

# INDUSTRIAL FOR LEASE

## 700

South Railroad Avenue, Kings Mountain NC



**BVB**ELK  
PROPERTIES

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

# Executive Summary

**PARCEL SIZE** ± 6.2 AC

**BUILDING SIZE** ± 120,000 (1,000 SF freestanding office building + 1,500 SF interior warehouse offices)

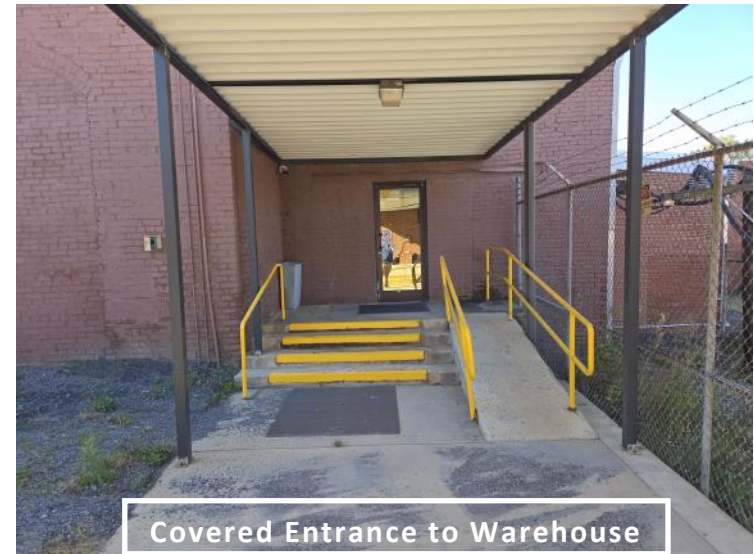
**PARCEL ID** 8780

**ZONING** LI (LIGHT INDUSTRIAL)

**TRAFFIC:** I-85: 79K ADT HWY 74: 42K ADT

This is an excellent warehouse opportunity for users large and small. Great location directly adjacent to downtown Kings Mountain. Kings Mountain is a growing, industrial supply-restricted market.

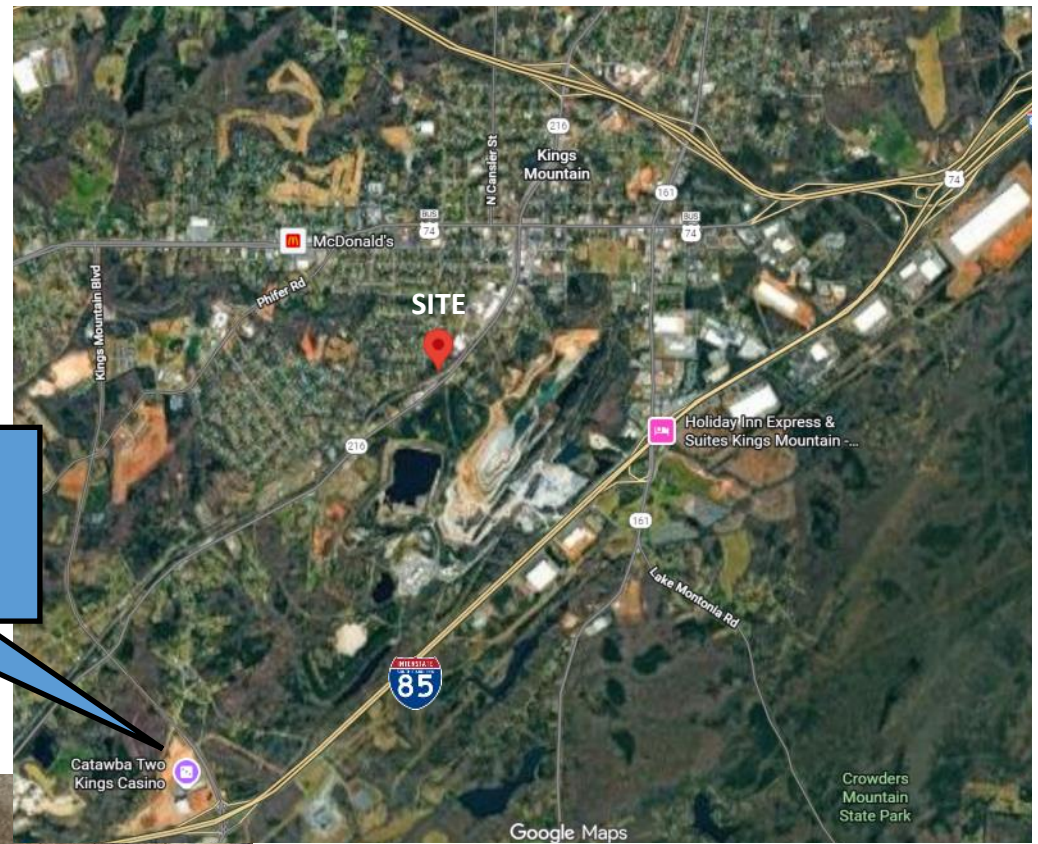
- Excellent Visibility and ingress/egress.
- Two sets of shared common area restrooms. One shared breakroom/canteen lobby at main entrance.
- Easy access to I-85 & Hwy 74.
- Just 2.5 Miles from multiple hotel flags & \$700M “Two Kings” casino complex.
- Fully sprinkled (wet & dry systems). New/newer roofs throughout.
- LED lighting throughout.
- Offices are heated/cooled. Warehouse is fully heated.
- Full concrete floors with ramps throughout.
- 14 loading docks (can be dedicated or shared depending on tenant mix/occupancy & configuration).





