



# SIERRA BUSINESS PARK

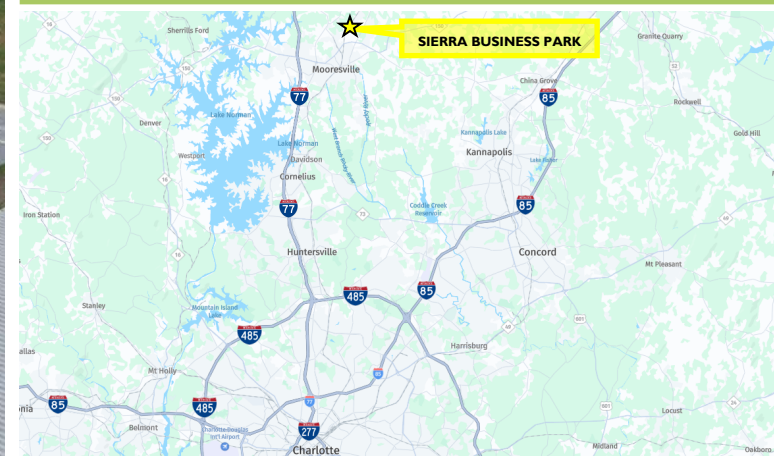
159 Barley Park Ln  
 Mooresville, NC 28115

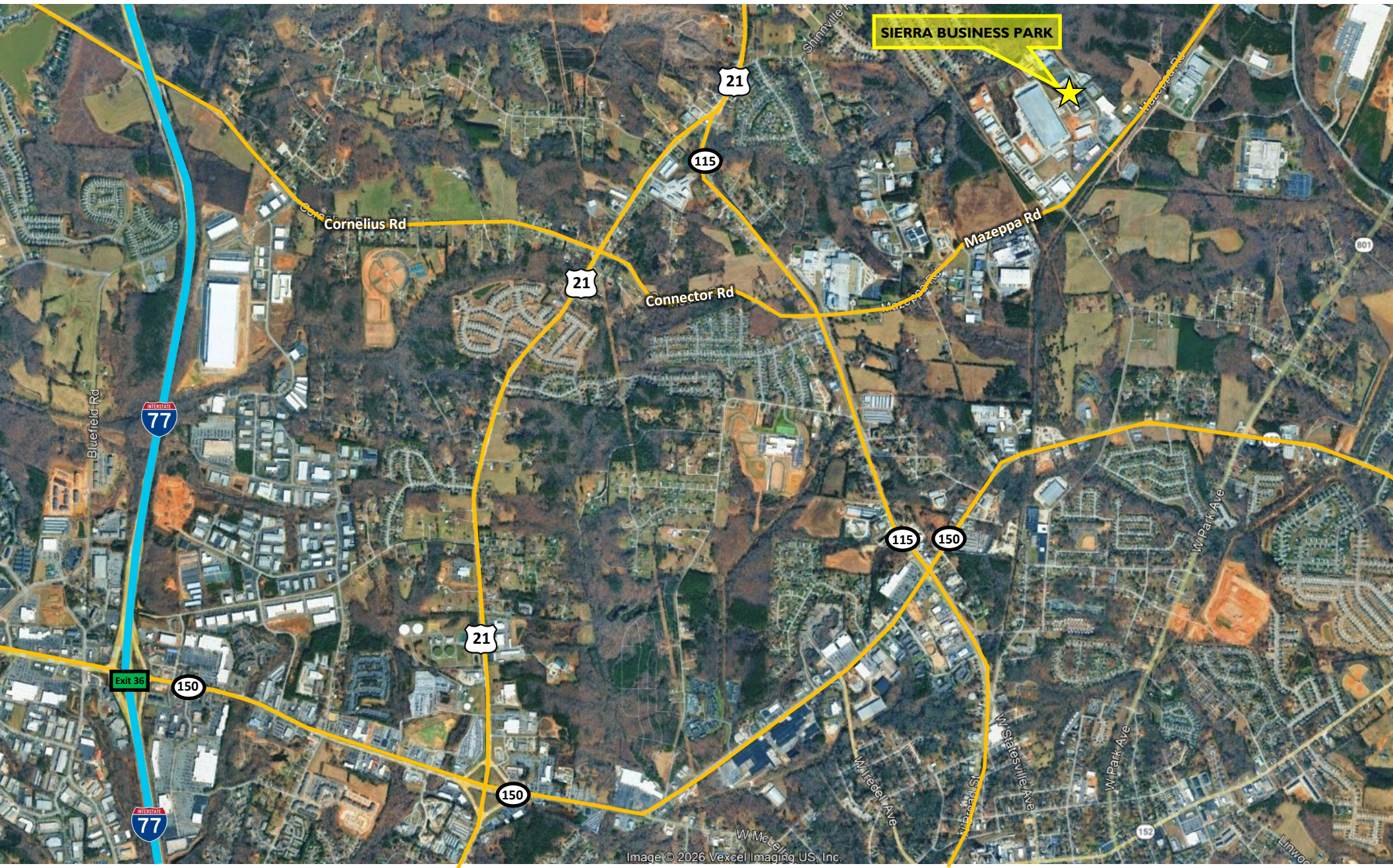
±36,000 SF Industrial-Flex Property  
3,000 - 4,500 SF  
for Lease

