

**INDUSTRIAL SPACE**  
**1,200 sq ft up to 160,000 sq ft**  
**Neisler Street, Shelby, NC**



**EASILY ACCESSIBLE TO HIGHWAYS 74, 226, 180, AND 18, INCLUDING INTERSTATE 85!**

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| <ul style="list-style-type: none"><li>➤ <b>Air Conditioned: Yes / Partial</b></li><li>➤ <b>Date Available: Immediate</b></li><li>➤ <b>Ceiling Height: 8 to 24 feet</b></li><li>➤ <b>Electricity: Duke Power</b></li><li>➤ <b>Floors: Concrete</b></li><li>➤ <b>Gas: City of Shelby</b></li><li>➤ <b>Heat: Heat Pump / Electric Bay Heaters</b></li><li>➤ <b>Last Use: Industrial</b></li><li>➤ <b>Lighting: Florescent / LED</b></li><li>➤ <b>Office Space: Yes</b></li><li>➤ <b>Security Lights: Yes</b></li><li>➤ <b>Alarm System: Yes</b></li><li>➤ <b>Lease Term: Negotiable</b></li><li>➤ <b>Floor Levels: 1</b></li><li>➤ <b>Accessible Airports: Charlotte, Asheville, GSP</b></li></ul> | <ul style="list-style-type: none"><li>➤ <b>Parking: Large Lot / Common</b></li><li>➤ <b>Roof: TPO / EPDM</b></li><li>➤ <b>Security System: No</b></li><li>➤ <b>Sewer: City of Shelby</b></li><li>➤ <b>Sprinkler: Yes / Wet</b></li><li>➤ <b>Walls: Metal Insulated / Concrete / Brick</b></li><li>➤ <b>Water: City of Shelby</b></li><li>➤ <b>Zoning: Industrial</b></li><li>➤ <b>Last Use: Manufacturing</b></li><li>➤ <b>Landscaped: Yes</b></li><li>➤ <b>Security Cameras: Yes</b></li><li>➤ <b>Loading Docks: Multiple</b></li><li>➤ <b>Rate: starting 1.75 sq ft</b></li><li>➤ <b>Fenced: Yes</b></li></ul> |
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**VIEW ALL PROPERTIES AT [WWW.SOUTHPOSTLLC.COM](http://WWW.SOUTHPOSTLLC.COM)**  
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**Information contained herein is believed to be accurate but no guarantee is implied.**