

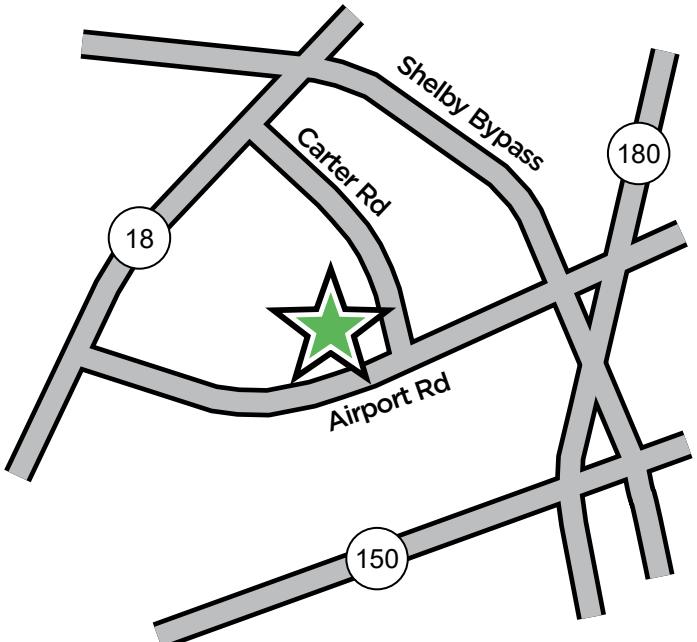


1143 AIRPORT ROAD

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

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FOR LEASE



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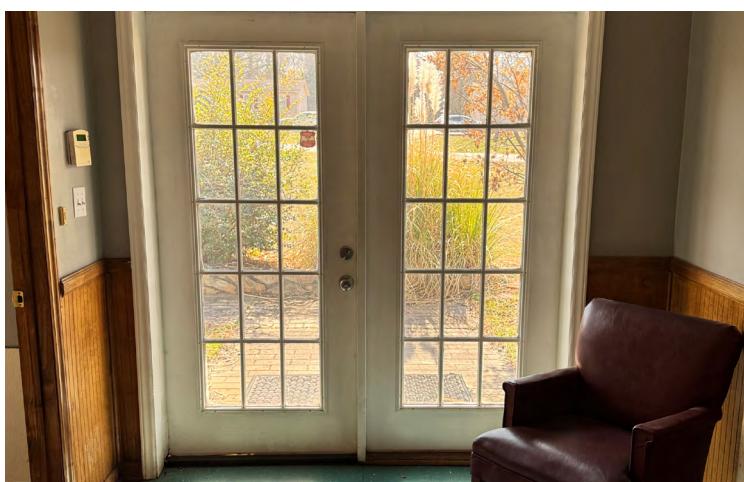
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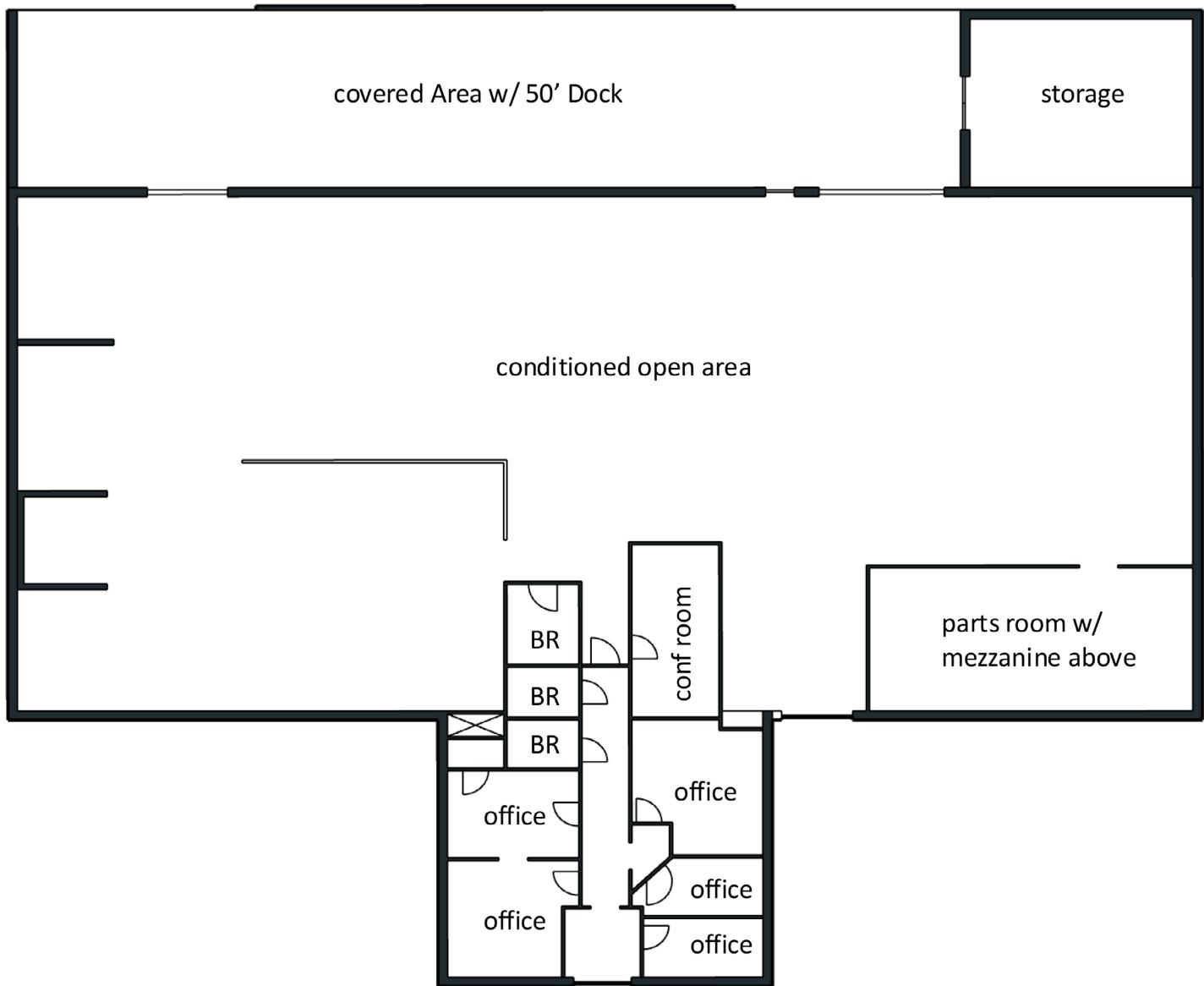
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Building 1 (9,000 SF)



