

For Lease: ~179,00 SF of Warehouse/Industrial Space

1258 Yarn Mill Road Shelby, NC 28152



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Property Overview

Located 45 minutes from Charlotte, NC and Charlotte-Douglas International Airport.
45 minutes from Spartanburg, SC & 75 minutes from Asheville, NC.

165,000+ SF of renovated, sprinklered office & warehouse space on 14.1 acres.

New roof throughout w/ 20-year warranty just installed.

New LED lighting throughout all levels. New fans on all levels.

Full repaint throughout. New gutters being installed Q1 2021.

Newly-updated offices & restrooms throughout.

Fenced-in lot with secure gate access. Ample outdoor storage & parking areas.

19' & 20' clear heights on floor 1.

6 docks spread amongst 3 levels. Additional drive-in door to be added at a later date for floor #3. 1 drive-in door presently available.

County water + City of Shelby sewer and ample Duke Energy electrical.

Large paved parking lot with additional onsite parking available.

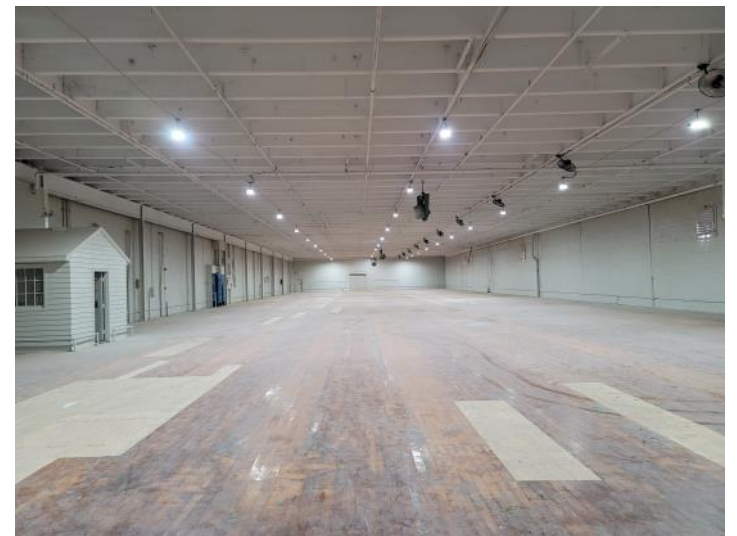
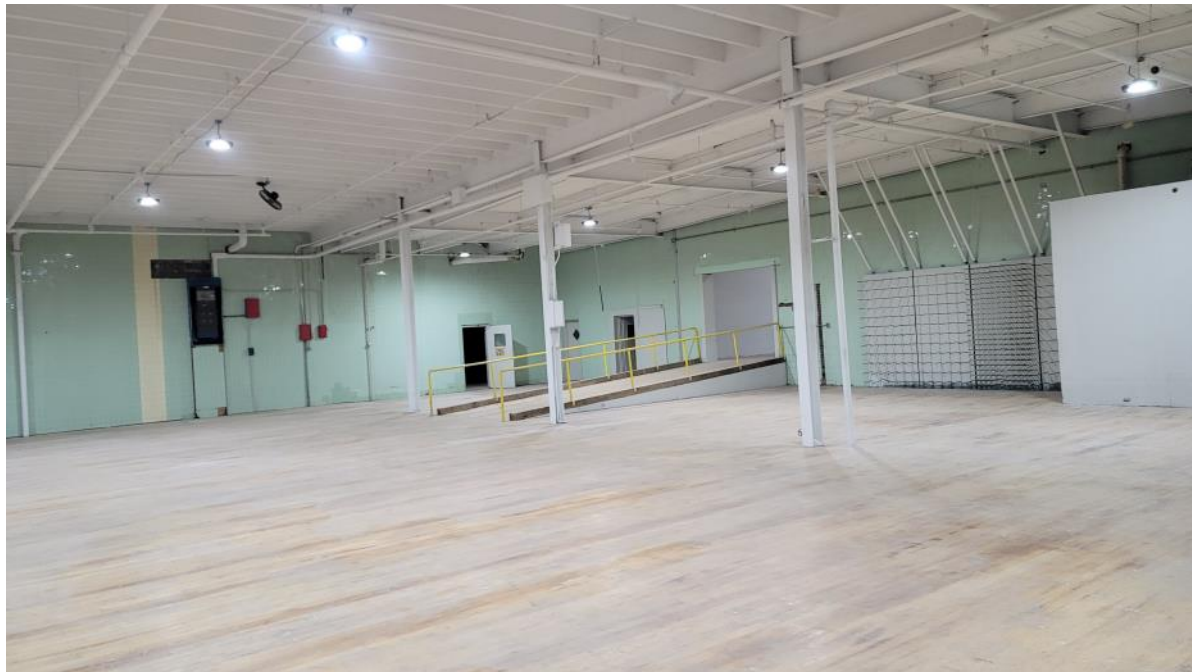
Zoning is **HI—Heavy Industrial**



