

For Lease: ~44,00 SF of Warehouse/Industrial Space

1258 Yarn Mill Road Shelby, NC 28152



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Property Overview

Located 45 minutes from Charlotte, NC and Charlotte-Douglas International Airport.
45 minutes from Spartanburg, SC & 75 minutes from Asheville, NC.

165,000+ SF of renovated, sprinklered office & warehouse space on 14.1 acres.

New roof throughout w/ 20-year warranty just installed alongside new gutters.

New LED lighting throughout all levels. New fans on all levels.

Full repaint throughout. New asphalt in rear parking lot/middle level docks.

Newly-updated offices & restrooms throughout.

Fenced-in lot with secure gate access. Ample outdoor storage.

New expanded loading dock on middle level.

19' & 20' clear heights on floor 1.

6 docks spread amongst 3 levels. Additional drive-in door to be added at a later date for floor #3. 1 drive-in door presently available.

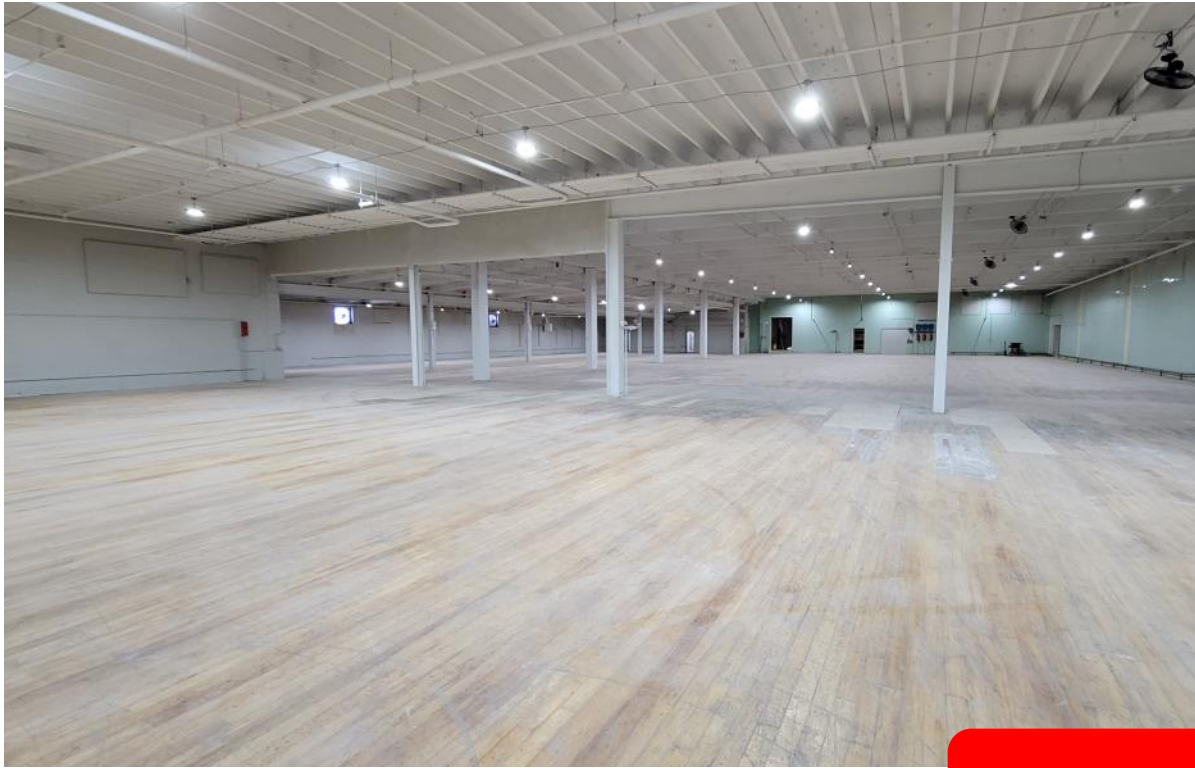
County water + City of Shelby sewer and ample Duke Energy electrical.

Large paved parking lot with additional onsite parking available.