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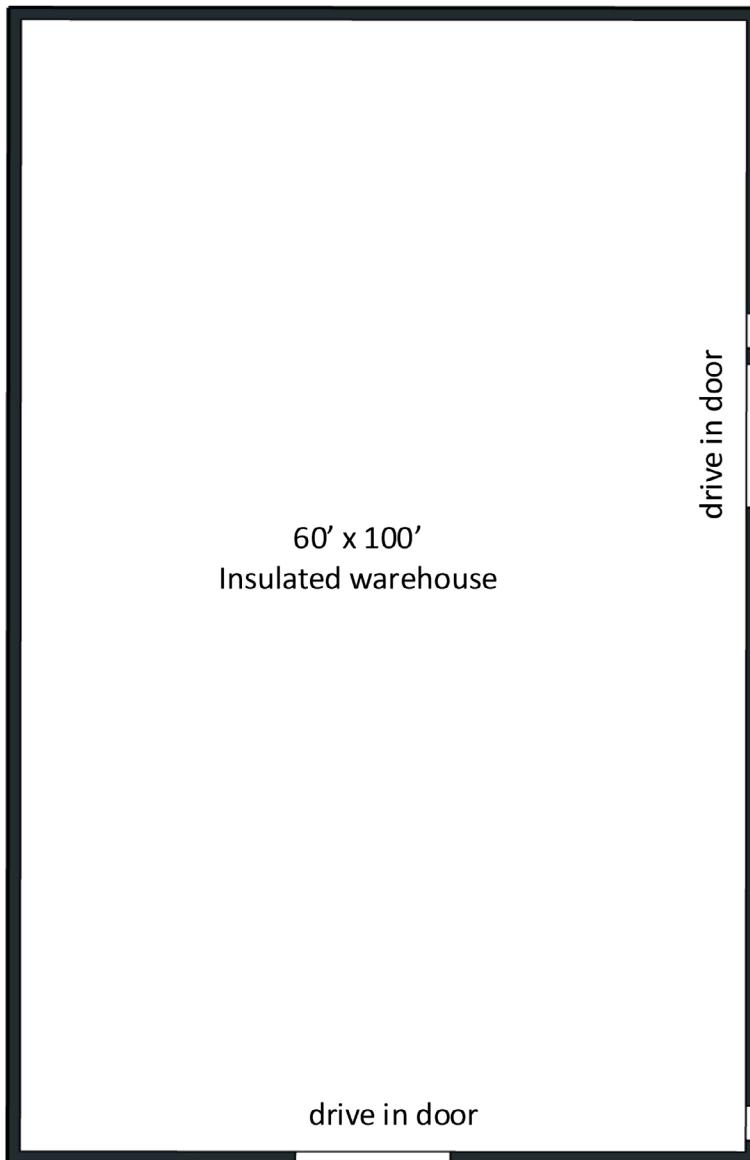
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Building 2 (6,000 SF)



