 Hr 35 Min
Charleston, SC	3 Hr 32 Min	Cincinnati, OH	7 Hr 3 Min
Atlanta, GA	4 Hr 1 Min	Louisville, KY	7 Hr 16 Min
Richmond, VA	4 Hr 5 Min	Cleveland, OH	7 Hr 26 Min
Savannah, GA	4 Hr 8 Min	Orlando, FL	7 Hr 51 Min
Norfolk, VA	4 Hr 51 Min	Philadelphia, PA	8 Hr 1 Min
Washington DC	5 Hr 48 Min	Mobile, AL	8 Hr 37 Min
Jacksonville, FL	5 Hr 52 Min	Indianapolis, IN	8 Hr 59 Min
Birmingham, AL	6 Hr 9 Min	New York, NY	9 Hr 22 Min

DRIVE TIMES IN NORTH CAROLINA

I-77	10 Min	Statesville	24 Min	Chapel Hill	1 Hr 55 Min
I-40	20 Min	Charlotte	35 Min	Durham	1 Hr 57 Min
I-85	21 Min	Hickory	50 Min	Raleigh	2 Hr 17 Min
I-26	1 Hr 44 Min	Greensboro	1 Hr 13 Min	Fayetteville	2 Hr 38 Min
I-95	2 Hr 18 Min	Asheville	1 Hr 53 Min	Wilmington	3 Hr 45 Min



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The Mooresville Business Park East is owned by the South-Iredell Community Development Corporation (SICDC), a nonprofit corporation, to render aid and encouragement in industrial and economic development of Southern Iredell County, North Carolina. The organization was established in 1989 to promote industrial and economic development through the attraction and assist with expansion of new and existing industries.

Iredell County Economic Development Corporation works on behalf of the SICDC to market, develop, and negotiate land sales in the park. The SICDC reserves the right to approve projects based on private sector job growth, wages, and investment.



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