Zoning is **HI—Heavy Industrial**

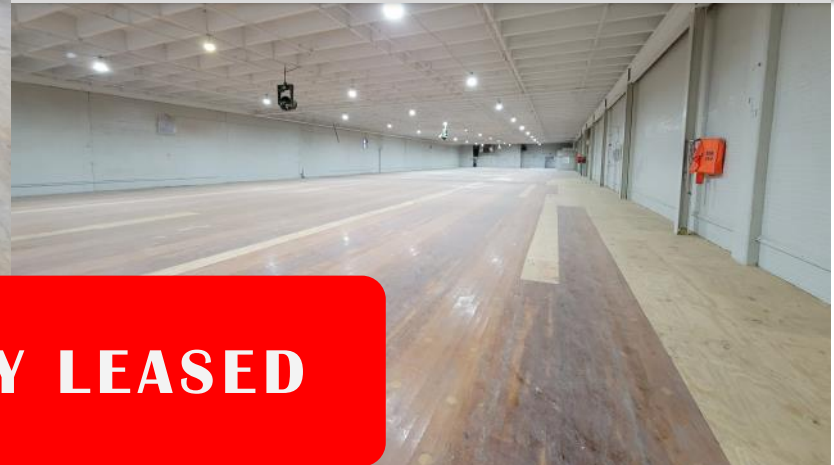


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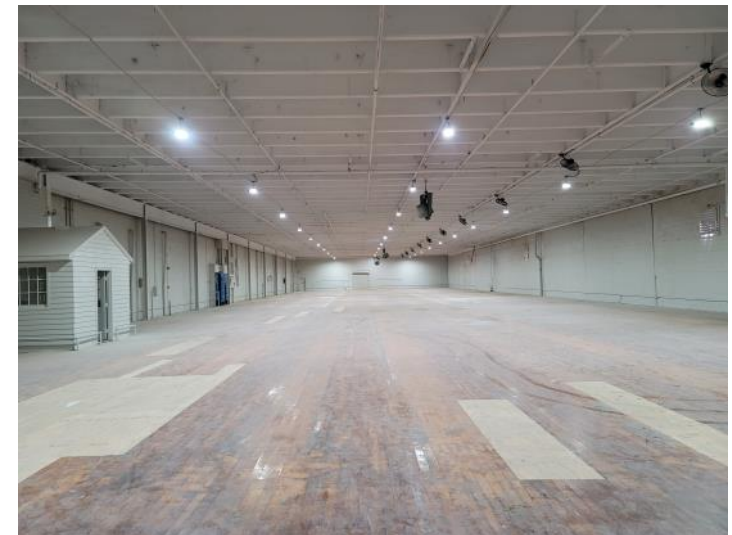
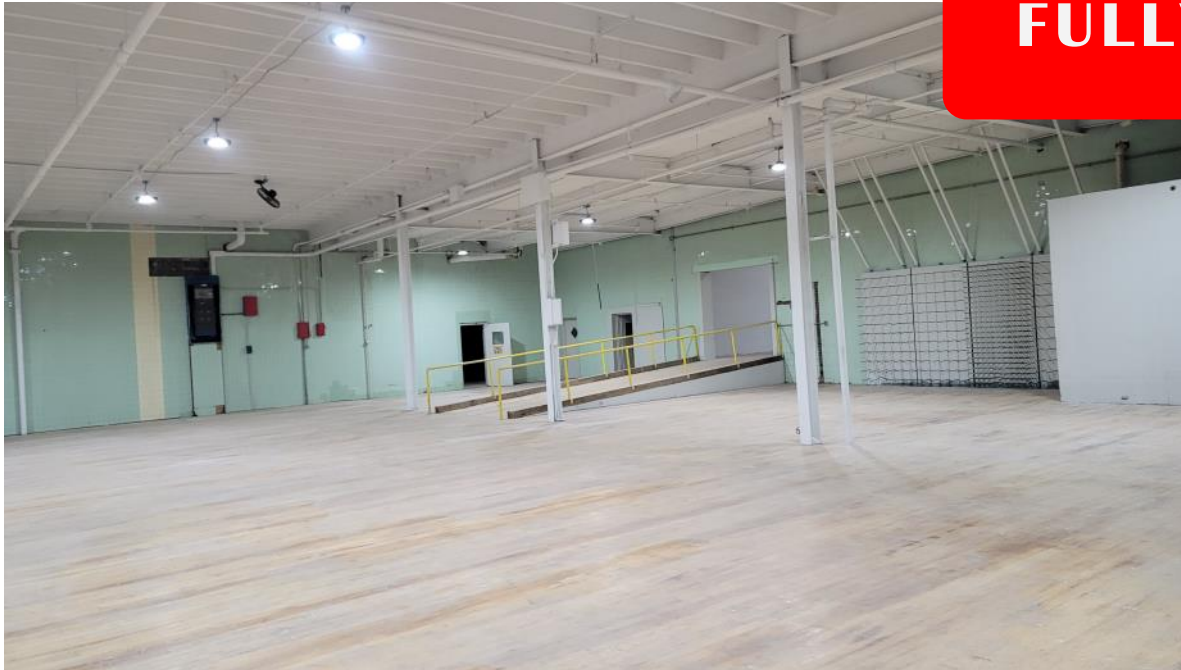


