

DISTRIBUTION FACILITY FOR LEASE

2011 RANDOLPH ROAD

SHELBY, NC



SECTION I

- ±137,000 SF (Main)
- 28 Covered Dock High Doors
- Can be Divided
- 100% Sprinklered
- 31'x48' Column Spacing
- 23' Clear Ceiling Height

SECTION II

- ±57,000 SF (Lower)
- 5 Dock High Loading Doors
- 100% Sprinklered
- 23' x 31' Column Spacing
- 12' Clear Ceiling Height

FEATURES

- On-Site Trailer Storage
- Rail Possibility
- Easy access to Highway 74
- Located ±17 miles from I-85
- **\$2.40 PSF Gross**

The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

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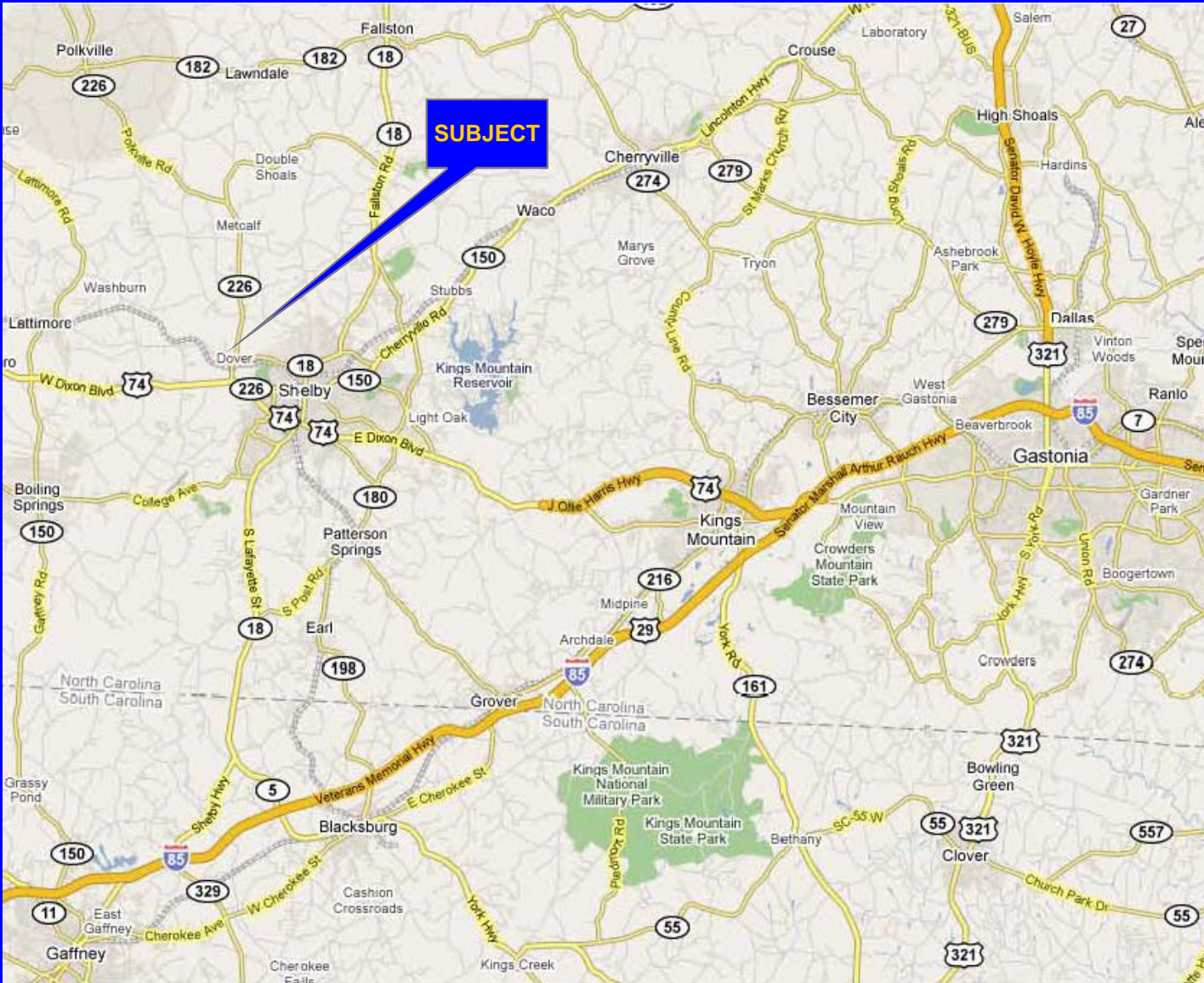
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CLARUS
PROPERTIES, INC

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**FOR ADDITIONAL
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