

INDUSTRIAL FOR LEASE

700

South Railroad Avenue, Kings Mountain NC



BVBELK
PROPERTIES

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

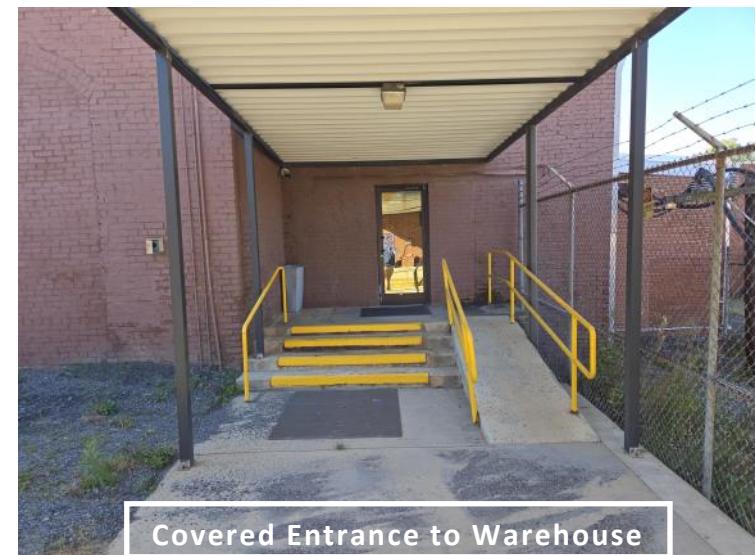
PARCEL ID 8780

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).

