



# For lease

1405 Shannon Bradley Road  
Gastonia, NC

±2,400 SF with Fenced Outdoor Storage Available

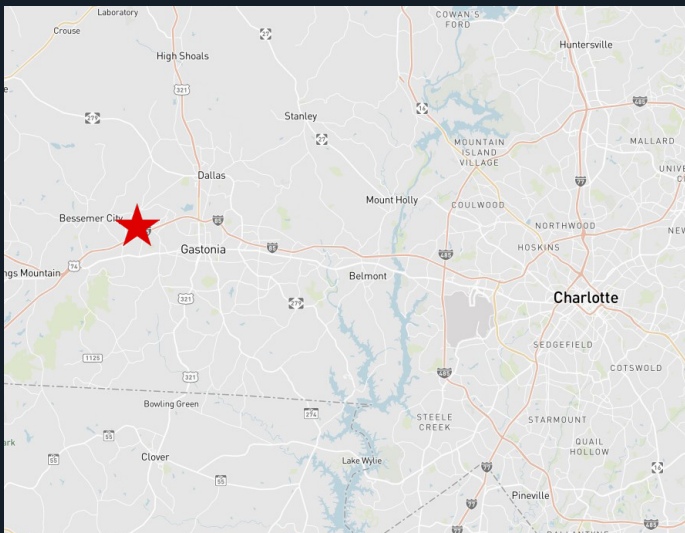
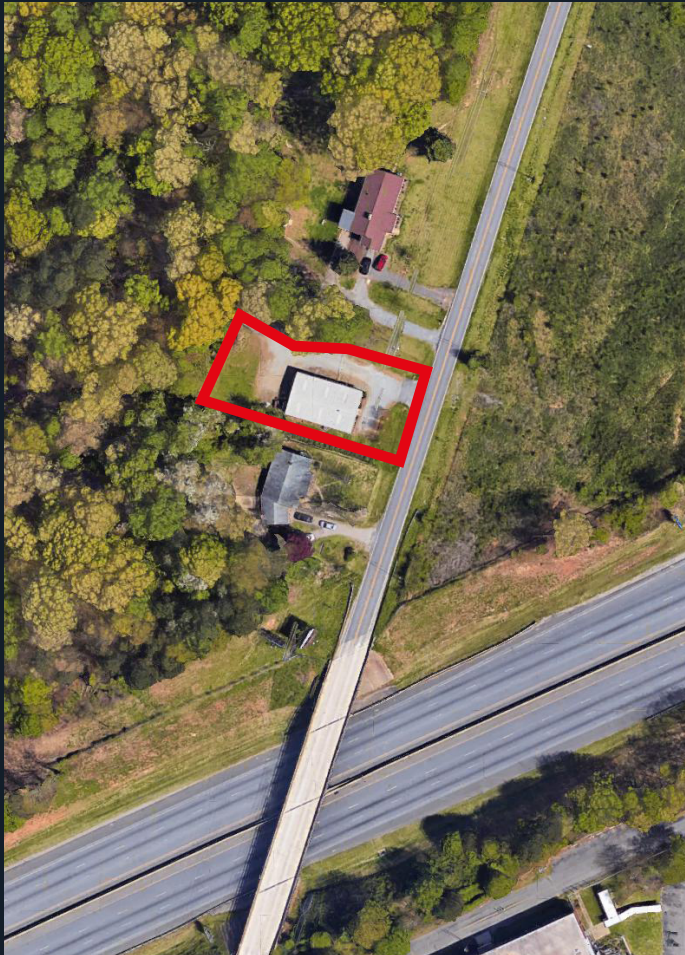


**Rich Grieder**  
Exec. Vice President  
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# Property Overview & Specifications

1405 Shannon Bradley Road  
Gastonia, NC



## Machine Shop / Warehouse

±2,400 SF available for lease with fenced outdoor storage within less than one mile from I-85

Available Size	±2,400 SF
Office Size	±480 SF
Acres	±0.49 AC
Zoning	I-2
Clear Height	12'
Drive In Doors	1 (10' x 10')
Power	400 amps, 120/280V 3-phase
HVAC	Fully conditioned
Outdoor Storage	±0.4 AC
Lease Rate	\$14.00/SF NNN
Taxes & Insurance	\$1.00/SF
Availability	7/1/2024

**± 0.5**  
miles to I-85

**± 16**  
miles to I-485

**± 22**  
miles to CLT CBD

**± 23**  
miles to I-77