



17,280 SF

**Industrial building
For lease**

4640 East Coast Lane

Shallotte, NC 28470

Location

- At the intersection of US Highway 17 and Main Street
- High visible location with road frontage on US Highway 17

Advantages and amenities

- Freestanding building
- Large fenced-in, paved lot
- Mix of showroom, office and warehouse

Property specifications

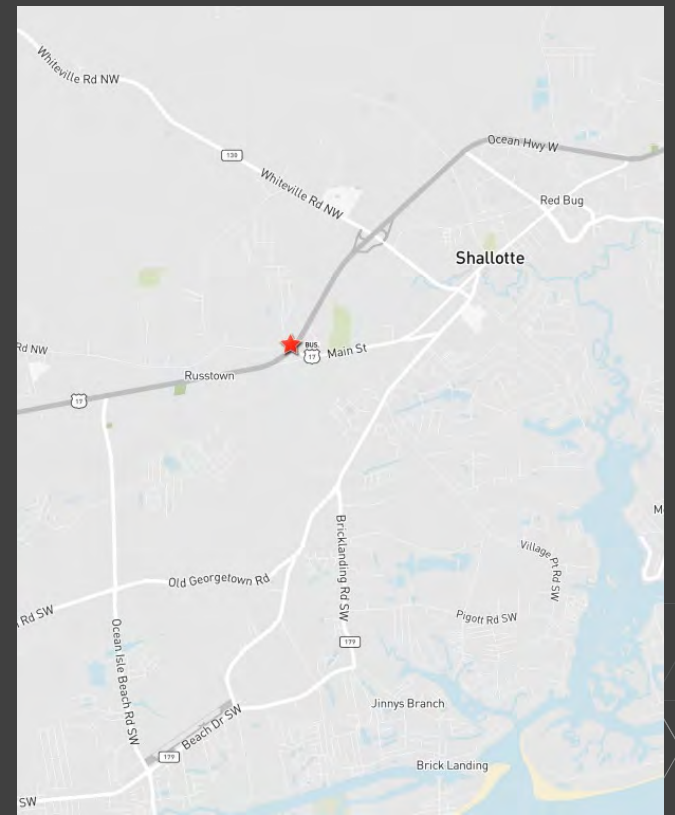
- 17,280 SF available
- Land area 2.85 acres
- Year Built: 2006
- Zoning: HB - Highway Business
- Lease Rate: \$12.00 / SF
- Absolute Net-Net-Net
- 1 private office, training room, sales counter and break area
- 1 dock-high door
- 1 drive-in door
- 30 car spaces



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

17,280 SF

Industrial space for lease



17,280 SF

Industrial space for lease



Reception Area



Showroom / Sales Counter



Training Room



Warehouse



Break Area

17,280 SF

Industrial space for lease



JLL

Justin Booth
Senior Vice President

919 424 8464
Justin.Booth@jll.com

Austin Jackson
Associate

919 424 8456
Austinp.jackson@jll.com

4640 East Coast Lane, Shallotte, NC - 17,280 SF
6,700 SF office & showroom | 10,580 SF Warehouse | 19'-22' clear height

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.