



For lease

1405 Shannon Bradley Road
Gastonia, NC

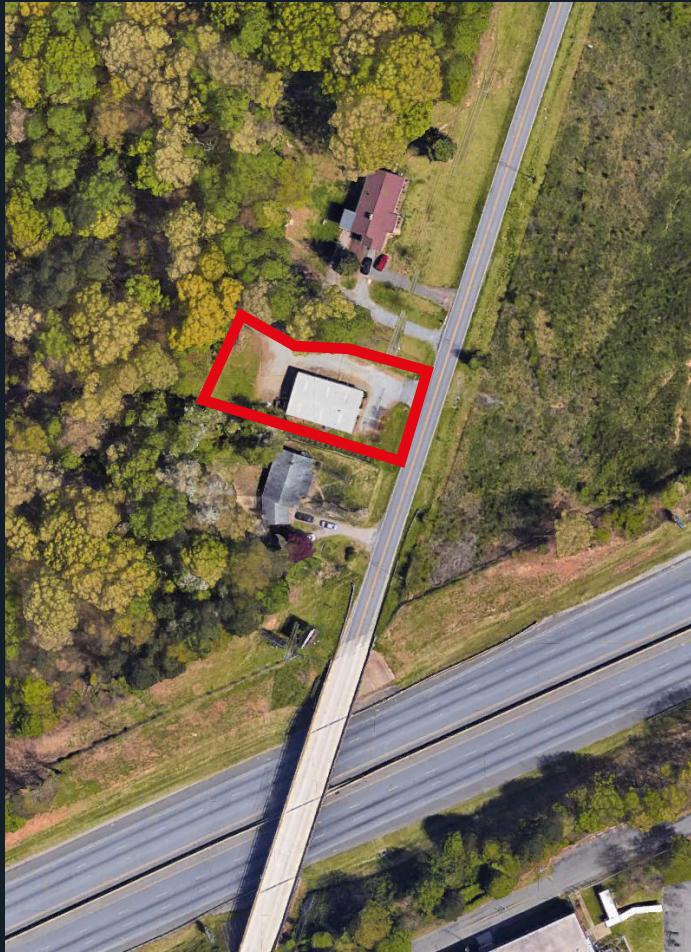
±2,400 SF with Fenced Outdoor Storage Available



Rich Grieder
Exec. Vice President
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Property Overview & Specifications

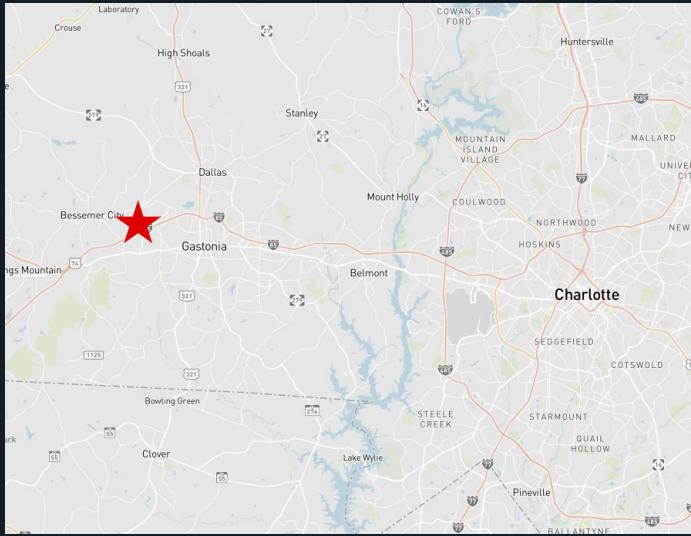
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Machine Shop / Warehouse

±2,400 SF available for lease with fenced outdoor storage within less than one mile from I-85

Available Size	±2,400 SF
Office Size	±480 SF
Acres	±0 .49 AC
Zoning	I-2
Clear Height	12'
Drive In Doors	1 (10' x 10')
Power	400 amps, 120/280V 3-phase
HVAC	Fully conditioned
Outdoor Storage	±0.4 AC
Lease Rate	\$14.00/SF NNN
Availability	2/1/2025



± 0.5

miles to I-85

± 16

miles to I-485

± 22

miles to CLT CBD

± 23

miles to I-77