

LAKESIDE BUSINESS PARK

169 GASOLINE ALLEY
MOORESVILLE, NC 28117

±4,490 — ±10,332 SF

BUILT IN 1999

18' CLEAR HEIGHT

1.22/1000 PARKING RATIO

**IMMEDIATE ACCESS TO I-77
VIA EXIT #35 OR #36**



**CALL FOR
MORE INFORMATION**

FOR LEASE

CONTACT

Bill Wood

wbw@trinity-partners.com | 704.295.0445

**TRINITY
PARTNERS**

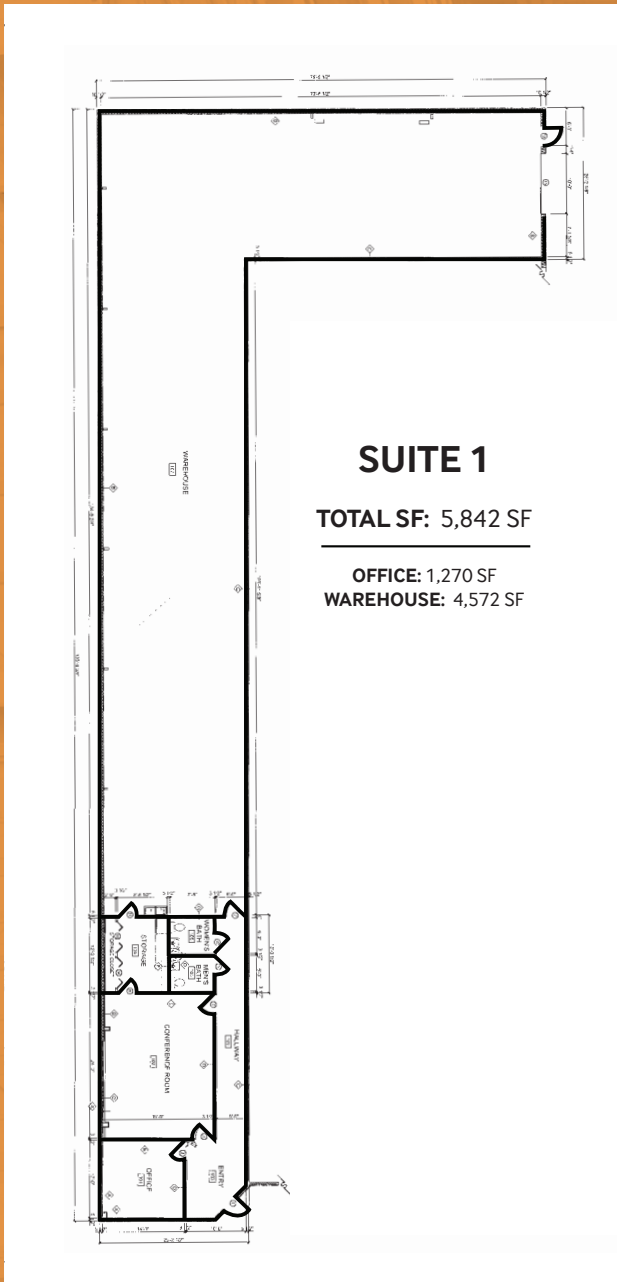
trinity-partners.com

INDUSTRIAL PROPERTY

LAKESIDE BUSINESS PARK
169 GASOLINE ALLEY
MOORESVILLE, NC 28117

SUITE 1

- ±5,842 SF
- ±1,270 SF EXISTING OFFICE
- “END CAP” UNIT WITH SUBSTANTIAL GLASS
- AIR-CONDITIONED, “FINISHED” WAREHOUSE
- ONE (1) GRADE-LEVEL DRIVE-IN DOOR
- CONTIGUOUS TO SUITE 2; POTENTIAL FOR 10,332 SF



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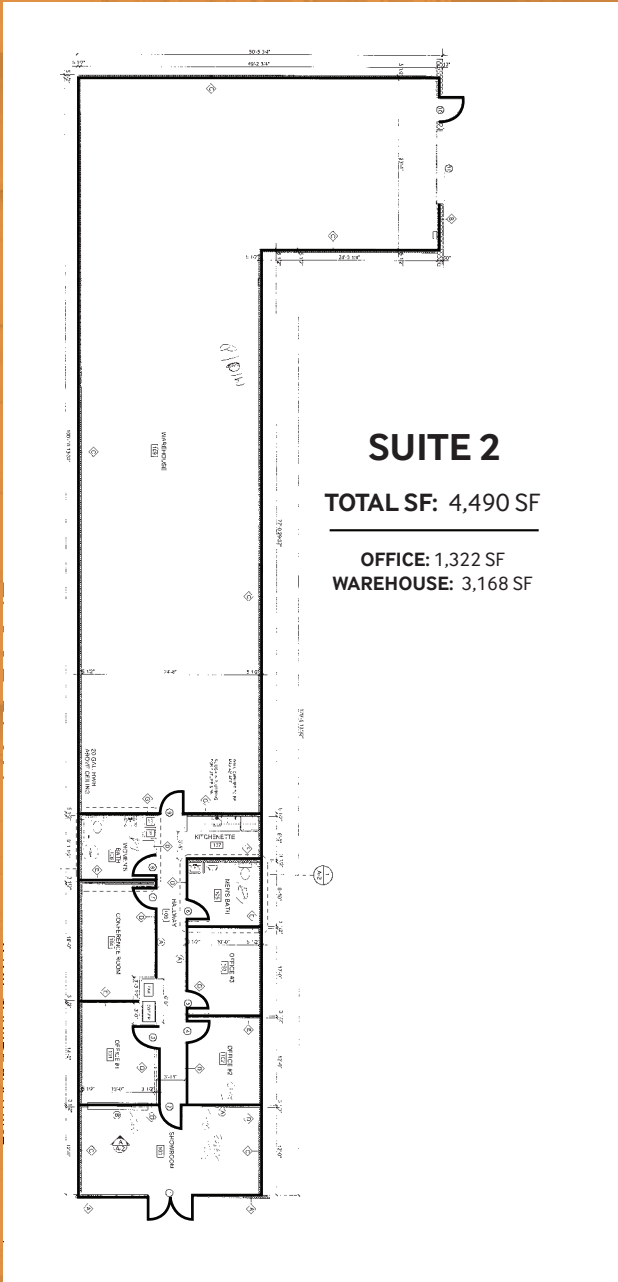
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INDUSTRIAL PROPERTY

LAKESIDE BUSINESS PARK
169 GASOLINE ALLEY
MOORESVILLE, NC 28117

SUITE 2

- ±4,490 SF
- ±1,322 SF EXISTING OFFICE
- AIR-CONDITIONED, “FINISHED” WAREHOUSE WITH PAINTED INTERIOR AND EPOXY FLOOR
- ONE (1) GRADE-LEVEL DRIVE-IN DOOR
- CONTIGUOUS TO SUITE 1; POTENTIAL FOR 10,332 SF



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