

Unit Vacancy List – November 14, 2011

Dyson Square

Building 1

Dyson 1-8 Retail/Admin: 940 sq ft, Water, garbage & sewer included. Front display window. Glass door entry. Open space, build-to-suit. Bathroom. Separate laundry room. Ample parking. Plumbing installed for barber/beauty shop. Total remodel. New/full carpet \$695/mo. Security \$695, Damage \$400. Up to 5 months free rent. @ 8.87/sf

Dyson 1-9 Retail/Admin: 575 sq. ft., Front display window. Glass door entry. Water/garbage/sewer included. New/full carpet. Total remodel. Drive-up parking. Bathroom. \$450/mo. Security \$450, Damage \$250. Up to 5 months free rent. @9.39/sf

Dyson 1-10 Retail/Admin: 645 sq. ft. Front Display Window. Glass door entry. Water/sewer/garbage included. All new carpet. Total remodel. Drive up parking. Bathroom. \$495/mo. Security \$495, Damage \$250. Up to 5 months free rent. @9.21/sf

Dyson 1-12 Retail/Admin: 640 sq. ft. Front Display window. Glass door entry. Water/garbage/sewer included. New/full carpet. Total remodel. Drive-up parking. Bathroom. \$495/mo. Security \$495, Damage \$325. Up to 5 months free rent. @ 9.28/sf

Dyson 1-13 Retail/Admin: 640 sf. Front display window. Glass door entry. Water, garbage, and sewer included. Drive up parking. Bathroom. Plumbed for beauty/barber shop. \$495/mo. Security \$495. Damage \$325.@ 9.28/sf

Dyson 1-18A Restaurant/Bar, Huge Catering Kitchen: 2100 sq ft., 16' hood system, 2 walk-in coolers, 1 walk-in freezer, take-out department. Huge parking lot. 14K cars drive by per day. \$1295/mo., Cam \$.79', Security \$1295, Damage \$1000. Up to 5 months free rent @7.40/sf

Building 2

Dyson 2-19 Office/Showroom/Warehouse: 1400 sq ft. Water, garbage & sewer included. 1 roll-up bay door. 2 single entry doors. Bathroom/Shower. Total remodel \$695/mo. Security \$695, Damage\$400. CAM \$.79' Up to 5 months free rent. @ 5.95/sf

Dyson 2-19 S-3, S-2, S-1 Warehouse Units (Dyson): 150 sq ft, (10 x 15) \$129/mo. Includes water, sewer, & electric (full service). Up to 5 months free rent.

Building 3

Dyson 3-21 Showroom/Office/Warehouse/Manufacturing Facility: 2850 sq. ft. total Also run as Entertainment/Event Hall.

475 sq. ft. Showroom/Office. Cement floor. 2 single entry doors. 3 7' roll-up doors. Central heat and air throughout. Generous parking. Sewer/water/garbage included. Prime Mooresville location. \$1195.(\$4.61/sq ft). Sec. dep \$1195, damage dep \$700. \$.79/sq.ft CAM. @5.03/sf.

Dyson 3-S6 Storage Units: 196 sq .ft., (14 x 14) \$80/mo.

Dyson 3-S7 Warehouse: 465 sq ft, 1 single entry door, 2 roll up doors, 2 bays, electric and water included. \$295/mo. Security \$295, Damage \$250. Up to 5 months free rent.
@ 7.61/sf.

Building 4

Dyson 4-22 Offices With Shop: 1550 sq. ft. total. 500' reception and private office. Hardwood flooring. 2 sigle entry doors. Two roll-up doors (7' and 8'). One roll-up 10' door. Cement floor in shop floor. Central heat and air throughout. Generous parking. Sewer, garbage, and water included Prime Mooresville location. \$795/mo. (6.92')
Damage \$400. \$.79 CAM. @ 6.15/sf

Dyson 4 – 25 Office/Showroom/Warehouse: 900 sq. ft. Single entry and overhead door. Drive-up parking, bathroom. Sewer, garbage, and water included. \$495/mo. Security \$395, Damage \$300. \$.79 CAM. Up to 5 months free rent. @ 5.26/sf

Building 5

Dyson 5 – 26 1 bedroom, 1 bath, 710 sq. ft., walk up. Central heat/air. Stove/refrigerator, storage, all electric. Sewer, garbage, and water included. \$425/month. Security \$425, Damage \$250. Ample parking. Up to 5 months free rent.

Dyson 5 - 28 2550 sf. Warehouse/Shop/Admin. Two 7 ft. garage high doors, One 8 ½ ft. truck high door. 1 single entry door. 2 single stool/basin bathrooms. Conference/job room. Two private offices. Reception area. Heat/air throughout. Cement floors, carpeted offices. Ample parking. Includes sewer/water/garbage. \$1195/mo. \$.79 CAM. Security \$1195, Damage \$500. (5.62') Apartments above. Up to 5 months free rent.