- ◆ Located in the heart of NASCAR Country
- ◆ 5 miles from I-77
- ◆ Convenient to Lake Norman
- ◆ Low Iredell County taxes

## Availability

- ◆ **159B: 3,000 SF**
  - ◆ 1,480 SF warehouse, 1,215 SF Office & 1,233 SF Mezzanine
  - ◆ 12' x 12' OHD
- ◆ **159E: 4,500 SF**
  - ◆ 3,245 SF warehouse, 461 SF office & 469 SF Mezzanine
  - ◆ 12' x 12' OHD & 14' x 14' OHD
- ◆ **161C: 3,000 SF**
  - ◆ 2,497 SF warehouse, 327 SF office & 429 SF Mezzanine
  - ◆ 14' x 14' OHD



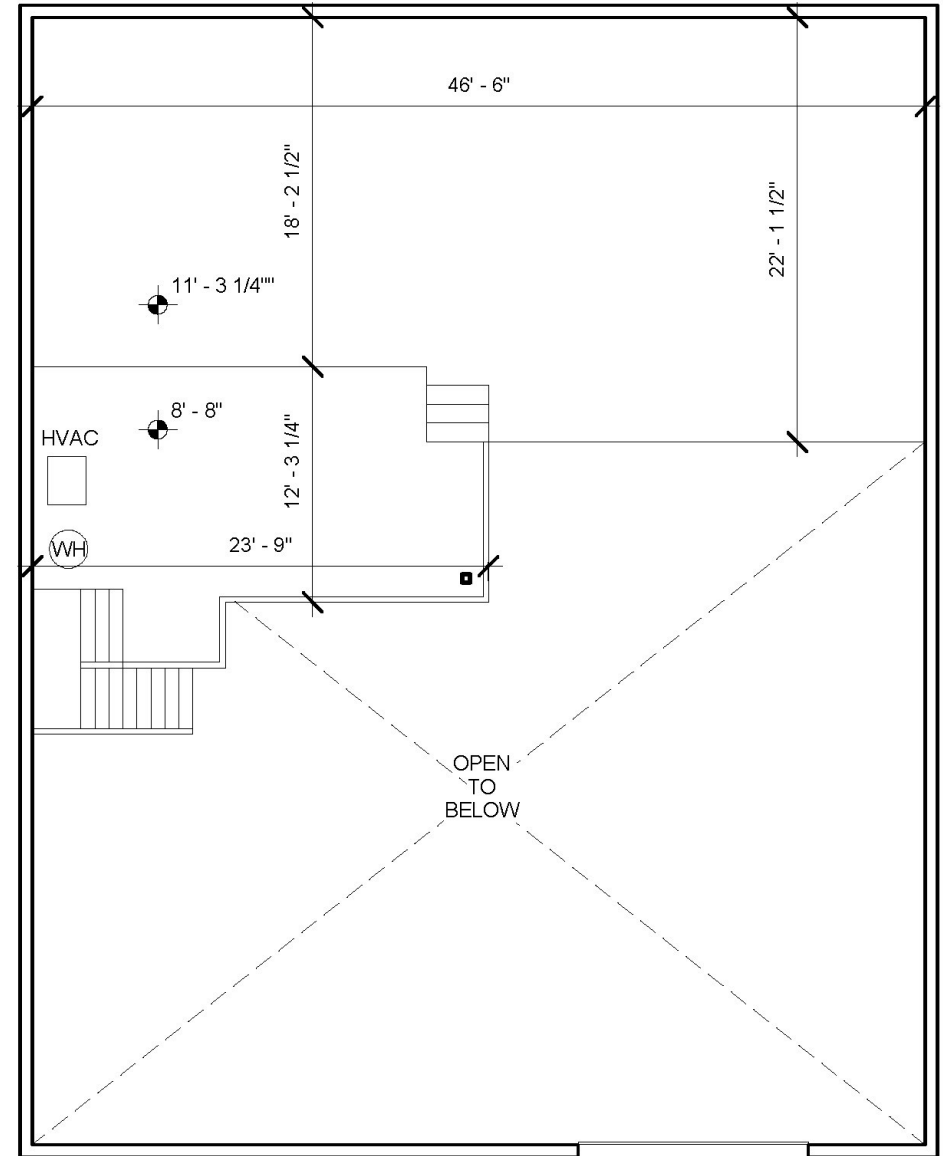
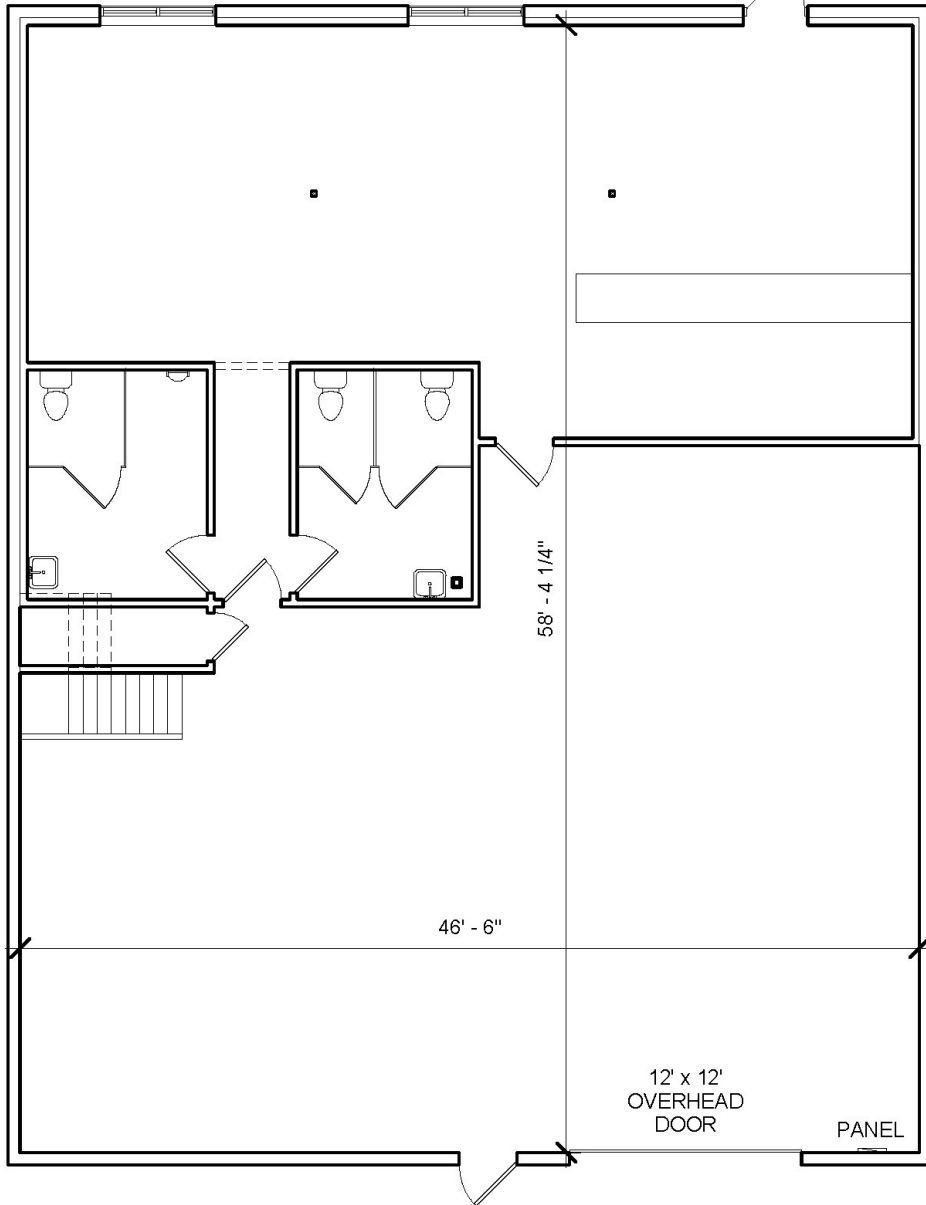




