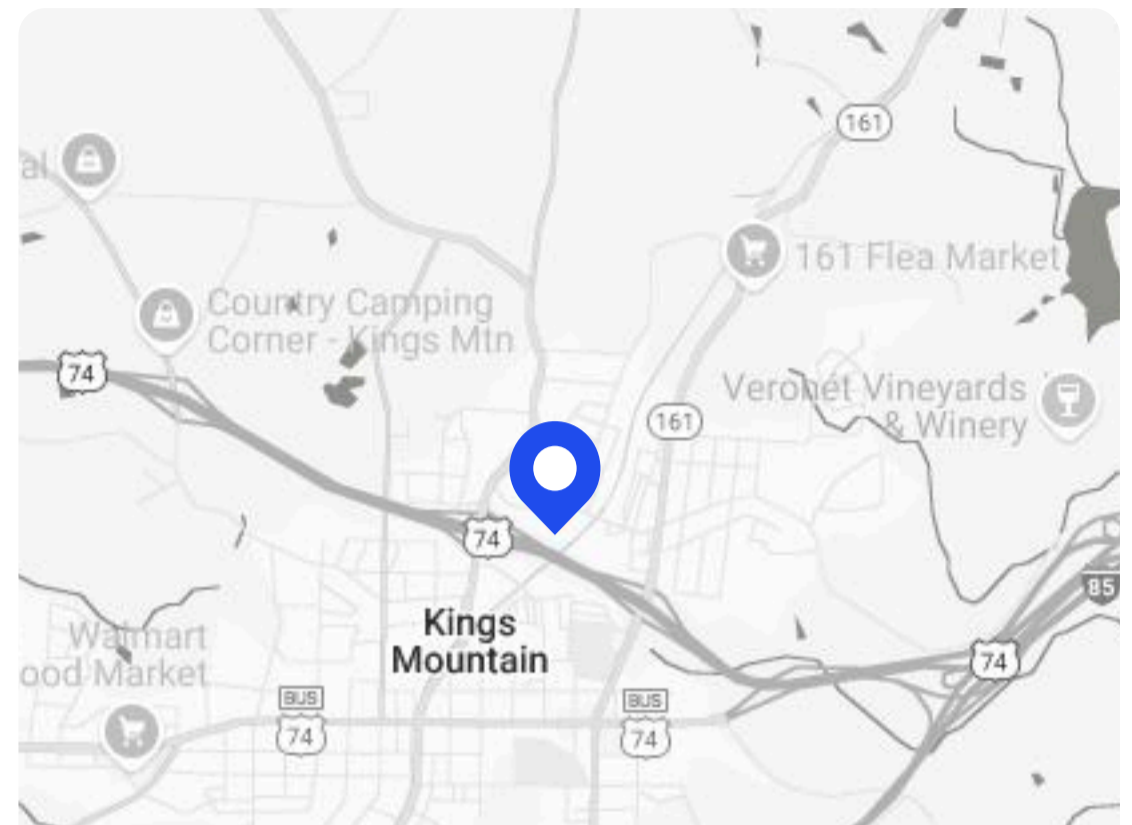


For Sale

- **Building Size: 245,884 Total SQ FT**
 - **Building 1 Size: 89,850 SQ FT**
 - **Building 2 Size: 129,684 SQ FT**
 - **Building 3 Size: 26,350 SQ FT**
- **Land: 14.91 acres**
- **Zoning: Light Industrial**
- **Short-term Lease Through: 12/31/2026**
- **Power: Three Electrical Services**
 1. 1500 kVA Transformer - Switchgear with six 800-Amp breakers - 480 volts
 2. 50 kVA Transformers - 575 volts
 3. 300 kVA Transformers - 480 volts



**304 Linwood Rd
Kings Mountain, NC 28086**



Contact

Greg Krzysko
+1 312-961-6792
krzysko@vestian.com

William Shea
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shea@vestian.com

Cam Cass
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cass@vestian.com

304 Linwood Rd Aerial View



Building 1

- **Office SQ FT:** 7,000 SF (two levels)
- **HVAC:** 4,650 SF
- **Year Built:** 1902,1940
- **Year Renovated:** 2014
- **Clear Height:** 14-16'
- 4 dock-high doors, 1 grade-level door
- Wet sprinkler

Building 2

- **Office SQ FT:** 5,300 SF
- **Lab SQ FT:** 1,900 SF
- **HVAC:** 11,750 SF
- **Year Built:** 1960
- **Year Renovated:** 2012
- **Clear Height:** 14' clear
- 3 dock-high doors, 3 grade-level doors
- Wet sprinkler
- Multiple 3 ton cranes

