

302 ROLLING HILL ROAD

MOORESVILLE, NC

INDUSTRIAL SALE-LEASEBACK OPPORTUNITY

FOR SALE

- Sale-leaseback with established 40+ year old successful manufacturing business
- 2.44 acres
- ± 40,000 SF building
- Multiple docks
- Zoned (HLI) - Hybrid Light Industrial
- I-77 easy access to Exit 35 - Brawley School

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NS New South
Properties
OF THE CAROLINAS, LLC

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INDUSTRIAL SALE-LEASEBACK OPPORTUNITY

PROPERTY DETAILS

\$3,800,000

ASKING PRICE

± 40,000

Square Feet

2.44

Acres

Industrial

Use

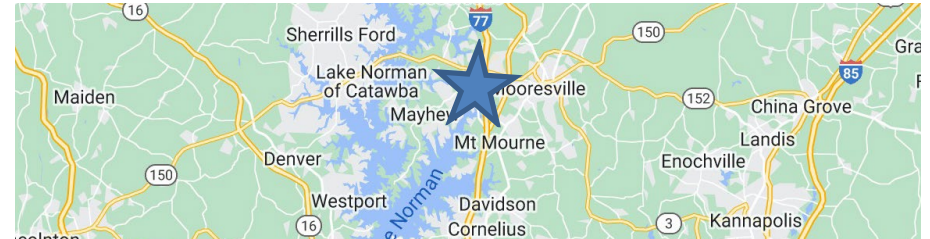
HLI

Zoning

Current Tenant / Nu-Tec Systems

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	3,961	39,024	83,713
AVG. HH INCOME	\$120,937	\$121,129	\$137,413
DAYTIME POP.	7,465	36,784	60,450



PROPERTY HIGHLIGHTS

Prime Location: The industrial building is situated in a highly desirable location in Mooresville, offering easy access to key transportation routes and amenities.

Tenant: The property is fully leased to Nu-Tec Systems providing a stable and reliable income stream for potential investors.

AMENITIES

- Drive-in Doors
 - (1) 12x12
 - (1) 10x10
- Dock High Loading
 - (2) 8x11
 - (2) 8x9
- ± 35,680 SF of Warehouse Space
- ± 4,320 SF of Office Space
- 24' Clear Height
- 80 Parking Spaces
- High efficiency T8 LED Lamps
- 4" Main Wet Shotgun Sprinkler

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SITE
AERIAL

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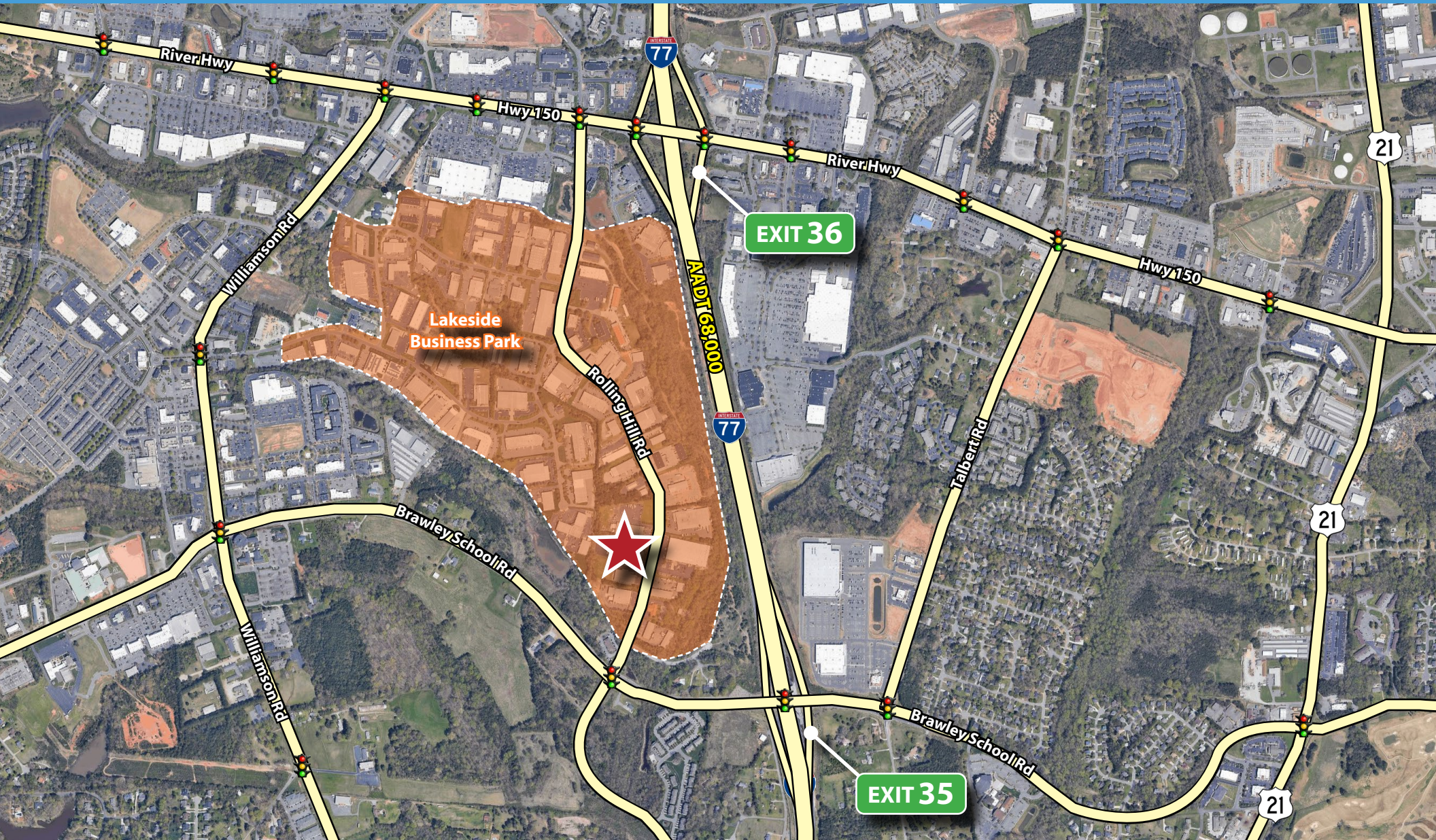
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MARKET
AERIAL