WAREHOUSE AREA:  
1,480 GROSS SF

OFFICE AREA:  
1,215 GROSS SF

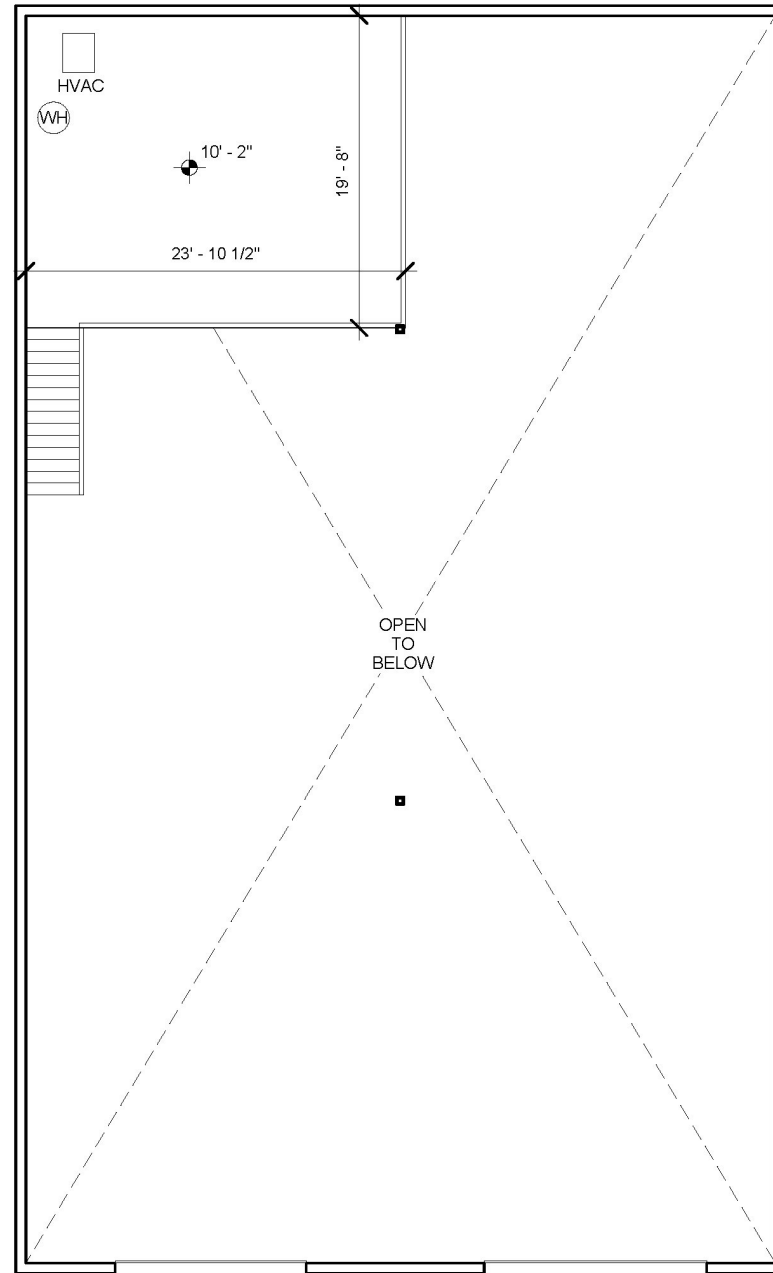
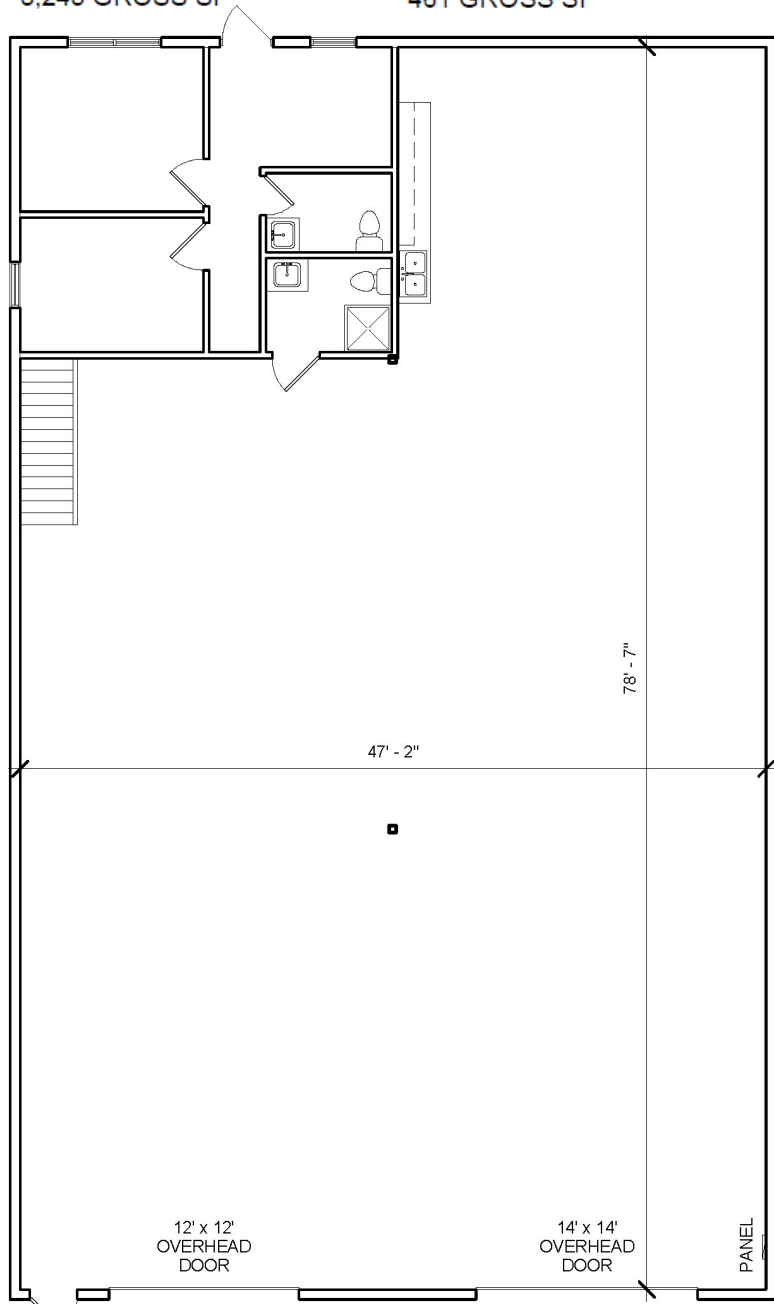
MEZZANINE AREA:  
1,233 GROSS SF



WAREHOUSE AREA:  
3,245 GROSS SF

OFFICE AREA:  
461 GROSS SF

MEZZANINE AREA:  
469 GROSS SF



WAREHOUSE AREA:  
2,497 GROSS SF

OFFICE AREA:  
327 GROSS SF

MEZZANINE AREA:  
429 GROSS SF