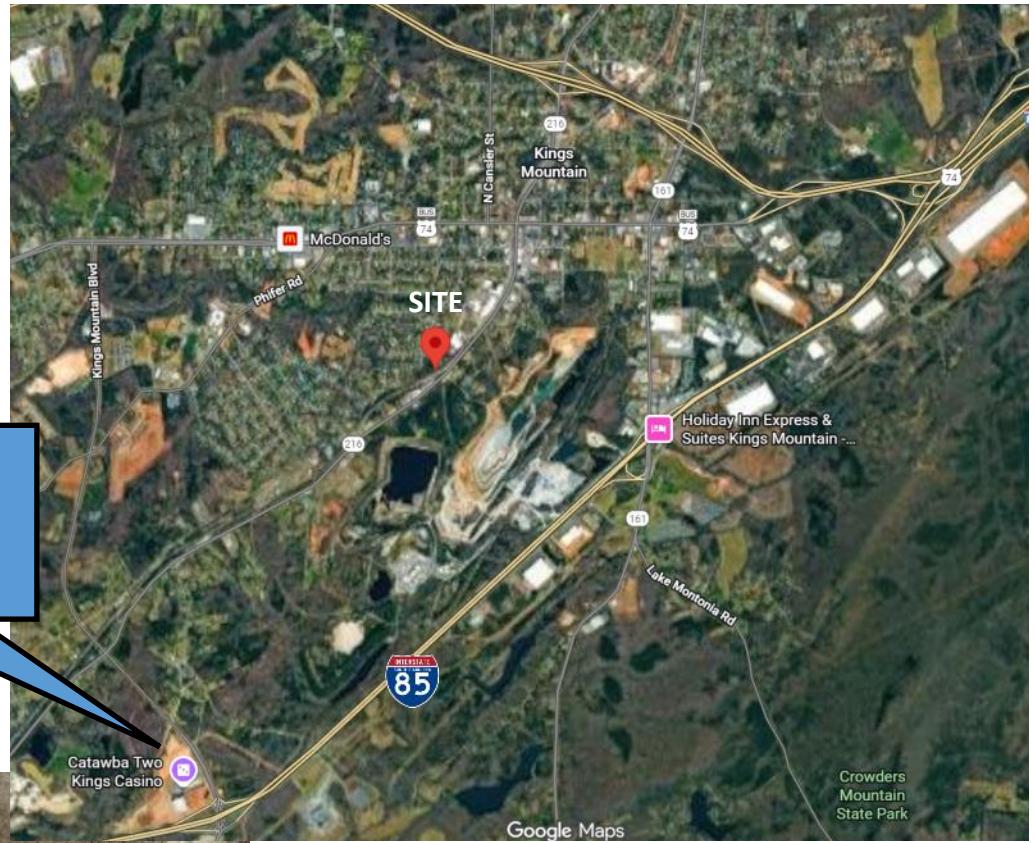


Covered Entrance to Warehouse



Location & Aerial

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



Area J Exterior View



Area B Exterior View

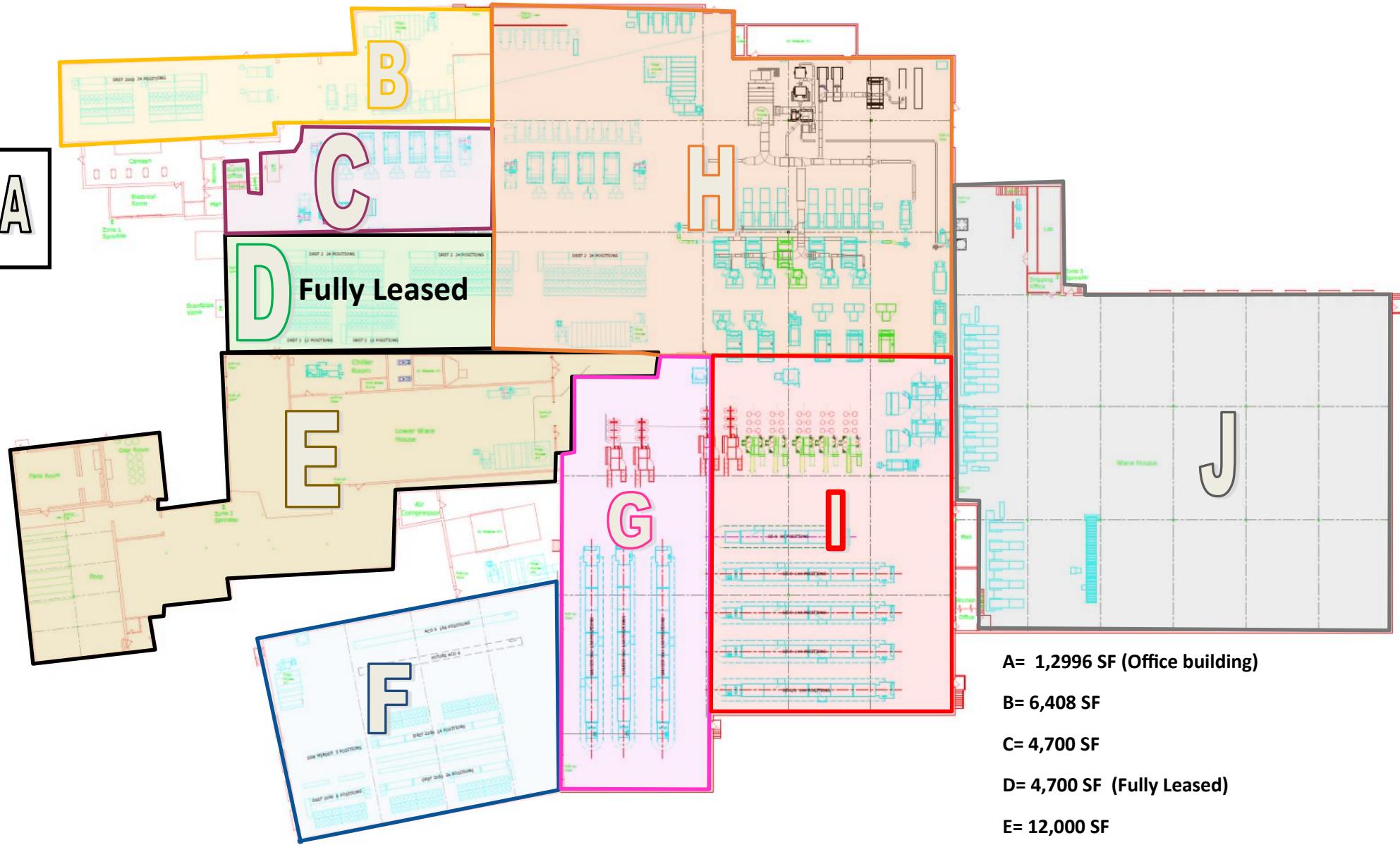


Area J Docks View



Area F Dock View





A= 1,2996 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

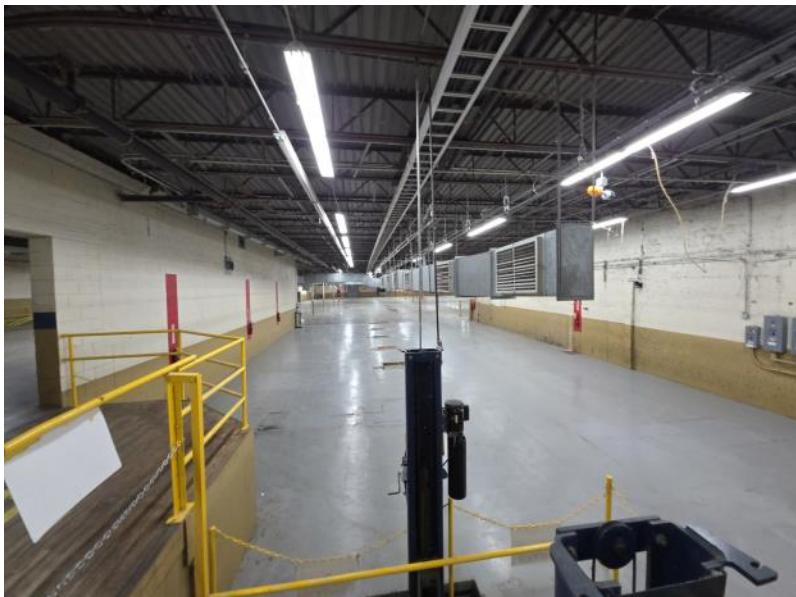
~6,408 SF as presently configured



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.