# Location & Aerial

Site is only 2.6 miles from the new Two Kings Casino.





**Area J Exterior View**



**Area B Exterior View**



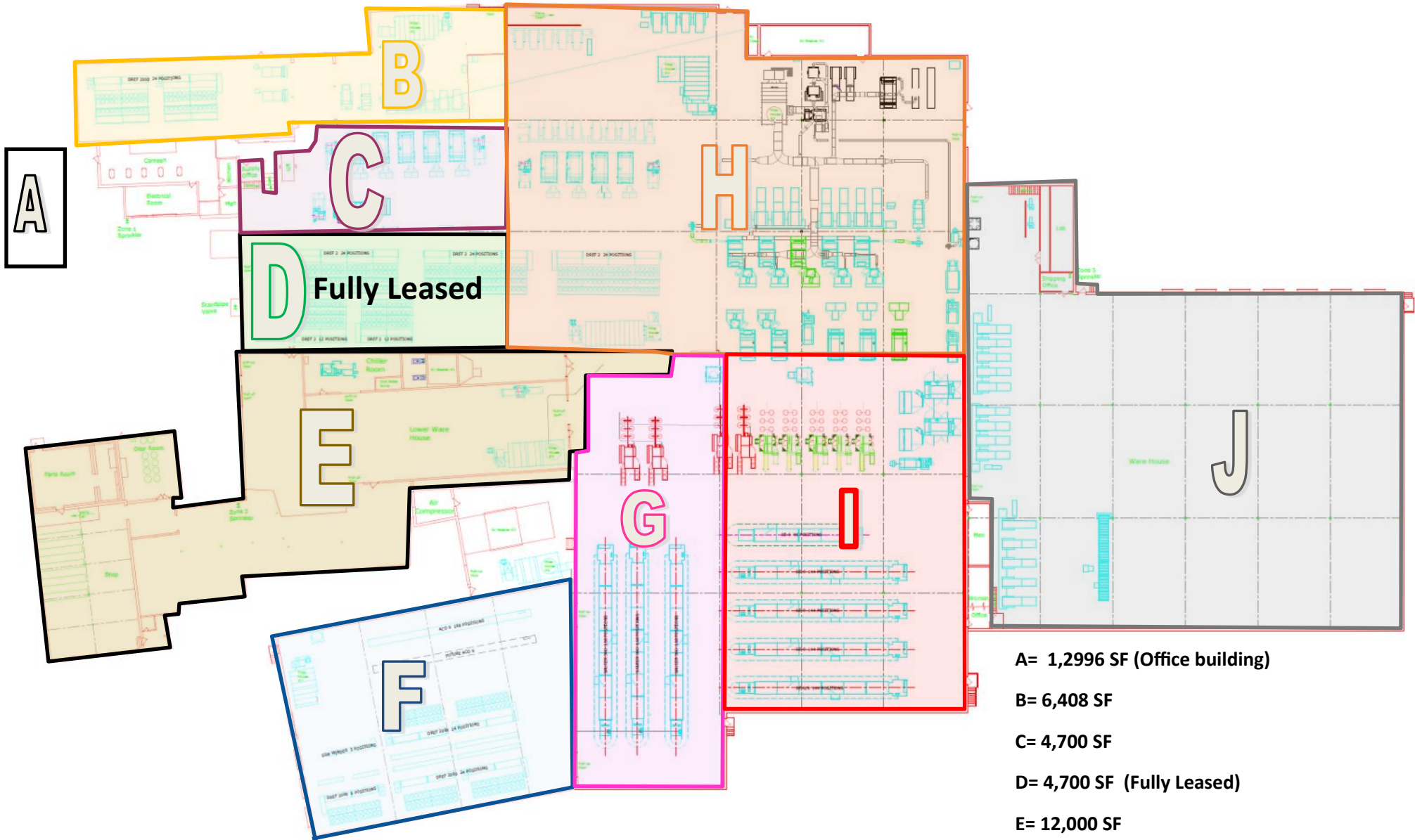


**Area J Docks View**



**Area F Dock View**





**A= 1,296 SF (Office building)**

**B= 6,408 SF**

**C= 4,700 SF**

**D= 4,700 SF (Fully Leased)**

**E= 12,000 SF**

**F= 9,408 SF**

**G= 10,919 SF**

**H= 27,690**

**I= 14,800 SF**

**J= 24,840 SF**



# Area A Office Building



**Freestanding office in front. Can be leased separately or with warehouse bays.**

**\*2 restrooms. 1 is executive restroom with shower.**

**\*Hardwood flooring**

**\*Full breakroom included**

**~1,269 SF**



# Area B Warehouse

- 1 side rollup door (not dock high) + 1 man door
