



# For Sale or Lease

142,825 s.f. industrial building

- Located in Foothills Commerce Center
- Cleveland County
- Location: ±1.5 miles to US-74
  - ±43 miles to Charlotte Douglas International Airport
  - ±55 miles to BMW Facility (Greer, SC)
  - ±55 miles to Greenville/Spartanburg Airport

1001 Commerce Center Dr.,  
Shelby, NC

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## Building summary

- Total s.f.: 142,845 s.f.
- Office s.f.: 15,119 s.f.
- Year built: 2011, expanded in 2012
- Acreage: 15 acres
- Zoning: LI (light industrial)
- Clear height.: 28'-30'
- Column spacing: 50' x 50'
- Dock-high doors: Six (6) 9' x 10' with levelers and seals  
Fifteen (15) additional knock-out panels
- Drive-in doors: Seven (7) 12' x 14' & 16' x 20'
- Sprinkler system: ESFR
- Lighting: 6 lamp T-5 fixtures
- Building depth: 250'
- Floor: 6" slab
- Power: 4,000 amp, 277/480V
- Cranes: Two (2) 15-ton  
One (1) 5-ton  
One (1) 1,000 lb
- Ventilation: Big Ass Fans & roof vents
- Parking: 147 auto spaces



## Pricing

- Lease rate: \$4.45/s.f. NNN
- Purchase price: Negotiable

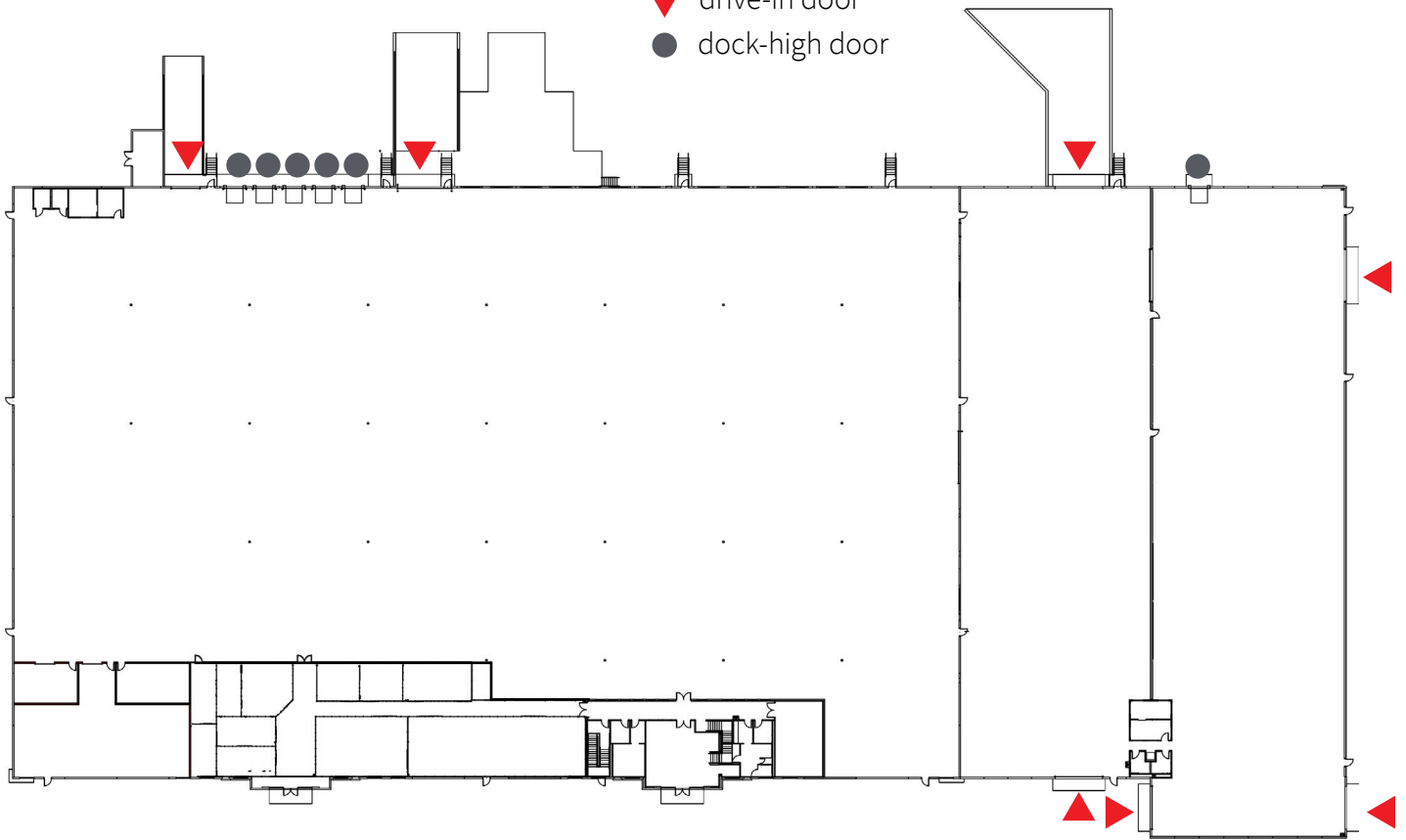


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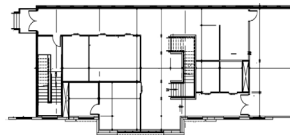


# Floorplan

- ▼ drive-in door
- dock-high door



Second-story mezzanine  
(not included in total.s.f.)







Click to view video

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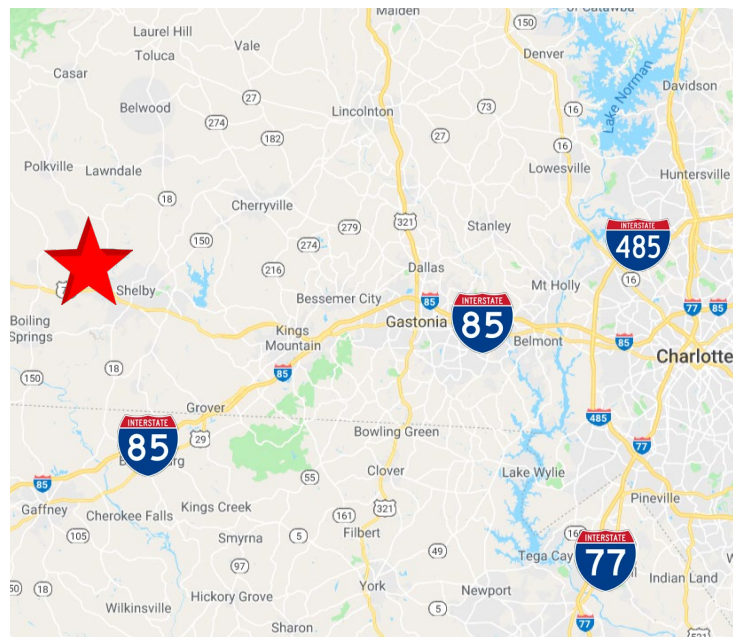
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