

**OFFICE AND INDUSTRIAL SPACE**  
**33,000 Sq Ft**  
**1916 Sulphur Springs Rd, Shelby, NC**



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

<ul style="list-style-type: none"><li>➤ <b>Air Conditioned: Office / Heat Pump</b></li><li>➤ <b>Date Available: Immediate</b></li><li>➤ <b>Ceiling Height: 20 feet</b></li><li>➤ <b>Electricity: 3 Phase</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: Small Industrial</b></li><li>➤ <b>Lighting: Florescent</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: 25 Common</b></li><li>➤ <b>Roof: Metal Insulated</b></li><li>➤ <b>Security System: No</b></li><li>➤ <b>Sewer: No</b></li><li>➤ <b>Sprinkler: No</b></li><li>➤ <b>Walls: Metal Insulated</b></li><li>➤ <b>Water: Yes</b></li><li>➤ <b>Zoning: Light Industrial / Office</b></li><li>➤ <b>Last Use: Manufacturing</b></li><li>➤ <b>Landscaped: Yes</b></li><li>➤ <b>Security Cameras: No</b></li><li>➤ <b>Loading Docks: 4 with 1 Drive In</b></li><li>➤ <b>Rate: starting 2.50 sq ft</b></li><li>➤ <b>Fenced: Yes / Partial</b></li></ul>
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**SOUTHPOST, LLC**  
**704-487-8176**

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**Information contained herein is believed to be accurate but no guarantee is implied.**