- ~61,687 SF
- ~3,104 SF of renovated office space w/ 2 restrooms
- Full LED lighting & new fans throughout + high ceilings
- 4 updated warehouse restrooms
- 2x loading docks

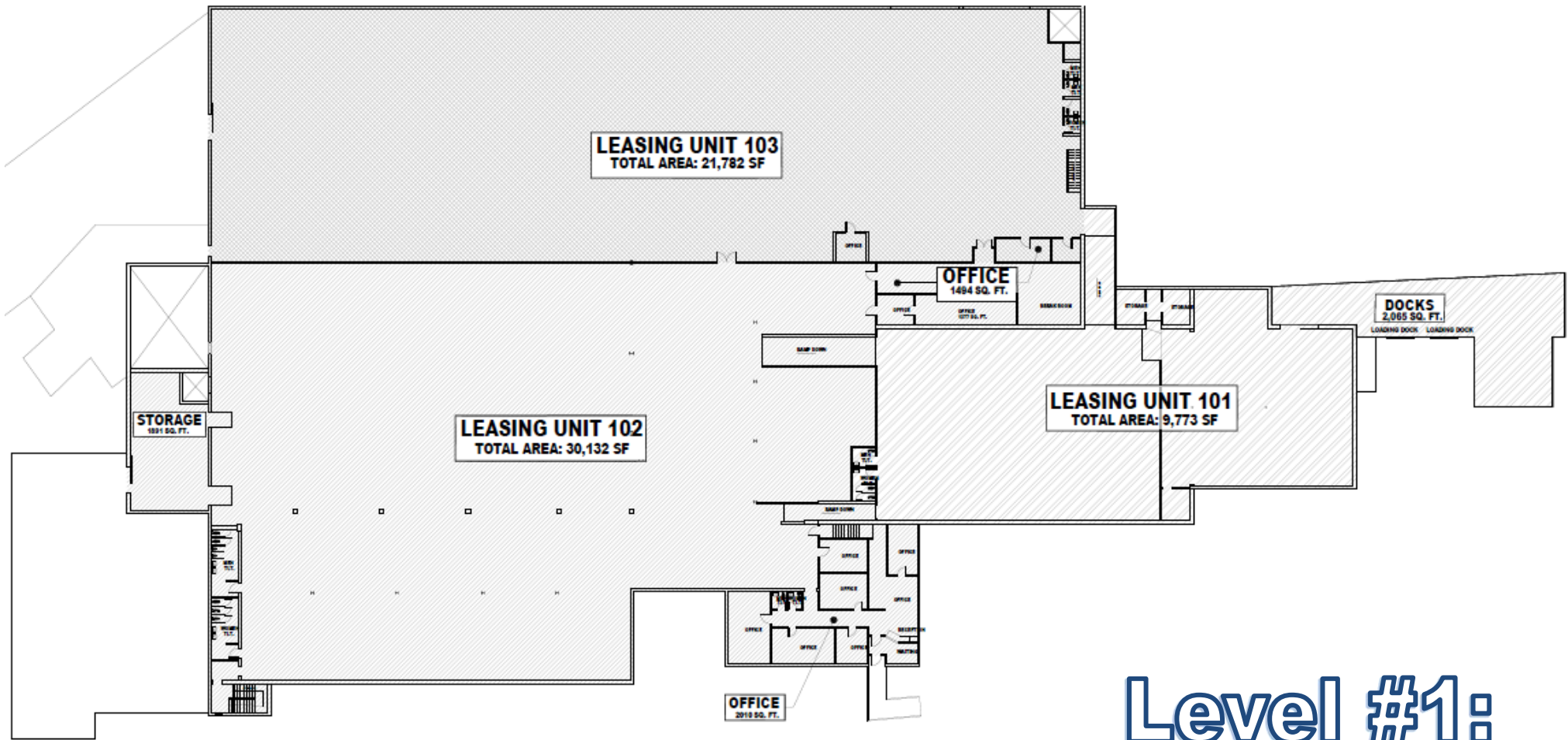
Floor #1



FULLY LEASED



Leasing Plan—Floor #1 (ground level)



FLOOR 100 LEASING PLAN

FULLY LEASED

Level #1:
~61,687 SF

Floor #2

- ~60,398SF (~40k SF available)
- ~4,224 SF of office space available.
- Full LED lighting
- 4 renovated common area restrooms