- Heated
- LED lighting
- Concrete floor throughout

~6,408 SF as presently configured





# Area C Warehouse

- 1 private elevated office overlooking warehouse w/ mezzanine area
- Heated
- LED lighting
- Concrete floor throughout. 1 Concrete ramp leading to common area canteen & restrooms.

~4,700 SF as presently configured

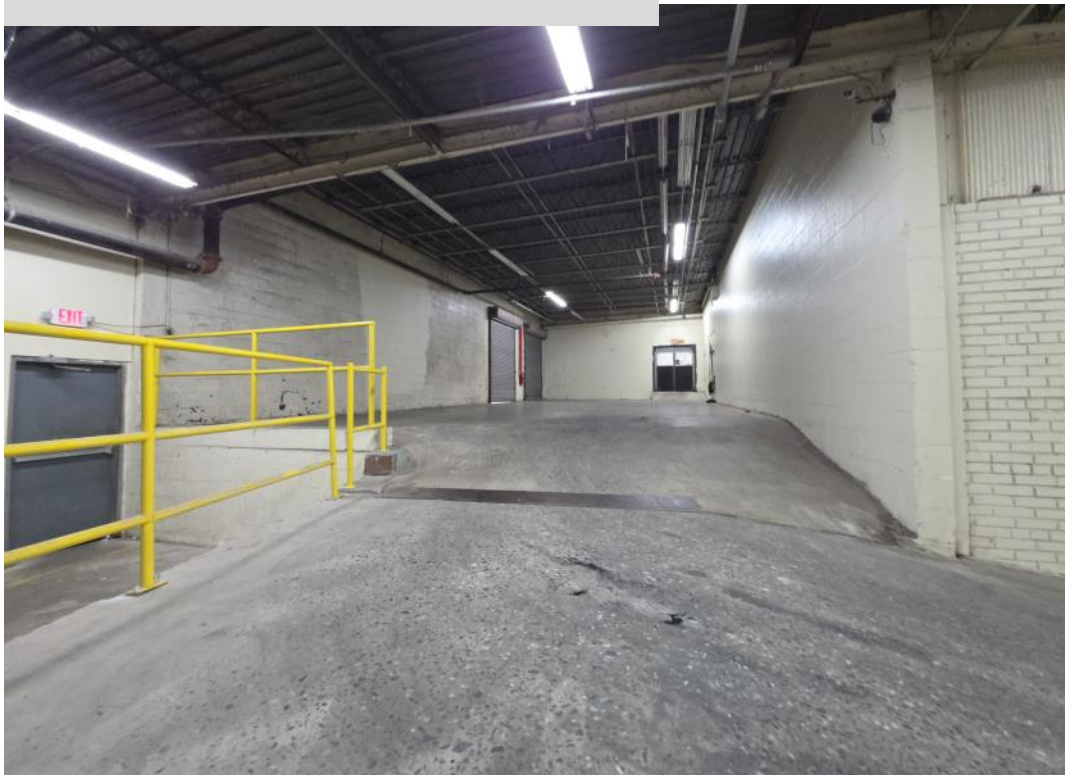




# Area E Warehouse

- 1 drive-in/rollup door (not dock high) + 2 man doors
- 1 dedicated restroom
- Heated
- LED lighting
- Concrete floor throughout
- Spare parts/lockup storage area + shipping/receiving office.

