

AVAILABLE For Sale or Lease +/- 172,761 Square Feet Manufacturing / Warehouse Space

1100 Airport Road, Shelby, NC



BUILDING/SITE FEATURES

- +/-42.7 acres with +/-172,761 square foot building
- HVAC - Completely climate-controlled facility
- 100% sprinkler coverage
- Ceiling heights vary, main plant area +/-18' – 21'
- Five (5) Dock High Doors; Two (2) Grade Level Doors
- Heavy power with on-site 44kv Duke Energy substation, capable of +/-3-4MW's
- In place manufacturing equipment: Chiller, cooling towers, air compressors, air tanks, air dryers, 2 – 3,000 amp 480/277 electrical switchboards, electrical bus bars throughout building, multiple cranes, air gas system, and a 40kv back-up generator
- 551 parking spaces with access to multiple building entrances including access card control and cctv security system in place
- Active CSX main rail line along southern property boundary
- Multiple building sections with warehouse racking in place
- Building constructed in 1972 with additions/renovations in 1988, 1998, and 2011
- Highly qualified site for New Market Tax Credits, located in a Tier 1 county qualifying for the maximum amount of local and State incentives
- Easy access to I-74 bypass, I-74, I-85 and Charlotte Douglas International Airport



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