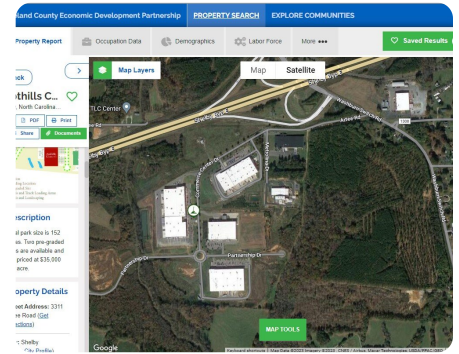
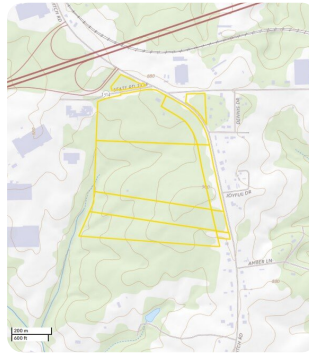
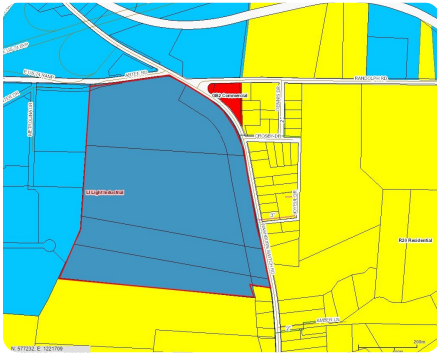


UNDER CONTRACT



## Shelby Bypass Industrial

101 +/- Acres | Cleveland County, NC | CALL FOR PRICE



### ADDRESS

00 Washburn Switch Road  
Shelby, NC 28150

### LOCATION

Strategically positioned, Cleveland County, N.C. offers a gateway to Charlotte and Atlanta. The region beckons pioneers spanning industry and innovation, attracting individuals seeking a small-town quality of life with big-city benefits located just a short distance away. Cleveland County is conveniently located near f

### PROPERTY SUMMARY

The subject property is approximately 101.53 acres and is located in the City of Shelby (ETJ), Cleveland County, North Carolina. It has approximately 2830 feet of frontage on Washburn Switch Rd and 950 feet of frontage on Artee Road. The site is easily accessed via the new US 74 Bypass Exit 197. The site is zoned light industrial and is served by public water and sewer, natural gas, electricity, and high-speed Internet. Surrounding land uses are light industrial, commercial, and residential in nature. There are no wetlands on the property and the topography would be considered rolling.

[nationalland.com/listing/shelby-bypass-industrial](https://nationalland.com/listing/shelby-bypass-industrial)



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