

FOR LEASE

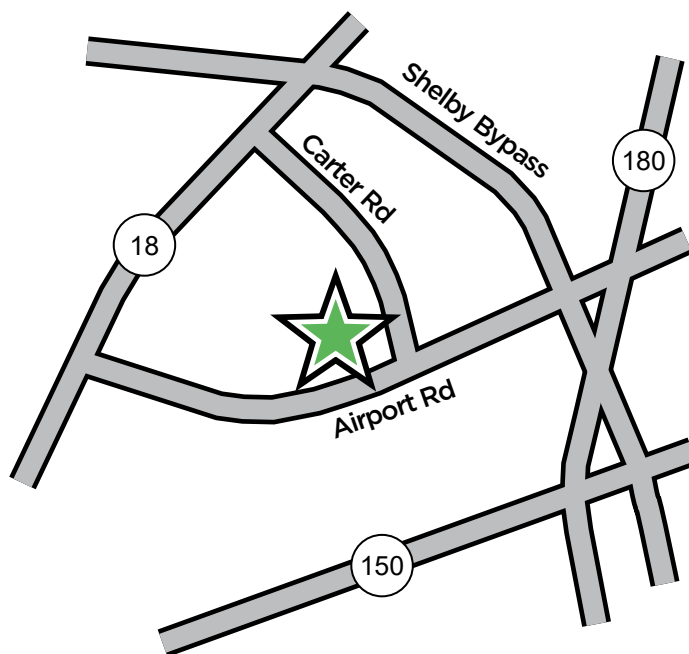


# 1143 AIRPORT ROAD

Shelby, North Carolina

## Outstanding 15,000 SF Industrial Space Available

- Two buildings available on 11 Acres (**\$6.25/SF NN**)
- Building 1:
  - 9,000 SF Conditioned Main Building
  - 1,200 SF office
  - 2,000 SF covered storage area w/ 50' dock
  - 480V/277V electric service w/600 Amps
  - 14' clear height
- Building 2:
  - 6,000 SF Insulated Warehouse Building
  - 208V electric service
  - 2 drive in doors
  - 16' clear height
- Fenced and gated with ample parking
- Easy access to new Hwy 74 Bypass via new bridge
- +/- 0.7 acre compacted pad ready to be graveled or used as a building pad for expansion



221-1 S. Lafayette St  
Shelby, NC 28150  
980.404.1111

**Spencer Borders**

980.404.1111

[spencer.borders@foothillscommercial.com](mailto:spencer.borders@foothillscommercial.com)