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INDUSTRIAL SALE-LEASEBACK OPPORTUNITY

Nu-Tec Systems, LLC was founded in the early 1980's and stands out as a premier provider of branded and private label specialized welding, plasma cutting & collision repair products. Renowned for its commitment to innovation and customer-centric solutions, Nu-Tec Systems through its wholly-owned subsidiaries (H&S Autoshot Company and WeldingDirect.com) collaborates closely with clients to create tailored welding and cutting equipment solutions spanning various industries.

With a reputation for excellence, Nu-Tec Systems ensures that each customer receives industry leading advanced welding and cutting products perfectly suited to their needs, offering support from project initiation through post-delivery services. Nu-Tec delivers top-quality products and services to optimize operational efficiency.

Nestled in Mooresville, North Carolina, Nu-Tec System's main facility boasts advanced engineering capabilities, ample shop bays, and a range of in-house and technical support options. The company's diverse product portfolio offerings, supported by a comprehensive inventory to swiftly address customer needs and reduce downtime. Explore the unmatched solutions and unwavering support that define Nu-Tec System's dedication to customer success.



TENANT PROFILE

Tenant	Nu-Tec Systems, LLC
Retail Distribution Channel	WeldingDirect.com
Distribution Channel	H&S Autoshot
Initial Lease Terms	10-Yr Term with 3% yearly increases
NOI	\$230,000
Total Building Area	40,000 SF
Total Land Area	2.44 AC
Use	Industrial

RETAIL DISTRIBUTION CHANNEL

DISTRIBUTION CHANNEL

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LOCATION
OVERVIEW

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MOORESVILLE, NC - IREDELL COUNTY

The Town of Mooreville is located in southern Iredell County, approximately 25 miles north of Charlotte, North Carolina. Our region has 72 percent of the U.S. population within 2-day trucking time, with four major interstates and access to two major ports. The Charlotte Douglas International Airport, located approximately 33 miles from Mooreville, is ranked globally as the 5th busiest airport and offers nonstop service to over 175 destinations, including 33 international destinations.

Iredell County is strategically located between two major metropolitan areas (Charlotte and Winston-Salem) with easy access to I-77 and I-40. It's surprisingly affordable with a robust and inviting business climate. A major NASCAR racing hub, with many race shops located in the area. Iredell is home to thousands of highly skilled blue and white collar workers.



 **12,000**
CHARLOTTE MSA
EMPLOYEES

 **10,000**
MOORESVILLE MSA
EMPLOYEES

 **400,000 SF**
CORPORATE
CAMPUS

Lowe's Home Improvement is the Charlotte region's highest-ranked company on the Fortune 500 list. With Lowe's headquartered in Mooreville and their new tech hub in South End, the home improvement company has expanded in a way that takes technology to new heights. Lowe's has long supported its home state's workforce, encouraging homegrown success and operating as a key partner in the Charlotte region's growth.



LOWE'S HEADQUARTERS

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CHARLOTTE is the largest city in North Carolina and the seat of Mecklenburg County. While the city itself is the seventh largest in the Southeast, the MSA's population, in excess of 2.6 million, is rapidly growing, making it the 17th most populous city and the 3rd fastest growing city in the U.S. In fact, the Charlotte region's population has grown almost 40% over the last 10 years. Between 2004 and 2014, Charlotte was ranked as the country's fastest growing metro area, with 888,000 new residents. Based on U.S. Census data from 2005 to 2015, it tops the 50 largest U.S. cities as the millennial hub.