OTHER PROPERTIES – Mooresville, NC

128 N. Broad St. - Showroom/Office 7700 sq. ft. Built in 1896. Men's and women's restrooms. 900 sq. ft. tiled showroom, 6000 sq. ft. warehouse. Cement floor. 1700 sq. ft. loft storage. Truck high over-sized roll up door. N. Broad St. 92' road frontage. Single glass door entry into showroom/offices. Large showroom windows. All tile floors in showroom/office. 1 acre parking lot. \$2500/mo. (\$3.89') Security \$2500, damage \$1000. \$.79' CAM. Up to 5 months free rent.

134 C N. Broad St. - 2850 sq. ft. fenced storage lot. Barbed wire top section. – \$10/day or \$300/month.

156B-C N. Broad St. - 1825 sq. ft. Retail Shop – Glass walled show room. Double glass door entry plus two single entry doors. Prime downtown Mooresville location. 1 acre off street parking. Central heat/air, electric, gas, sewer and water included. \$1775/mo. Security \$1775, Damage \$1000. \$.79' CAM. 60 day notice. Up to 5 months free rent.

156 D N. Broad St. - 4000 sq. ft. Cement and wood floor mechanic shop. In floor lift, 14.5' door, single entry door. Prime downtown location. A/C in office. On floor heat. 1 acre of parking. \$.79 CAM. \$1525/month Security dep. \$1525. Damage dep. \$1000. @ 4.57/sf

156 F N. Broad St. - 3100 sq. ft. Shop/Warehouse - Cement floor. Double roll-up doors. Cement floor, drain, on floor office, ½ acre parking. One single entry door. Generous outside parking. Electric, sewer, garbage, and water included. Downtown Mooresville. \$795/mo. Security \$795, Damage \$500. (\$3.18'). \$.79' CAM. 1 acre off street parking. Up to 5 months free rent.

162 B N. Broad St. - 1450 sq. ft. Retail Shop - Hardwood floors. Tin ceilings. 1913 Building. Double door entry. All brick interior. Prime downtown Mooresville location. Central heat and air, electric, gas, garbage, sewer and water included. 1 acre off street parking. \$1275/mo. Security \$1275, Damage \$750. (\$10.92') \$.79' CAM. Up to 5 months free rent.

OTHER PROPERTIES – Mooresville, NC (continued)

552 E. Iredell : Keyman office. 155 sf. All utilities included. Street marquee included. \$325/mo.

948 N Main - Admin / Keyman Offices - Main Street Executive Center.

All inclusive. (Electricity, gas, sewer, water, garbage)

Flexible space, fireplace. Handicapped ramp, plaster walls, hardwood floors throughout, ample off-street parking, roadside marquee available. Downtown Mooresville.

**** **Kitchen Suite** for cooking, assembly, storage. Up to 750 sf.
\$495/mo. Security \$495, Damage \$495.

**** **Keyman Offices:** \$195 (#8), 145 sq. ft. Security \$195, Damage \$100
\$495 (#6), 260 sq. ft., private bath, Security \$495, Damage \$250
\$695 (#6 & #4), 570 sq. ft., Security \$695, Damage \$350
\$795 (#2, #4 & #6) 745 sq. ft., Security \$795, Damage \$350,
also has private entrance

948 N Main - Detail Garage Space, Pet Grooming Studio - 900 sf., stand alone building, drive-up parking, green area adjacent to shop, downtown Mooresville. Two roll-up doors, one single entry door. Extensive plumbing for detailing or pet grooming. Street marquee available. Electric, sewer, garbage, and water included. \$495/mo. Security \$495, Damage \$250.

OTHER PROPERTIES – Kannapolis, NC

800 Oakshade Avenue, Kannapolis, NC – 4 bedroom, 2 bath home. 2250 sq. ft. 1.7 acres. Two out buildings. Central heat and air. Hardwood floors. Plaster walls. Fireplace, dining room, great room facing large fenced back yard. All brick home. \$995. per month. \$150 Buyer credit for on-time rent payment. (\$2400 equity annually). Sell: \$169,90. \$995 security dep, \$500 damage dep.

For Sale:

Commercial For Sale- 552 E. Iredell

Professional office building with apartment. 1900 sq. ft. 5 class A offices with break room, record storage. Totally remodeled. Excellent downtown Mooresville location. Owner financing. \$229,000. 10% down. Land Contract. 704-663-4803. (24-7).

Professional Brick Office Bldg with Shop- 948 N. Main

2800 sf + 900 sf. Total remodel with all hardwood floors, plaster walls, kitchen. Excellent downtown Mooresville location. \$399,000 10% down. Land contract. (704) 663-4803 (24-7).

Investor House – 343 Bell Street

890 sq. ft. on .6 acre. Remodeled in 2009. Central heat and air. Washer/dryer hook-ups. \$69,500. Cash flow @ \$6,000/annual. Triple net. Close to downtown Mooresville. 10% down. Seller financing. (704) 663-4803 (24-7).