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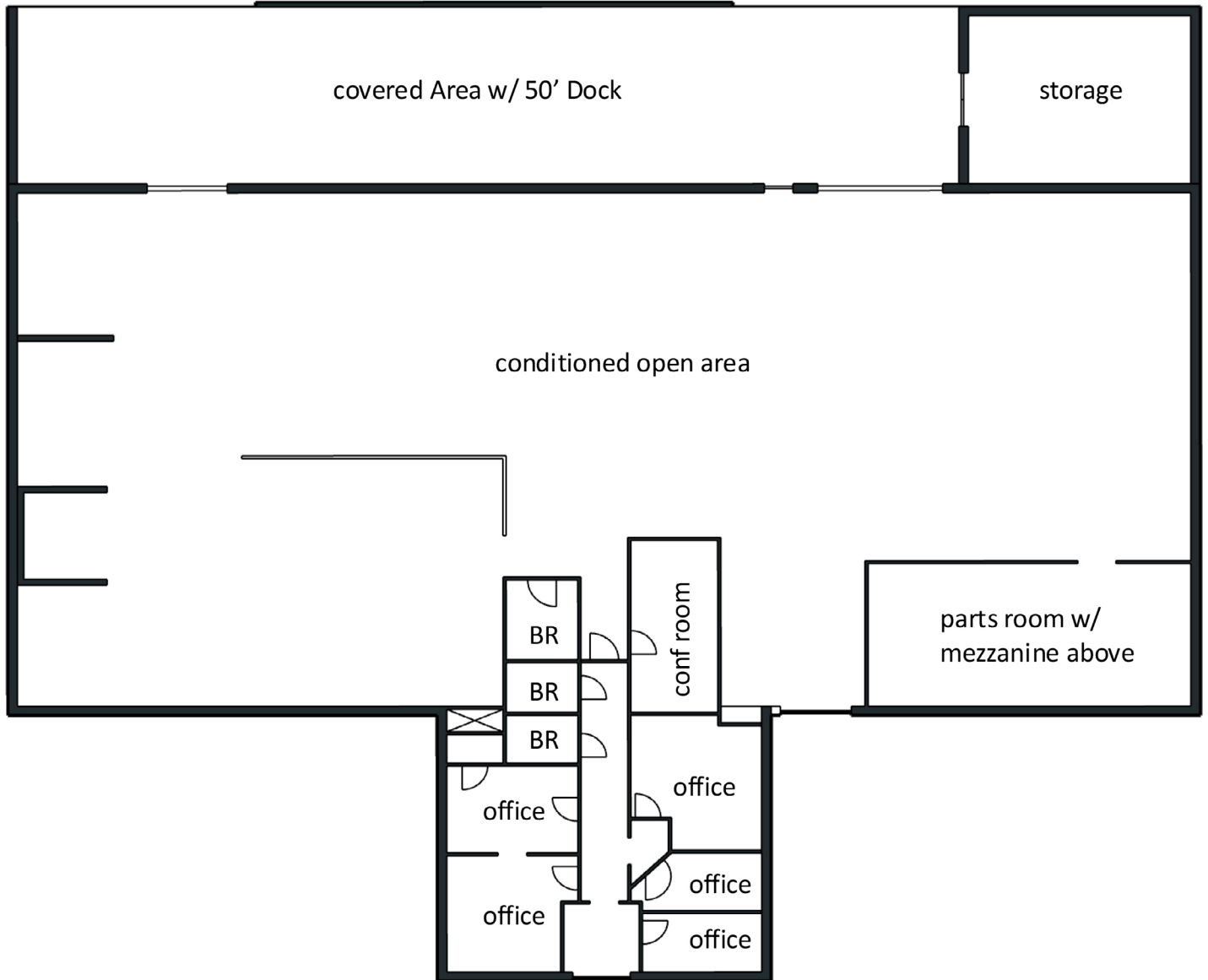
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## Building 1 (9,000 SF)



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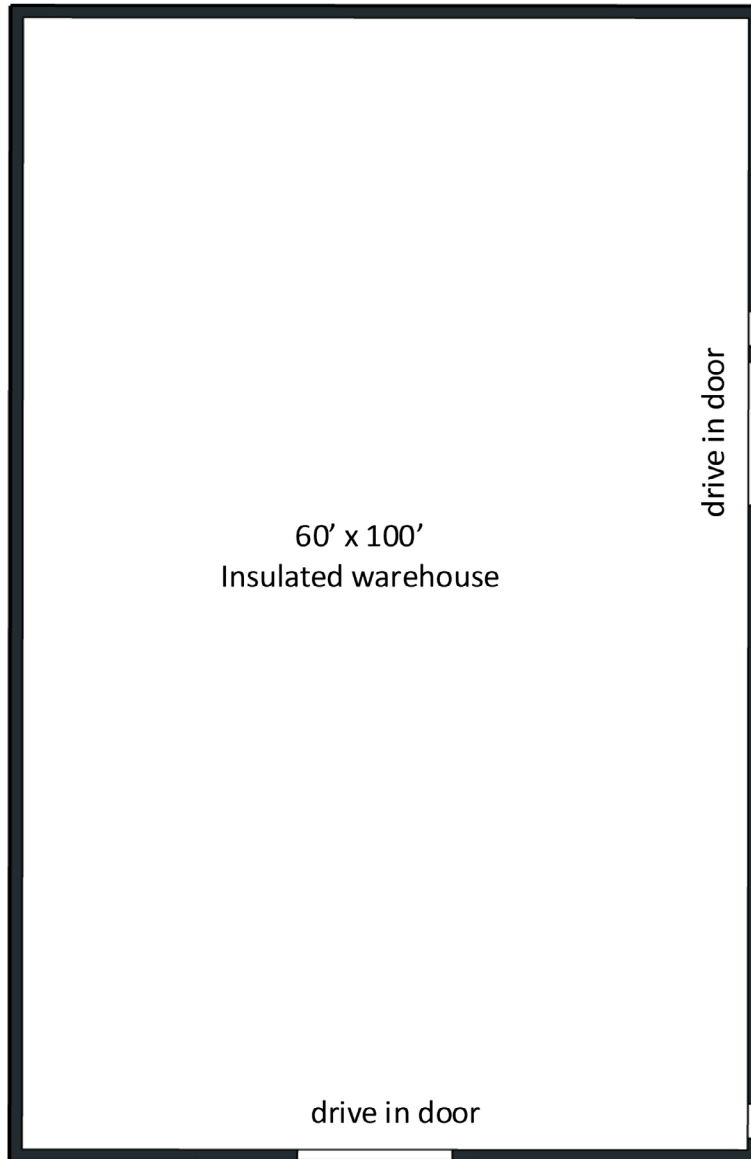
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## Building 2 (6,000 SF)