~12,000 SF as presently configured

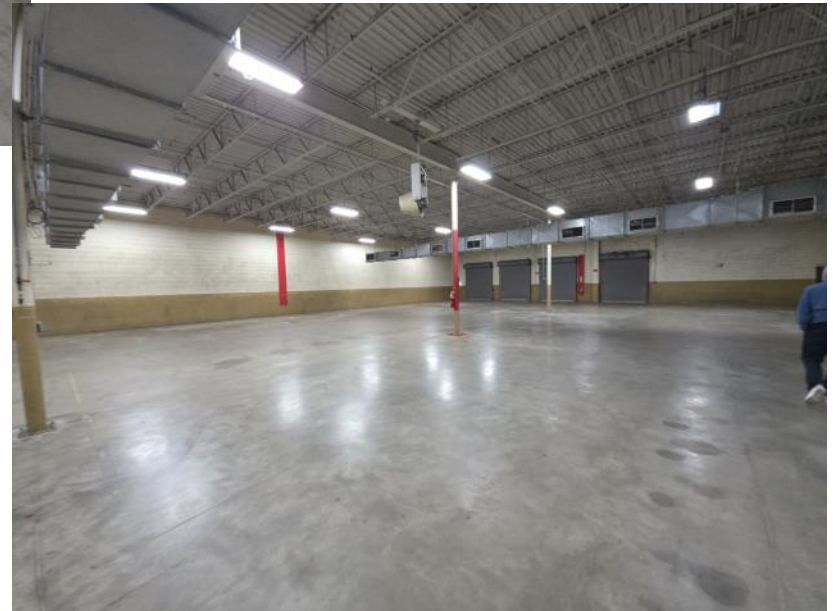




# Area F Warehouse



- 4 dedicated docks
  - 1 man door
  - Common area restrooms & breakroom
  - No office space
  - LED lighting
- ~9,408 SF as presently configured**





# Area G Warehouse

- As presently configured on colored leasing plan, docks would need to be shared with another area.
- Heated
- LED lighting
- Concrete floor throughout

~10,919 SF as presently configured

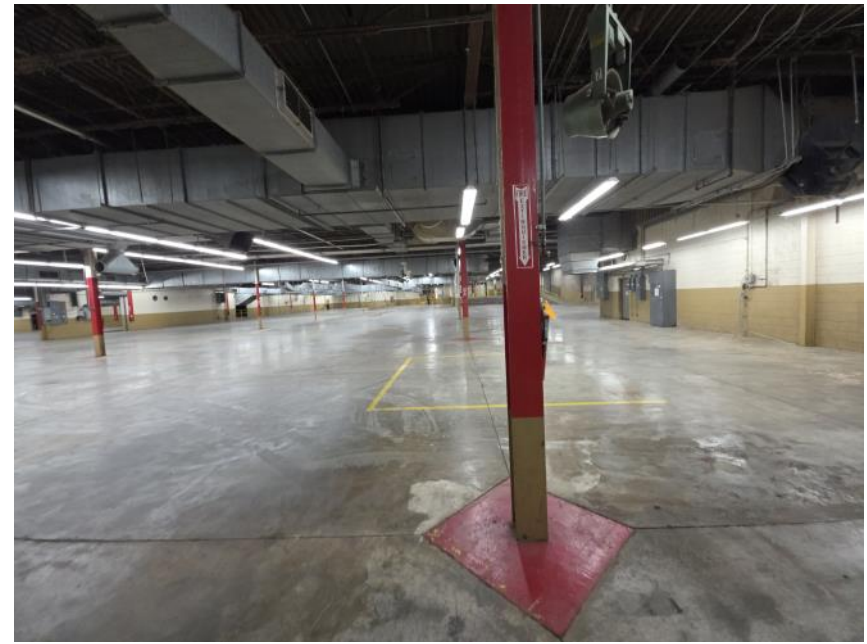




# Area H Warehouse

- Heated
- LED lighting
- Concrete floor throughout
- As presently configured on colored leasing plan, docks would need to be shared with another area.