**All Photos Preliminary—
Renovations
Still Ongoing**



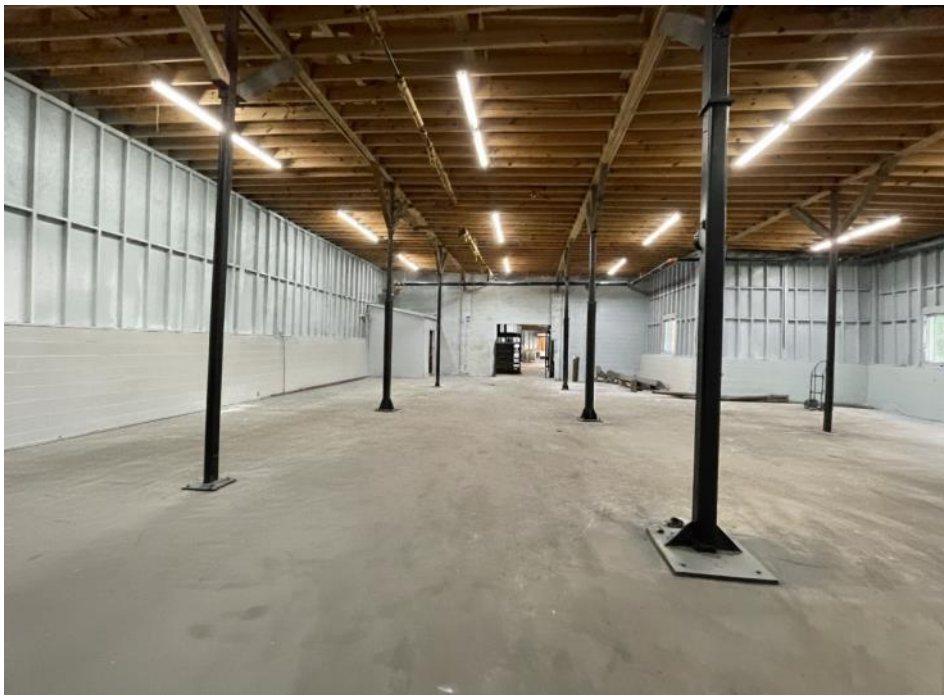
Leasing Unit 201



Leasing Unit 203



Leasing Unit 201



Leasing Unit 204



