

725 SHEA ROAD

NEWTON, NORTH CAROLINA



MANUFACTURING BUILDING FOR LEASE

- ±109,000 SF
- ±9,000 SF of Office
- 15 Dock Doors
1 Drive-in Door
- 24' - 32' Clear Height
- Excellent Manufacturing/
- Warehouse Facility
- 25'x62' Column Spacing
- Wet Sprinkler System
- EM-1 (Industrial) Zoning
- Heavy Power
- ±7 miles from I-40
- Lease Rate \$2.90/SF NNN
- Can be Subdivided
- Trailer Storage
- Rail Possibility

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.

**For Additional
Information Contact:**

GRANT M. MILLER
gmliller@clarusproperties.com
704.409.2364

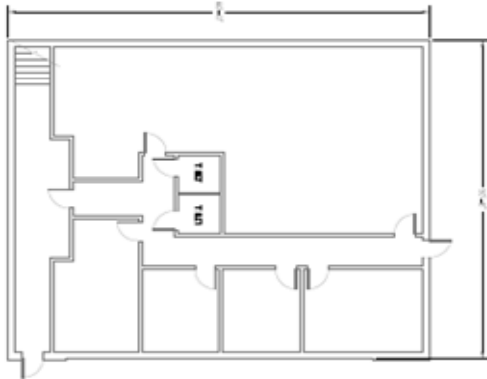
TEDDY CHAPMAN, SIOR
tchapman@clarusproperties.com
704.409.2363



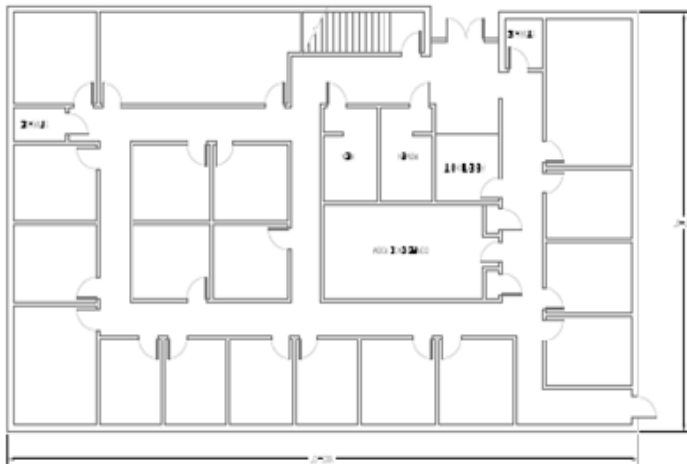
CLARUS
PROPERTIES, INC

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1ST FLOOR OFFICE SPACE

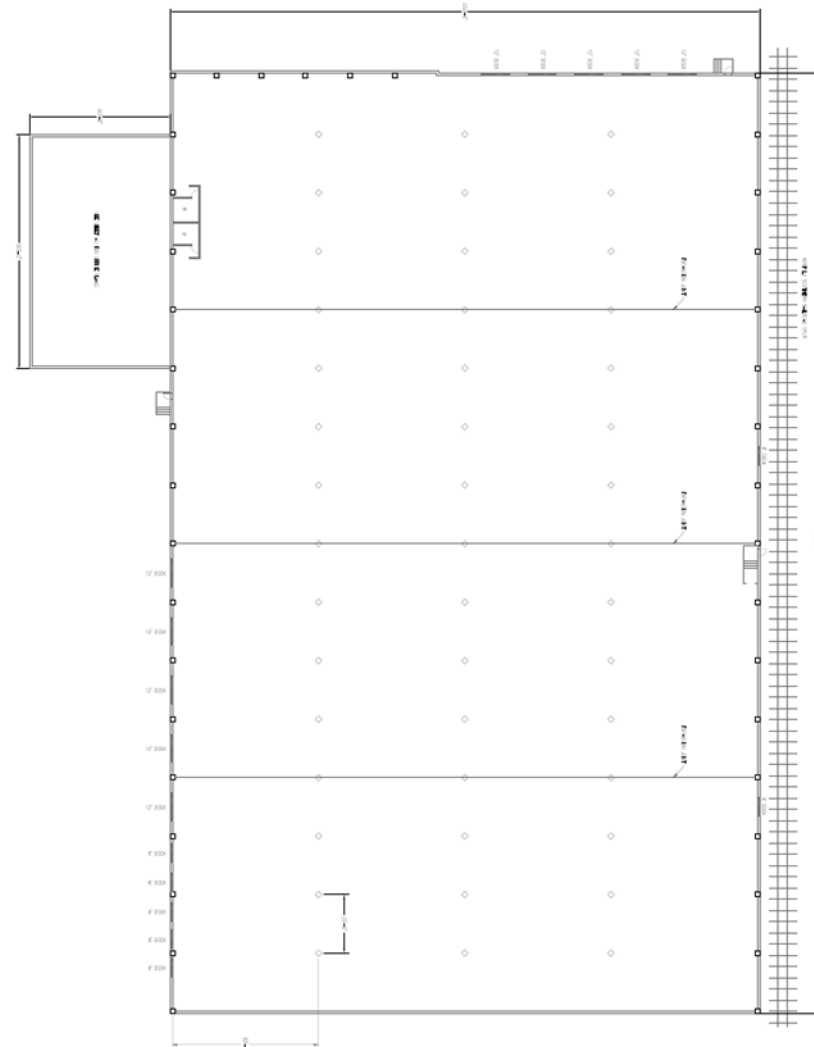


2ND FLOOR OFFICE



Drawings are not to scale

BUILDING FLOORPLAN



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