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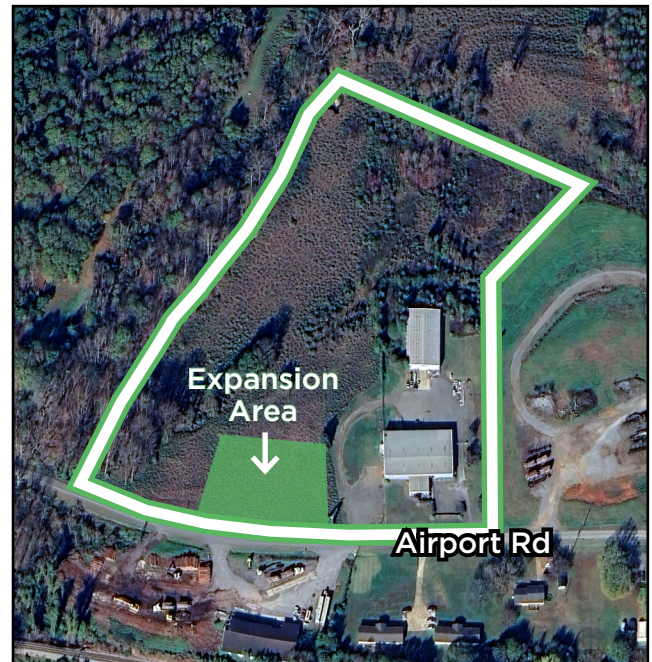
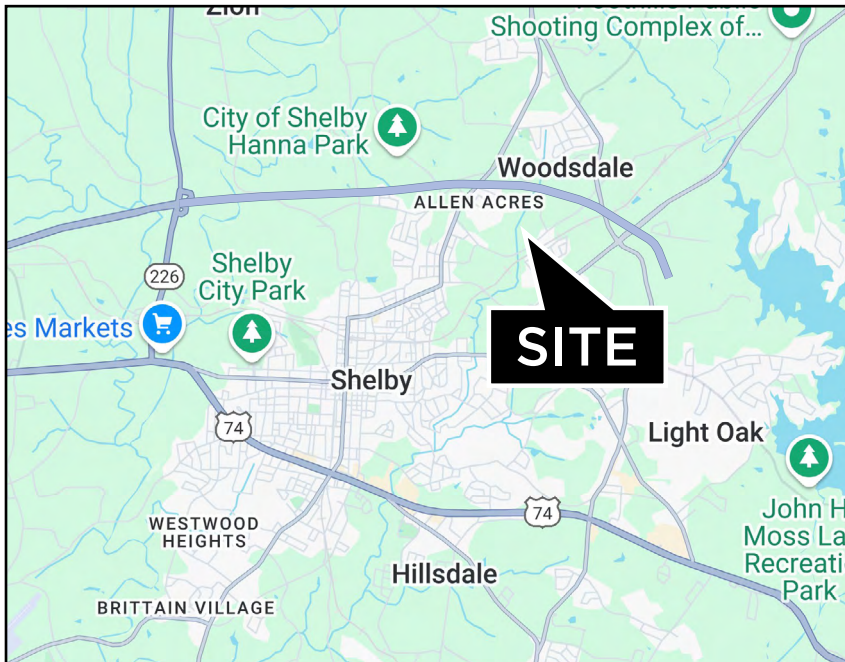
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