204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-

Floor #1

- ~61,687 SF
- ~3,104 SF of renovated office space w/ 2 restrooms
- Full LED lighting & new fans throughout + high ceilings
- 4 updated warehouse restrooms
- 2x loading docks





Floor #1 Continued (Office Space)

~1,000 SF of ground-level office space attached to warehouse with separate 2-story tower area (~2,800+ SF) adaptable for executive offices or bullpen area with separate entrance/lobby, breakroom and restroom. Space is presently configured as a 2-bedroom caretaker's residence with kitchen, full laundry, and shower/bath.

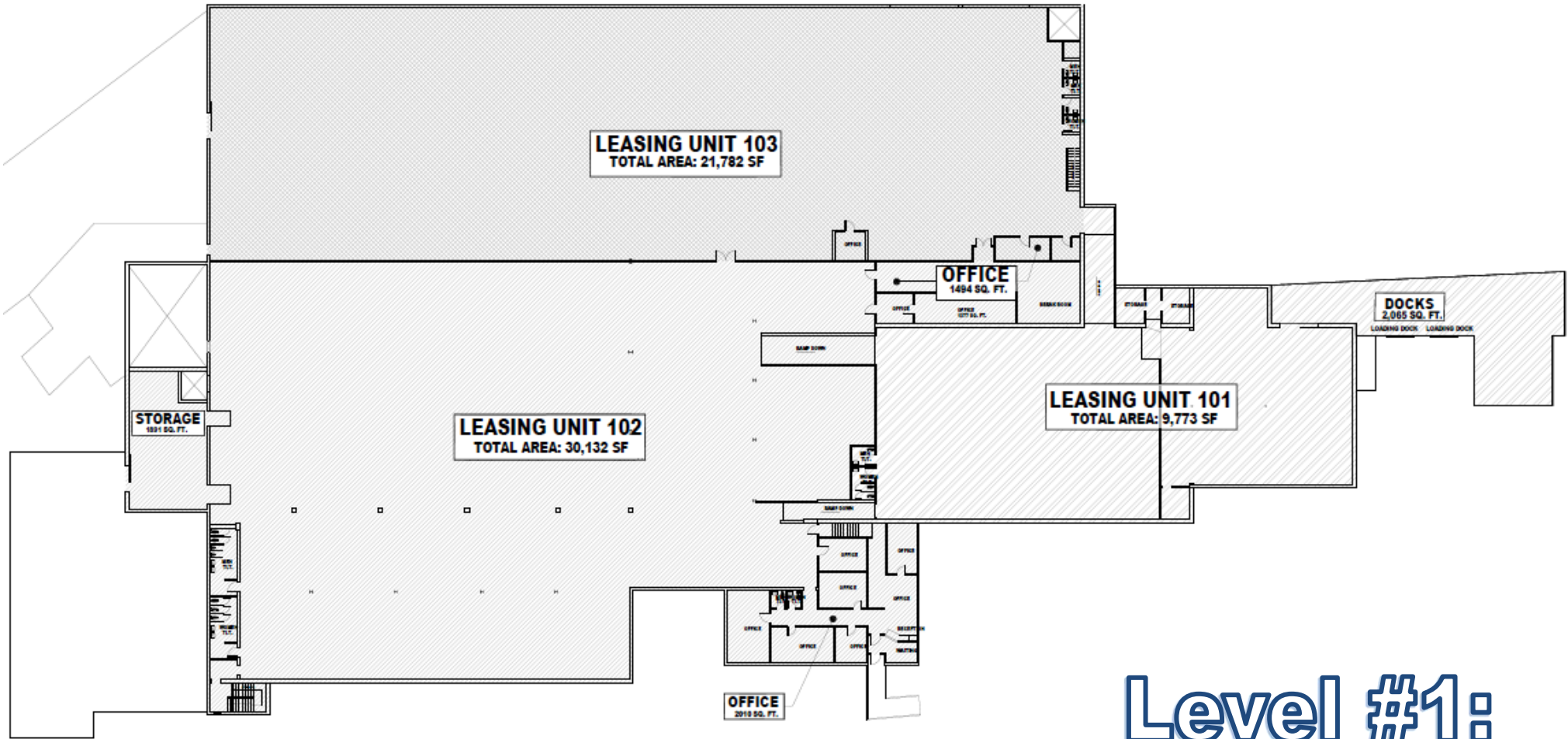
All floor #1 office spaces are fully climate-controlled and renovated with new flooring, LED lighting, paint & restroom fixtures.