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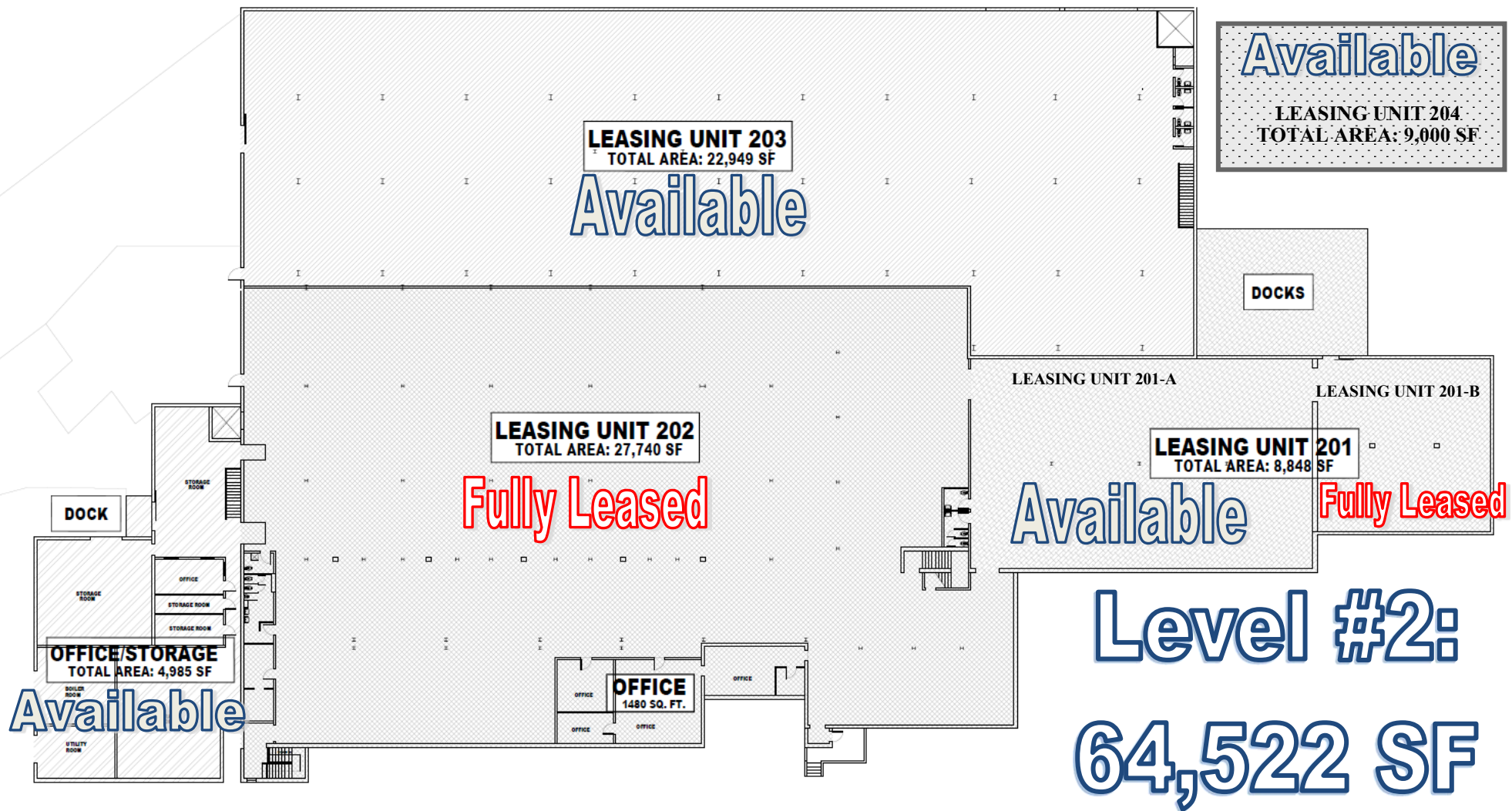
Floor #3

- ~42,296 SF
- ~500 SF of office space
- Full LED lighting
- 4 renovated restrooms
- 2 loading docks + 1 drive-in door

