



**Built to shell industrial
bays located in the
Shackleford Industrial Park**



2,160 sf up to 4,320 sf



Two 12' x 14' OHD's



18' ceiling heights

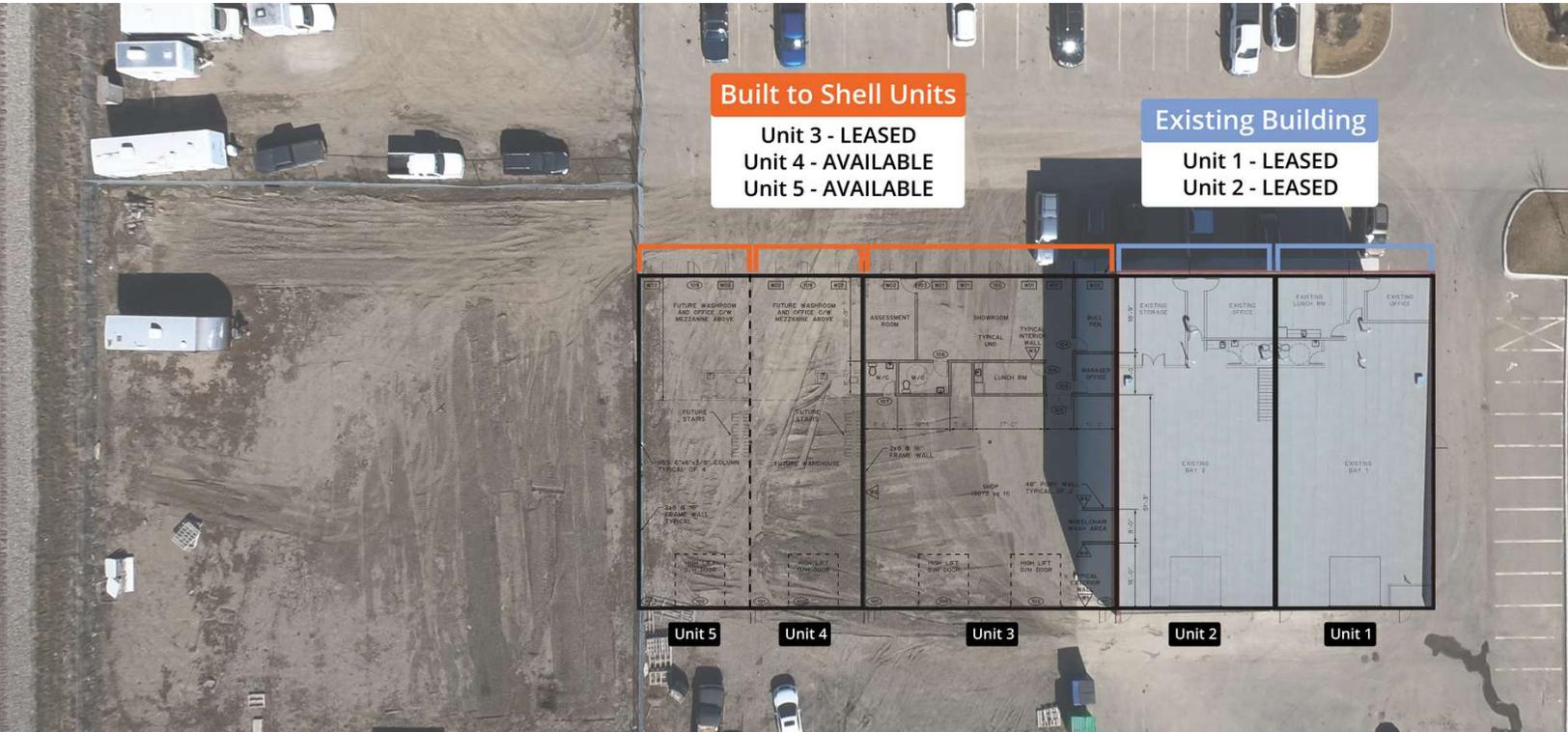
Get more property information

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Property Description

The offering features a brand new 4,320 sf unit which may be demised smaller. This bay is built to shell, but can be customized according to the tenant's needs. There is also the option of demising the unit.

The unit features two 12' x 14' overhead doors, a roughed-in bathroom, fenced and gated yard space, and has the potential to include a mezzanine.

Location Description

The site has great access via 5 Avenue North (5,800 VPD+), which is one of the few major east-west roads in the industrial park. Located in the Shackleford Industrial Park, the site has great neighboring businesses including Andrew Sheret, Airtech Heating and Air Conditioning, RSS Automotive, Napa Auto Parts, Granite Rocks, and many more. The building itself also has large truck access from the rear for loading and from the front for customer access, which is paved with ample parking.