Upper Level Executive Offices OR caretaker's apartment



Leasing Plan—Floor #1 (ground level)



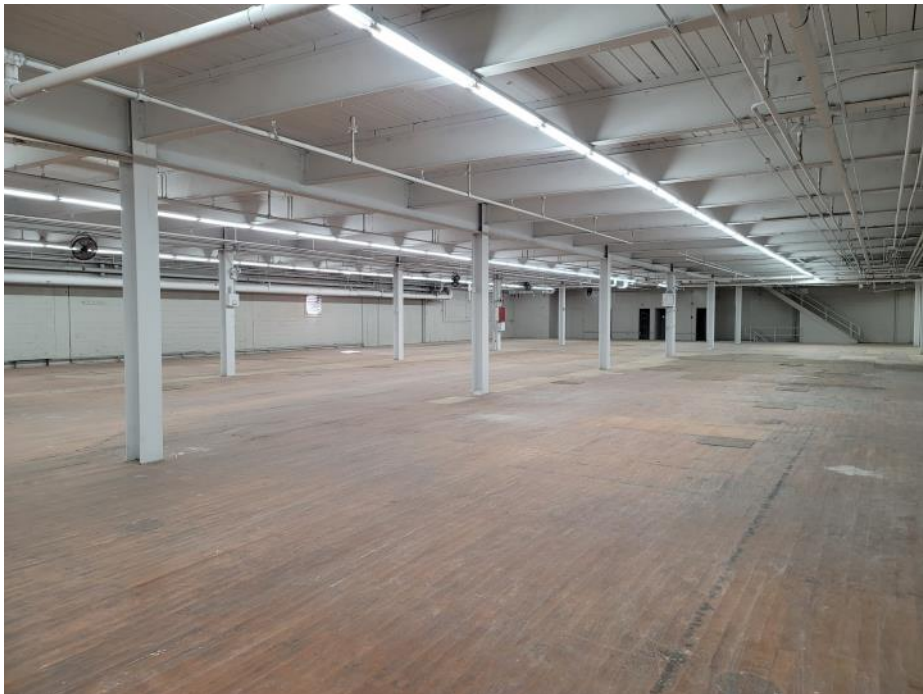
FLOOR 100 LEASING PLAN

**Level #1:
~61,687 SF**

Floor #2

- ~60,398SF
- ~4,224 SF of office space
- Full LED lighting
- 4 renovated restrooms
- 2 loading docks (1 at each end)