Fully Leased

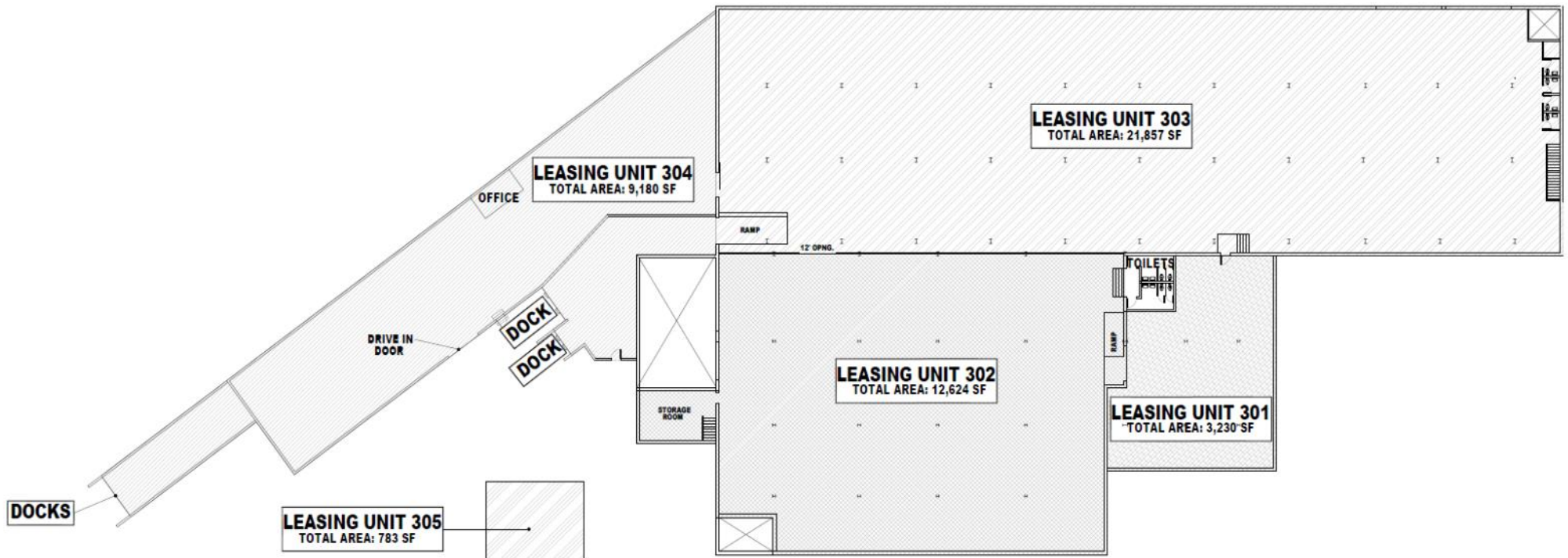


Leasing Plan—Floor #2



FLOOR 200 LEASING PLAN

Leasing Plan-Floor #3



FLOOR 300 LEASING PLAN

FULLY LEASED

Level #3
~46,891 SF

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PROPERTIES

Security Gate Entrance

Caretaker's Residence



Stormwater Pump

Buffalo Baptist Church

Demographics Summary 2025



Executive Summary

Shelby, North Carolina, 28152

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 35.27166

Longitude: -81.50026

	1 mile	3 miles	5 miles
Population			
2010 Population	1,732	17,827	35,739
2020 Population	1,894	18,481	37,267
2024 Population	1,884	18,551	37,775
2029 Population	1,865	18,496	37,749
2010-2020 Annual Rate	0.90%	0.36%	0.42%
2020-2024 Annual Rate	-0.12%	0.09%	0.32%
2024-2029 Annual Rate	-0.20%	-0.06%	-0.01%
2020 Male Population	45.9%	46.8%	47.1%
2020 Female Population	54.1%	53.2%	52.9%
2020 Median Age	43.3	42.4	43.2
2024 Male Population	46.5%	47.6%	47.9%
2024 Female Population	53.5%	52.4%	52.1%
2024 Median Age	42.6	42.1	43.0

In the identified area, the current year population is 37,775. In 2020, the Census count in the area was 37,267. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 37,749 representing a change of -0.01% annually from 2024 to 2029. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 43.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	62.9%	56.8%	59.9%
2024 Black Alone	27.8%	33.1%	30.2%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.3%
2024 Asian Alone	2.0%	1.0%	1.0%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	2.6%	3.1%	2.9%
2024 Two or More Races	4.4%	5.6%	5.7%
2024 Hispanic Origin (Any Race)	4.9%	5.7%	5.5%

Persons of Hispanic origin represent 5.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	87	66	63
2010 Households	781	7,270	14,678
2020 Households	885	7,698	15,442
2024 Households	885	7,760	15,595
2029 Households	881	7,780	15,668
2010-2020 Annual Rate	1.26%	0.57%	0.51%
2020-2024 Annual Rate	0.00%	0.19%	0.23%
2024-2029 Annual Rate	-0.09%	0.05%	0.09%
2024 Average Household Size	2.12	2.35	2.38

The household count in this area has changed from 15,442 in 2020 to 15,595 in the current year, a change of 0.23% annually. The five-year projection of households is 15,668, a change of 0.09% annually from the current year total. Average household size is currently 2.38, compared to 2.37 in the year 2020. The number of families in the current year is 9,846 in the specified area.