Charlotte's proximity to a wide variety of markets has led to its maturation as a major U.S. financial center and hub for national banking institutions, the latter of which controls more than \$2.2 trillion in assets. The area is the Carolinas' largest manufacturing region and is headquarters to fourteen Fortune 1000 and six Fortune 500 companies including Bank of America, Duke Energy, Nucor Steel, and Lowe's Home Improvement Stores. The area is also home to a multitude of other large corporations including Wells Fargo, MetLife, US Airways and Family Dollar. Hoovers lists 4,220 companies with facilities in Charlotte-Mecklenburg in its database of companies with \$1 million or more in revenue.



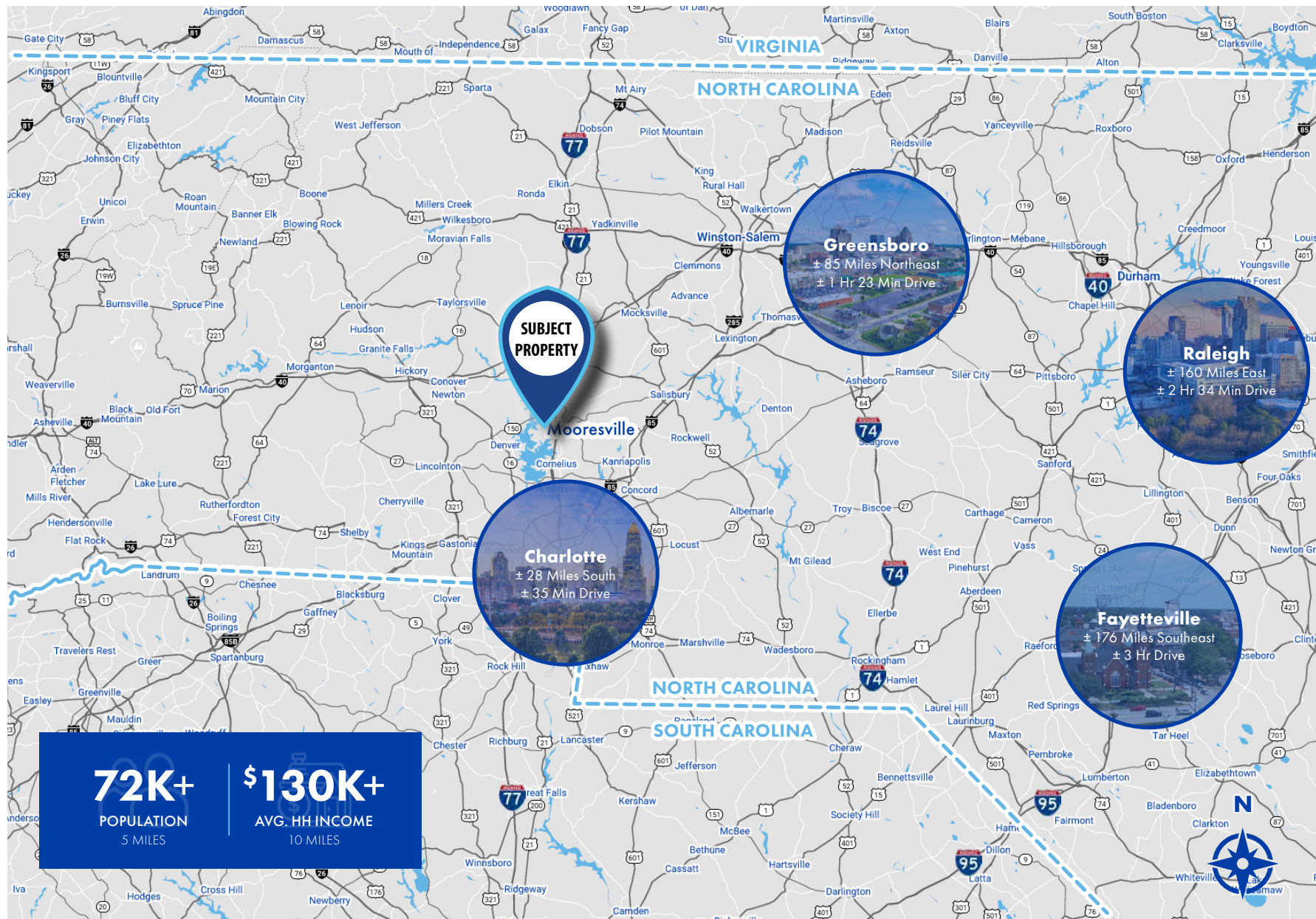
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REGIONAL
MAP

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PHOTOS

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DOCK DOORS

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Drive-in Doors

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Dock High Loading

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- (2) 8x9



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