Building 3

- **Year Built:** 1950
- **Clear Height:** 11'
- 2 grade-level doors
- Wet sprinkler
- Basement



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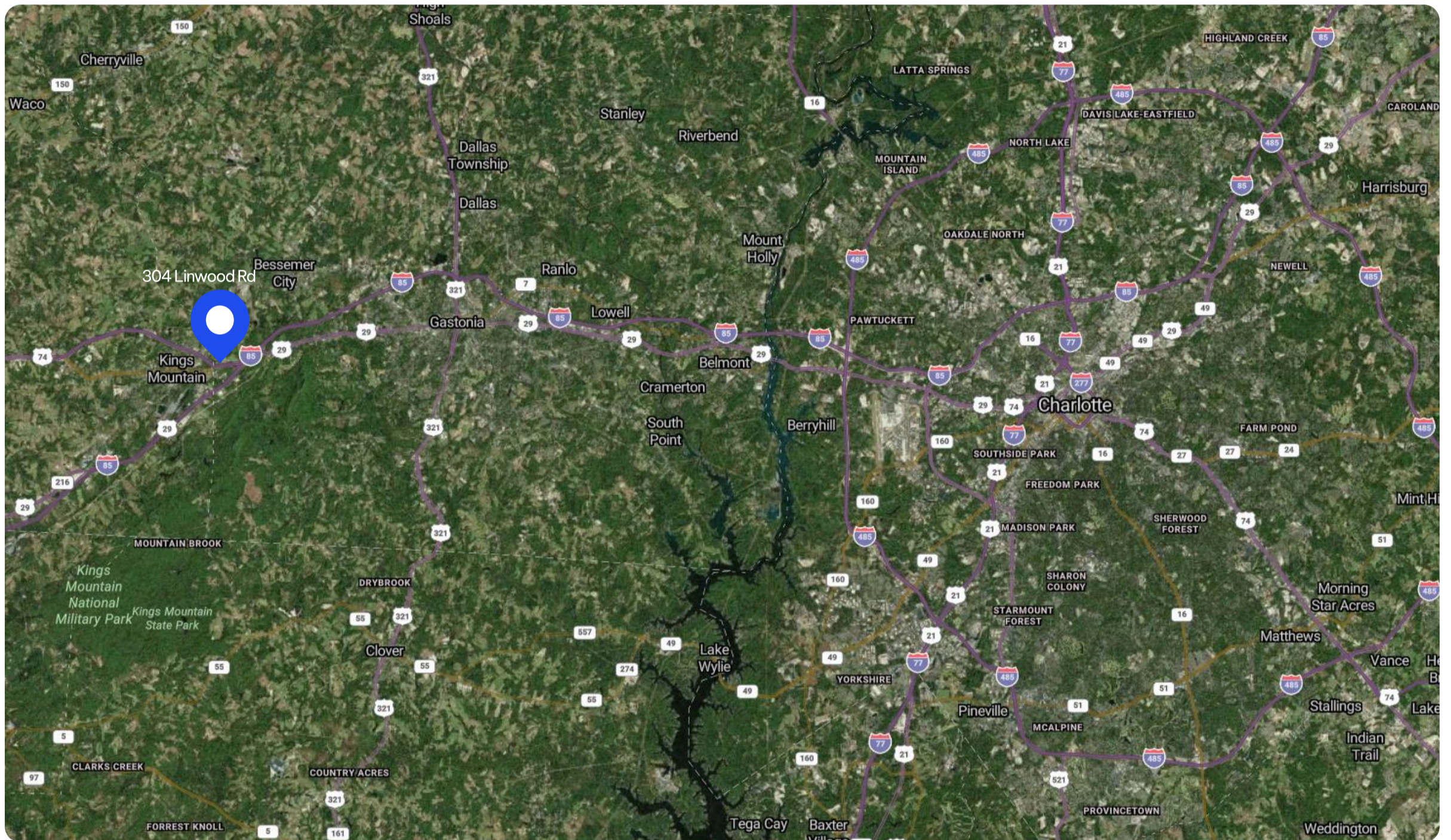
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Strategic Location Advantages

- **Major Markets**
 - Charlotte, NC – 35 min (30 mi) northeast
 - Gastonia, NC – 20 min (15 mi) northeast
- **Airports**
 - Charlotte Douglas International Airport (CLT) – 30 min (25 mi) northeast
 - Greenville-Spartanburg International Airport (GSP) – 1 hr 15 min (70 mi) southwest
- **Transportation Access**
 - Interstate 85 (I-85) – 5 min (2 mi)
 - U.S. Highway 74 – 5 min (1.5 mi)



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