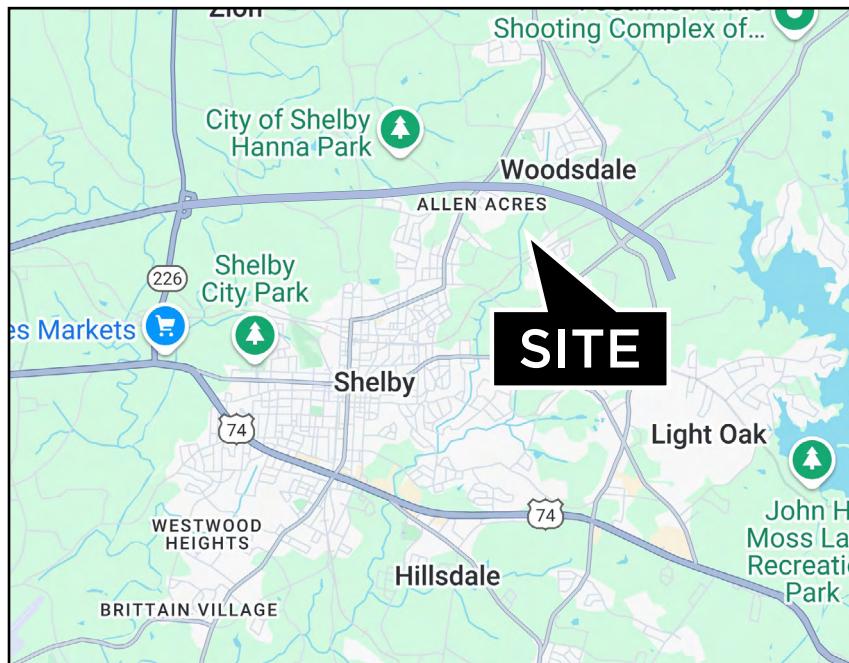
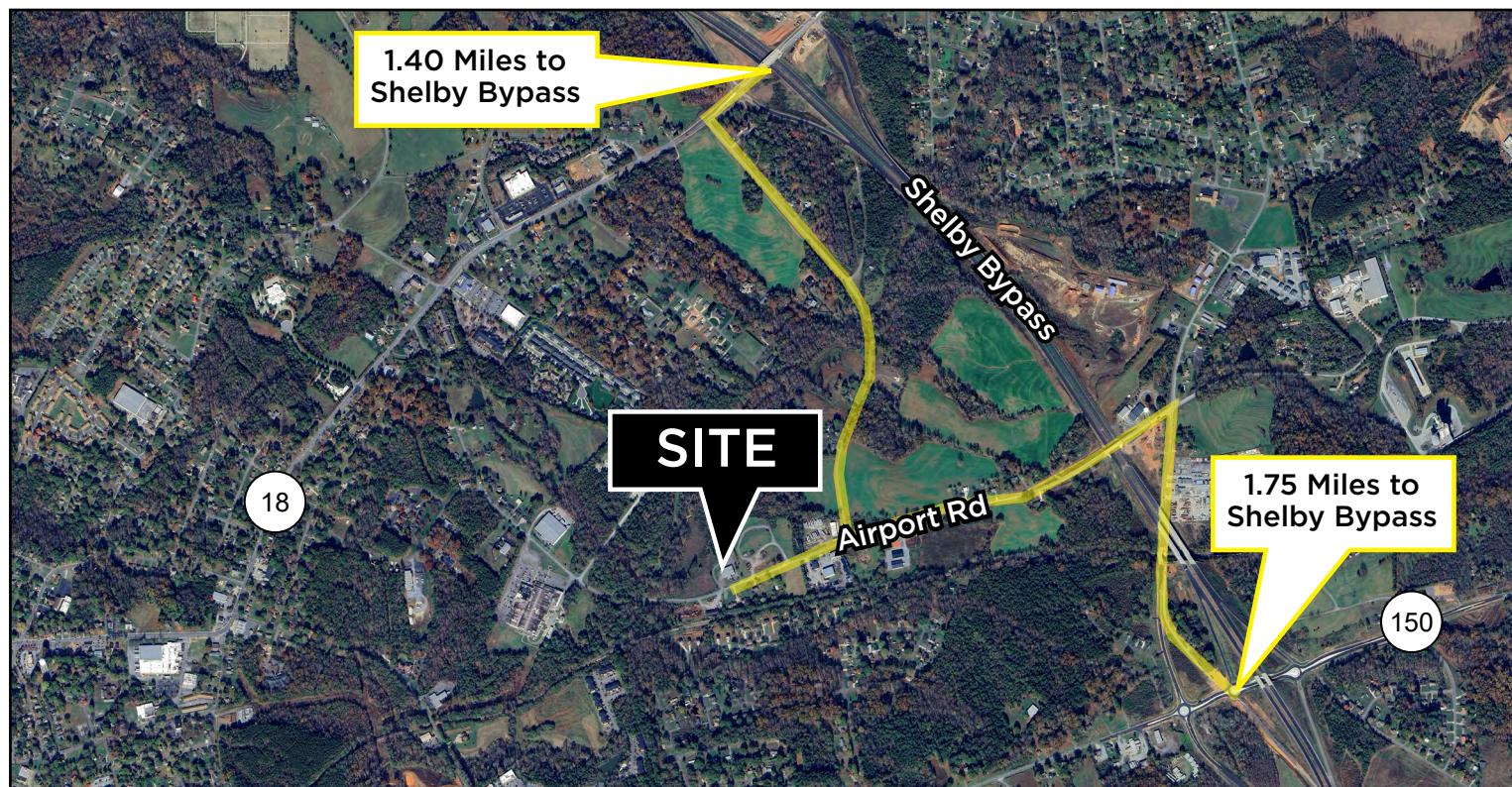
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