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# Makeover of Mooresville's Merino Mill: Owner talks new additions, plans for beer garden and more

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Owner Michal Bay is pictured at Merino Mill.

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A number of tenants have signed on to the multimillion-dollar Merino Mill project in Mooresville.

Owner **Michal Bay** bought the mill – formerly Burlington Mill – for \$500,000 in 2008. It sits on a 42-acre parcel, just off Main Street. He’s working to transform the 1.1 million-square-foot mill into a hub for office and retail.

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“A lot of exciting things are happening,” Bay says. “I see it as taking care of this building.”

Among the new tenants are a coffee shop, holistic wellness center, home goods store, additional office tenants and two film companies.

“Demand is high and the building has a lot of potential,” he says.

To date, about 820,000 square feet across multiple buildings have been developed and 90% of the space is occupied, Bay says. A total of 38 tenants have signed on.

Spaces feature large windows, exposed brick walls, high ceilings and other distinctive architectural details from the mill.

“You feel like you’re in a beautiful loft,” Bay says.

Plans are to develop the remaining square footage in 2022.

That includes a 14,000-square-foot building that will become a Munich-style beer garden. It sits on 40 acres of land surrounded by Roman pine trees and a pond.

Expect European-style beers with ingredients imported from Europe, Bay says.

“We’re hoping to make the best beer,” he adds.

A second 14,000-square-foot building will become an event center, for everything from conferences to weddings. It will also have a health club, Bay says.

Recent additions to Merino Mill are as follows:

- Defined Coffee will open its second North Carolina location this month. That nearly 2,900-square-foot space will be home to a state-of-the-art espresso bar and coffee roastery.
- Holistic and healing arts center Soul Wellness offers a variety of services,

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including acupuncture, chiropractic, massage, nutrition, Reiki and personal training.

- CBD company Native Ceuticals has snagged nearly 3,400 square feet for its headquarters. That company handles farming, manufacturing and distribution of products designed to help with anxiety, sleep problems and pain relief. It also has a retail location at the mill.
- Nest and Bower features new and refinished furniture, home décor items and gifts in its roughly 2,800-square-foot shop. Those items are curated from a collective of interior designers and furniture restorers.
- Pet Screening is focused on pet tech and property technology.
- RingoFire is a marketing, advertising and product innovation agency. It has taken 3,800 square feet.
- Susie Films and Westmoreland Films both have offices and production departments at the mill. Both companies will shoot onsite in studio and around the mill for various projects.

Merino Mill is also home to restaurants Alino Pizzeria and The Barcelona Burger & Beer Garden, along with Main St. Antiques & Design Gallery, with hundreds of vendors presenting antiques, vintage goods, art, jewelry and accessories.

Additional tenants at the former textile mill complex include Hitachi, Greenworks Tools, Mohawk Flooring, Yotrio and the Iredell County Economic Development Corp.