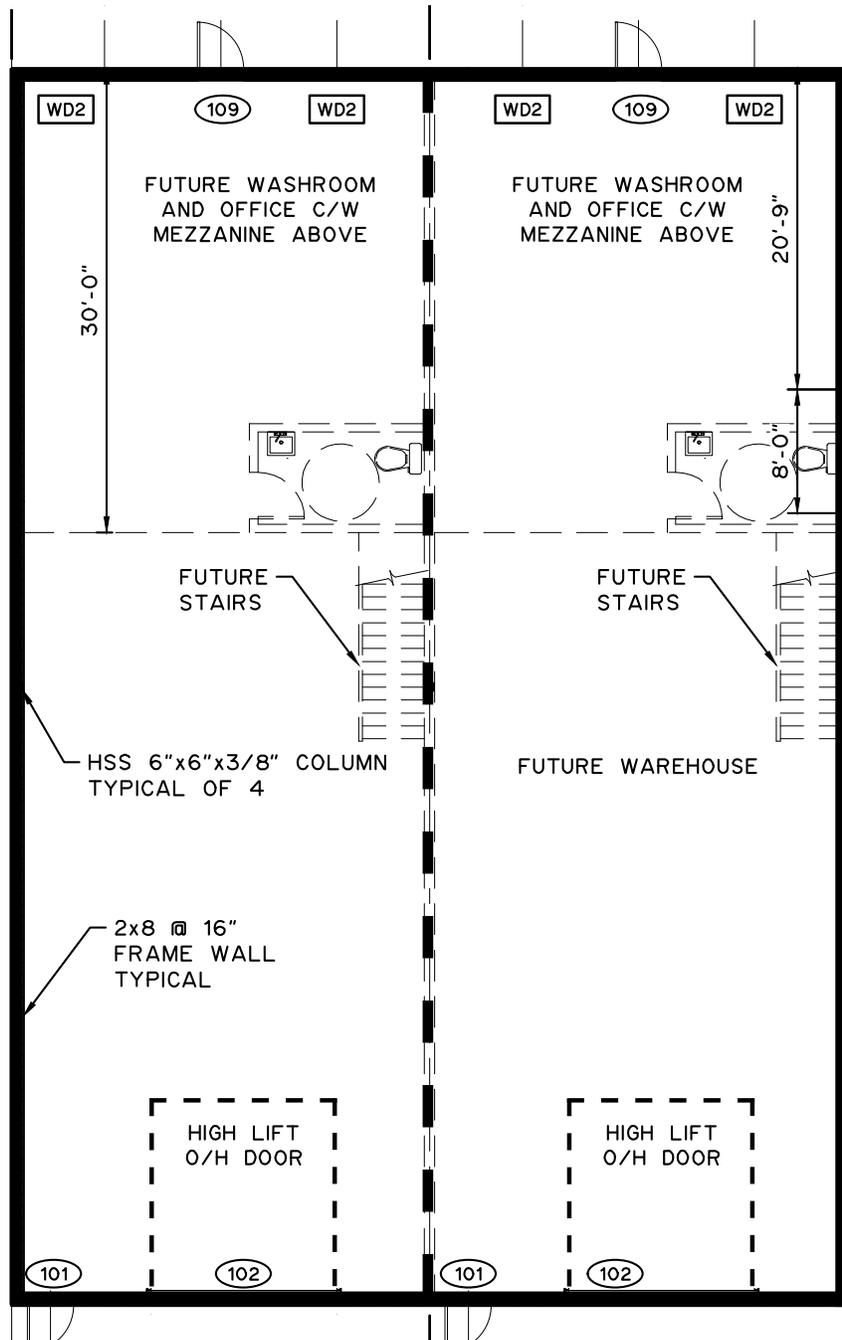
Offering Summary

Opportunity	2,160 sf up to 4,320 sf
Legal Address	0414175;22;19
Zoning	General Industrial (I-G)
Lease Price	Market Rates
Additional Rent	\$4.50 psf (Est.)
Taxes	TBD
Possession	Negotiable

Property Highlights

- 18' ceiling heights
- Two 12' x 14' OHD's
- 125 AMP, 3-phase electrical
- Maintenance free
- Prominent signage location

Proposed Floor Plan





Aerial Before New Development



Aerial Before New Development



Site Aerial (June 2025)



Site Aerial (June 2025)



Interior Progress (December 2025)



Interior Progress (December 2025)