

4401

E. DIXON BOULEVARD

SHELBY | NC 28152

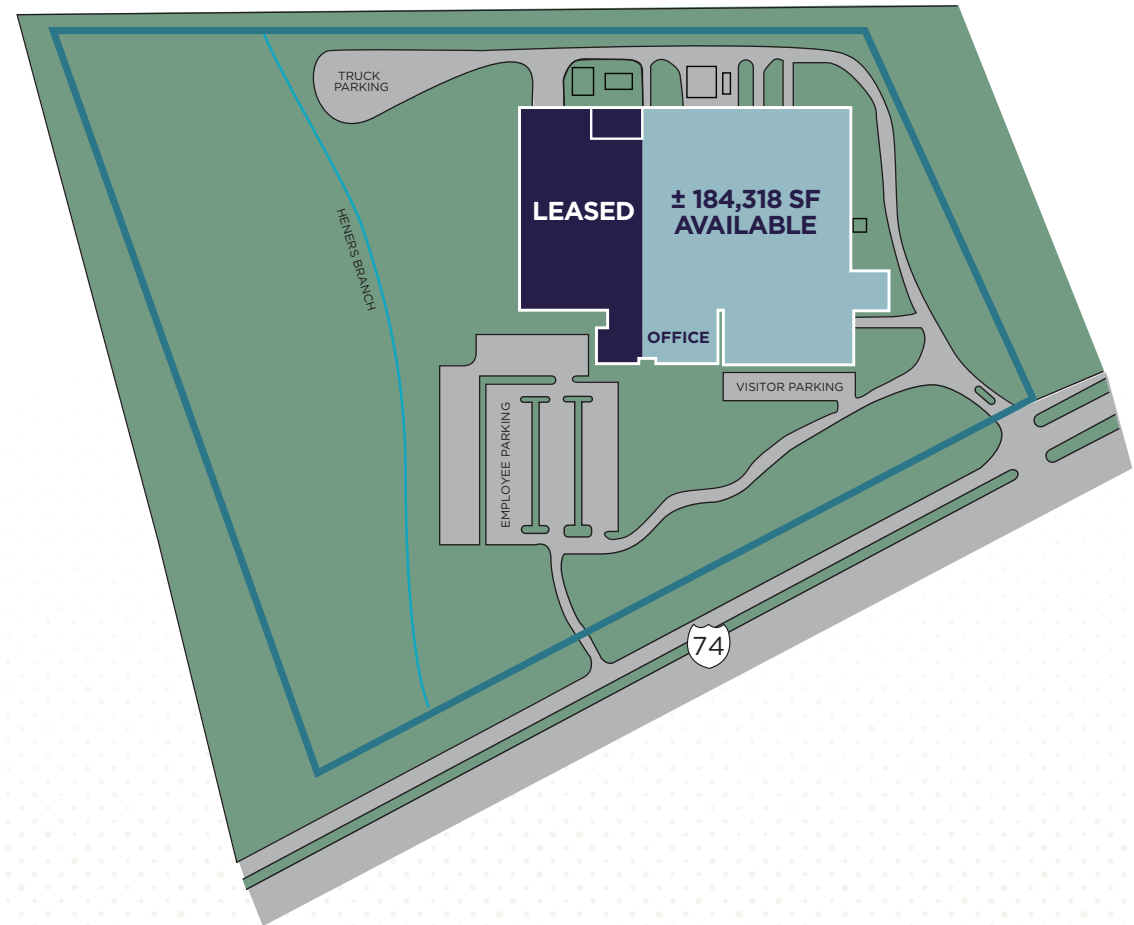


± 184,318 SF AVAILABLE FOR SUBLEASE

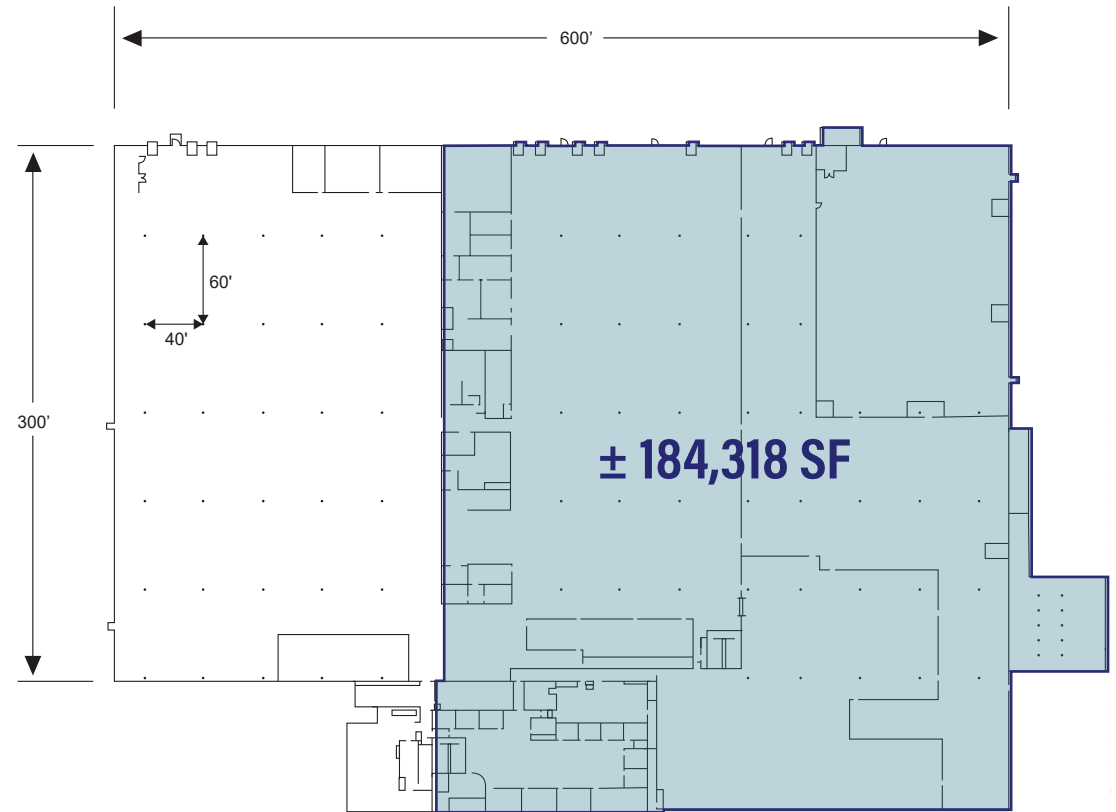
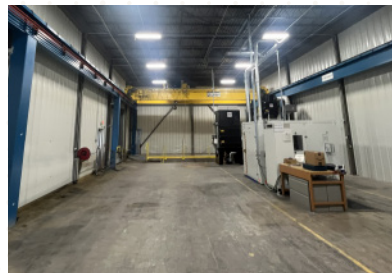
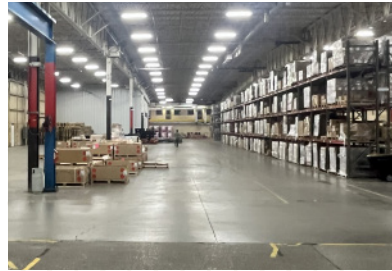


PROJECT SPECS

Expiration:	Term through 5/31/2027
Available Space:	± 184,318 SF
Office:	±17,000
Site Size:	±30.6 AC
Loading doors:	6 Dock High (9' x 9') 2 Drive-in (14' x 16')
Ceiling Height:	18' - 22'
Column Spacing:	40' x 60'
Parking:	±400 Parking Spaces
Lighting:	LED Perimeter Security Lighting
Fire Protection:	Wet Sprinklered
Former Use:	Manufacturing & Warehouse
Zoning:	Industrial
Year Built:	1981, 1996, 2001
Floors:	Concrete
Walls:	Metal with masonry Wainscott
Roof:	TPO
Power:	12,000 Amps
Utilities:	
Water:	City of Shelby
Sewer:	City of Shelby
Power:	Duke Energy (5 Utility Owned Transformers)
Gas:	City of Shelby
Highlights:	Large Fenced Site Heavy Power Potential Outside Storage 10 Private Offices Bus Ducts



FLOOR PLAN



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FOR SUBLEASING INFORMATION, PLEASE CONTACT:

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