Foothills Commerce Center
FIND YOUR COMPETITIVE EDGE | SHELBY, NC
Situated in the foothills of the majestic Blue Ridge Mountains, Shelby, North Carolina offers residents and businesses access to amenities typically found in urban areas without all of the associated inconveniences. Our community’s recent success as a business destination can be attributed to a unique combination of character, a pro-business government and easy access to major consumer markets. For these reasons and more, we invite you to consider expanding or relocating your business to the Foothills Commerce Center.

With 90 +/- acres still available, much of it pre-graded, this North Carolina Certified Site offers tenants the space and flexibility to fit almost any building configuration, and can be subdivided to carve out as few as 10 acres. Businesses will appreciate its location only 16 miles from Interstate 85 via US Hwy 74, and employees will enjoy the amenities found just minutes away in historic uptown Shelby. Locate your business in Shelby, and let the Foothills Commerce Center be your competitive edge.
GENERAL SITE INFORMATION

- Acreage: 152 acres (subdividable), 90 +/- acres available
- Price: negotiable based on specific client need
- North Carolina Certified Site
- Former use: agriculture
- Zoning: light industrial
- Public ownership
- Coordinates: 35.308353, -81.606488

ACCESS

Roads
- US Hwy 74 (16 miles to I-85)
- NC 226, 180, 150, 18

Airports
Shelby-Cleveland Regional Airport
- 5,000-ft. lighted runway (100 ft. wide) with parallel taxiway
- Fixed Base Operator—City of Shelby
- Excellent executive airport only five miles from Foothills Commerce Center

Charlotte Douglas International Airport
- Ten major carriers
- 130 non-stop destinations
- US Airways hub
- Less than 45 minutes from Foothills Commerce Center

Greenville-Spartanburg International Airport
- Six major carriers
- 19 non-stop destinations
- Cargo capabilities include 120,000 sq. ft. FedEx facility
- One hour from Foothills Commerce Center

MAJOR EMPLOYERS (100+ Employees)

- Clearwater Paper (Consumer Products)
- Curtiss Wright Controls (Aerospace)
- Kendrion (Automotive)
- KSM Castings, Inc. (Automotive)
- PPG Industries (Advanced Materials)
- Schletter, Inc. (Solar Mounting Systems)
- Southco Industries (Forestry Truck Bodies)
- Ultra Machine & Fabrication (Precision Metal Fabrication)
- Wal-Mart Distribution Center (Distribution and Logistics)

UTILITIES

Electricity
- City of Shelby
- New 7.2/12.47 kV three-phase ACSR distribution line on Artee Road

Natural Gas
- City of Shelby
- Main size: 8”
- Feeder size: 6” and 4”
- Distribution pressure: 150 psi

Water
- City of Shelby
- Main size: 16”
- 750,000 gallon storage tank just one mile north of the site
- System Capacity Total / Excess: 12 mgd / 5 mgd

Wastewater
- City of Shelby
- Main size: 15”
- System Capacity Total / Excess: 6 mgd / 1.5 mgd

Telecommunications
- Multiple providers
- Fiber optics and digital switching are available

INCENTIVES

State of North Carolina Programs
- Tax credits and grants for job creation and capital investment

Cleveland Community College
- Offers full-time and part-time curriculum and continuing education programs
- Provides low-cost or no-cost customized industry training to eligible businesses

Gardner Webb University
- Tuition Credit Incentive Program

Local Incentives
The City of Shelby and Cleveland County have the ability to offer financial incentives to eligible new and expanding businesses.