



**LEASE: \$3.75/SF | SALE: \$350,000**

8,400 square foot industrial manufacturing warehouse for lease/sale in Connelly Springs. This metal property sits on 2.02 acres with a gravel lot, (1) ground level and (1) dock door. There is HVAC, 3-phase power (120/240), and a 45ft deeded right of way.

**7423 JEETER  
SHELL AVE**

*Connelly Springs*

Call us today to discuss this spot!

**BARRETT MITCHELL**

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BOYD & HASSELL  
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PROPERTY HIGHLIGHTS & PHOTOS



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200 FIRST AVENUE NW, SUITE 507, HICKORY, NC 28601



## PROPERTY HIGHLIGHTS

- (1) Dock Door
- (1) Ground Level Door
- 3-phase power
  - 120/240v
- HVAC throughout
- 2.02 Acres
- 45ft Deeded Right of Way