**All Photos Preliminary—
Renovations
Still Ongoing**



Floor #3

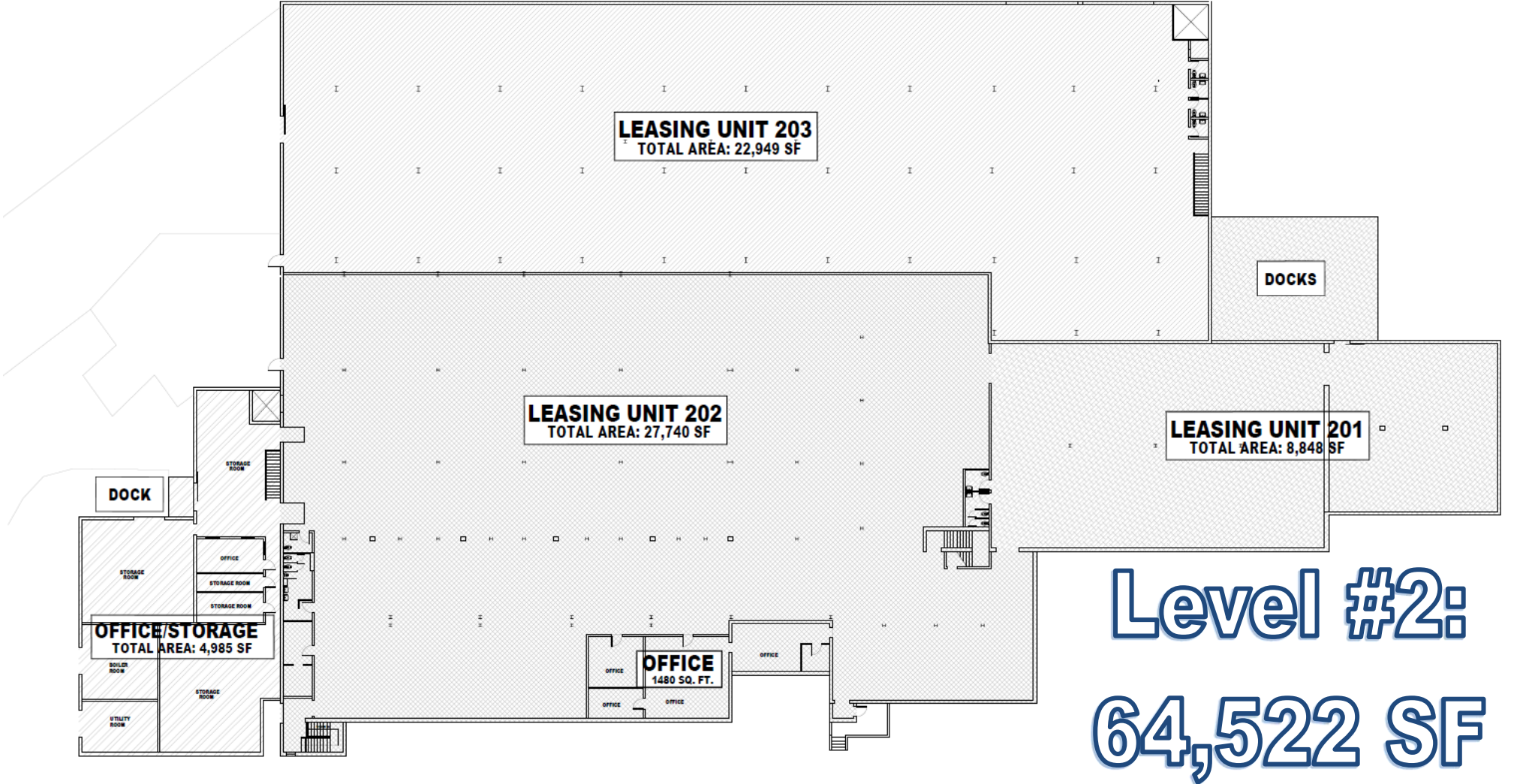


- ~42,296 SF
- ~500 SF of office space
- Full LED lighting
- 4 renovated restrooms
- 2 loading docks + 1 drive-in door