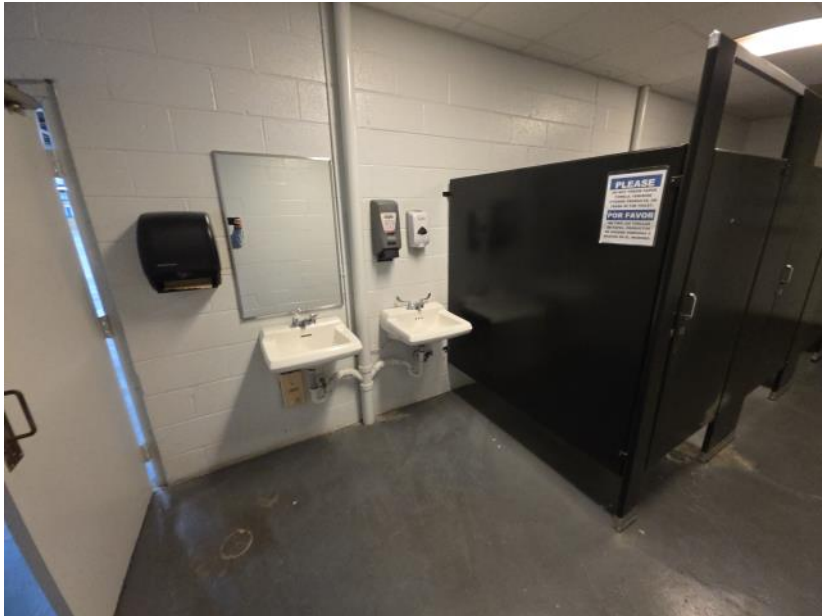
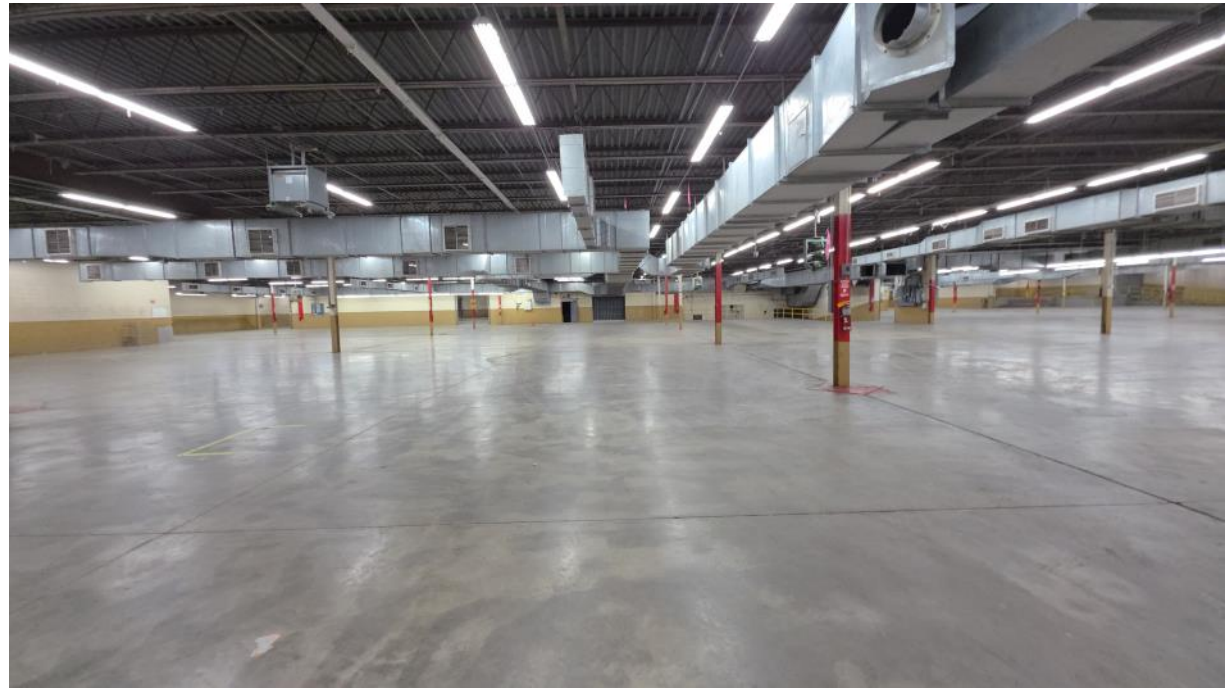
~27,690 SF as presently configured



# Area I Warehouse

- As presently configured on colored leasing plan, docks would need to be shared with another area.
- Heated
- LED lighting
- Concrete floor throughout
- Direct access to warehouse restrooms

~14,800 SF as presently configured





# Area J Warehouse

- 7 dedicated loading docks + 1 exterior man door + mezzanine storage room
- ~800 sq ft of mezzanine warehouse space (2 levels)
- ~25 ft clear height w/ LED lighting & skylights





# Area J Offices