**All Photos Preliminary—Renovations
Still Ongoing**



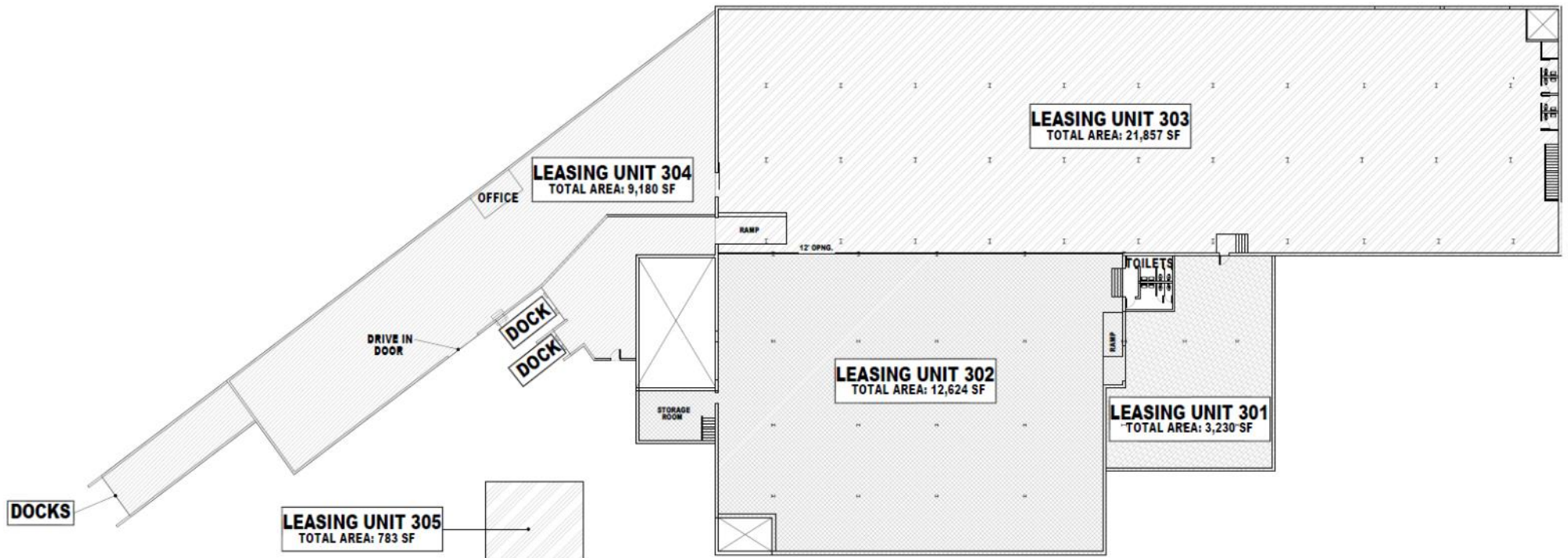
Leasing Plan—Floor #2



Level #2:
64,522 SF

FLOOR 200 LEASING PLAN

Leasing Plan-Floor #3



FLOOR 300 LEASING PLAN

Level #3

~46,891 SF

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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Demographics Summary 2020

Lat/Lon: 35.321/-81.4776

RS1

1138 Yarn Mill Rd

Shelby, NC 28150

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION				
2020 Estimated Population	525	10,494	28,236	90,197
2025 Projected Population	547	10,807	29,180	93,402
2010 Census Population	517	10,720	28,541	89,440
2000 Census Population	502	10,523	29,439	88,023
Projected Annual Growth 2020 to 2025	0.9%	0.6%	0.7%	0.7%
Historical Annual Growth 2000 to 2020	0.2%	-	-0.2%	0.1%
2020 Median Age	45.1	44.5	42.3	41.4
HOUSEHOLDS				
2020 Estimated Households	221	4,614	12,222	37,771
2025 Projected Households	222	4,571	12,168	37,735
2010 Census Households	206	4,486	11,714	35,518
2000 Census Households	191	4,089	11,500	34,155
Projected Annual Growth 2020 to 2025	-	-0.2%	-	-
Historical Annual Growth 2000 to 2020	0.8%	0.6%	0.3%	0.5%
RACE AND ETHNICITY				
2020 Estimated White	70.1%	65.7%	61.3%	72.6%
2020 Estimated Black or African American	25.2%	28.9%	33.5%	22.0%
2020 Estimated Asian or Pacific Islander	1.3%	1.1%	1.2%	1.3%
2020 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%	0.3%
2020 Estimated Other Races	3.0%	4.0%	3.7%	3.8%
2020 Estimated Hispanic	3.3%	4.3%	4.2%	4.0%
INCOME				
2020 Estimated Average Household Income	\$84,666	\$77,028	\$60,527	\$57,615
2020 Estimated Median Household Income	\$59,157	\$50,050	\$43,254	\$44,997
2020 Estimated Per Capita Income	\$35,567	\$33,929	\$26,422	\$24,236
EDUCATION (AGE 25+)				
2020 Estimated Elementary (Grade Level 0 to 8)	5.5%	4.3%	4.4%	4.4%
2020 Estimated Some High School (Grade Level 9 to 11)	9.5%	10.4%	11.4%	10.5%
2020 Estimated High School Graduate	26.4%	30.2%	32.1%	34.1%
2020 Estimated Some College	22.5%	20.2%	19.7%	21.6%
2020 Estimated Associates Degree Only	10.6%	9.9%	10.1%	11.3%
2020 Estimated Bachelors Degree Only	14.2%	14.9%	13.6%	11.4%
2020 Estimated Graduate Degree	11.3%	10.2%	8.8%	6.7%
BUSINESS				
2020 Estimated Total Businesses	13	341	1,815	3,346
2020 Estimated Total Employees	72	2,939	16,728	32,514
2020 Estimated Employee Population per Business	5.3	8.6	9.2	9.7
2020 Estimated Residential Population per Business	39.0	30.8	15.6	27.0