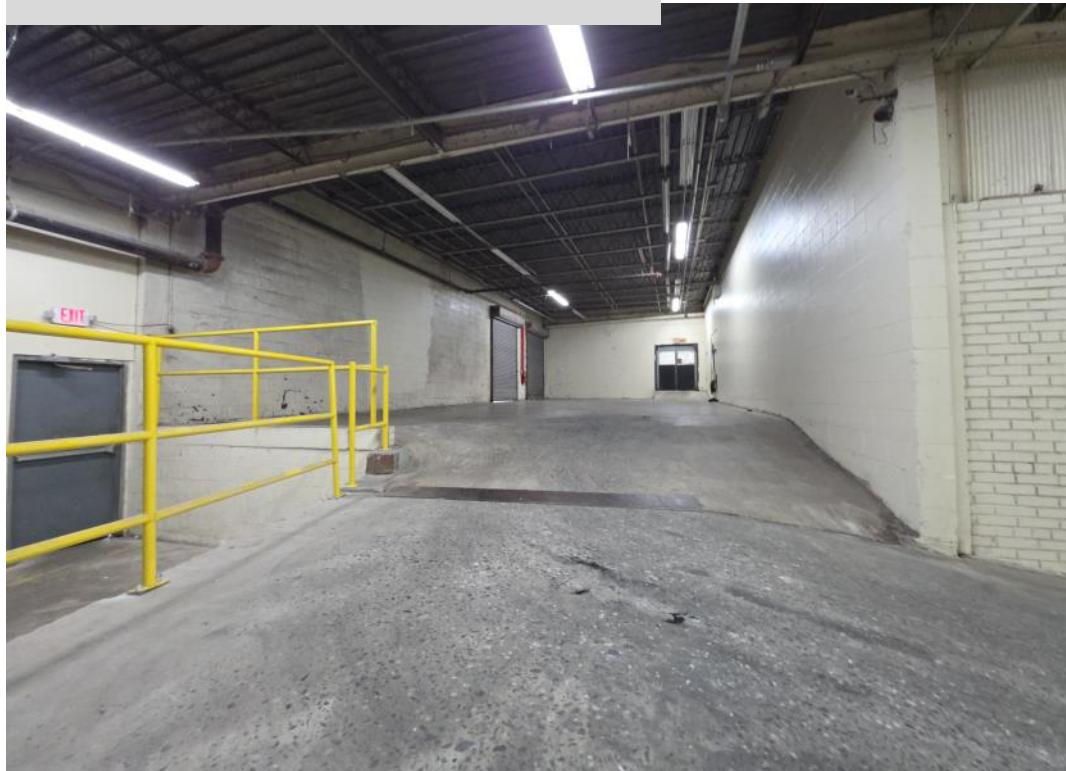
~4,700 SF as presently configured



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

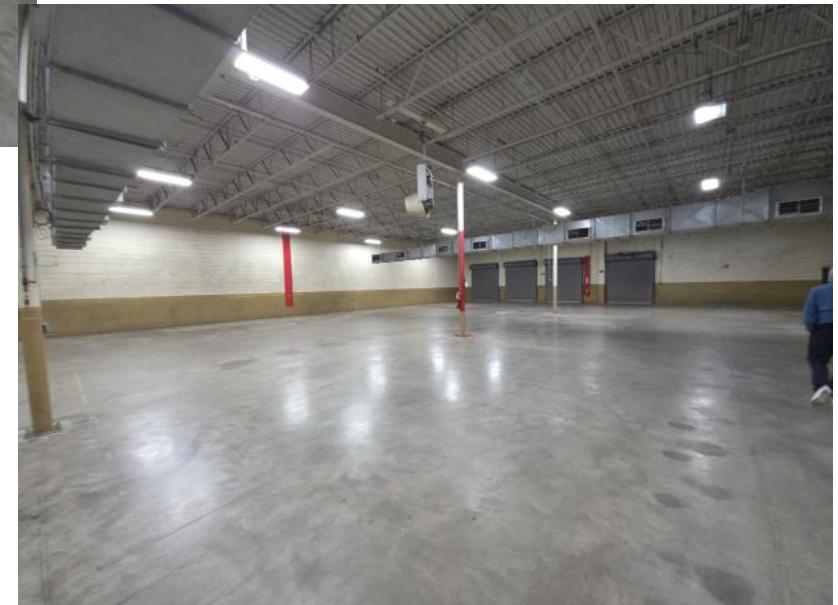


Area F Warehouse



- 4 dedicated docks
- 1 man door
- Common area restrooms & breakroom
- No office space
- LED lighting

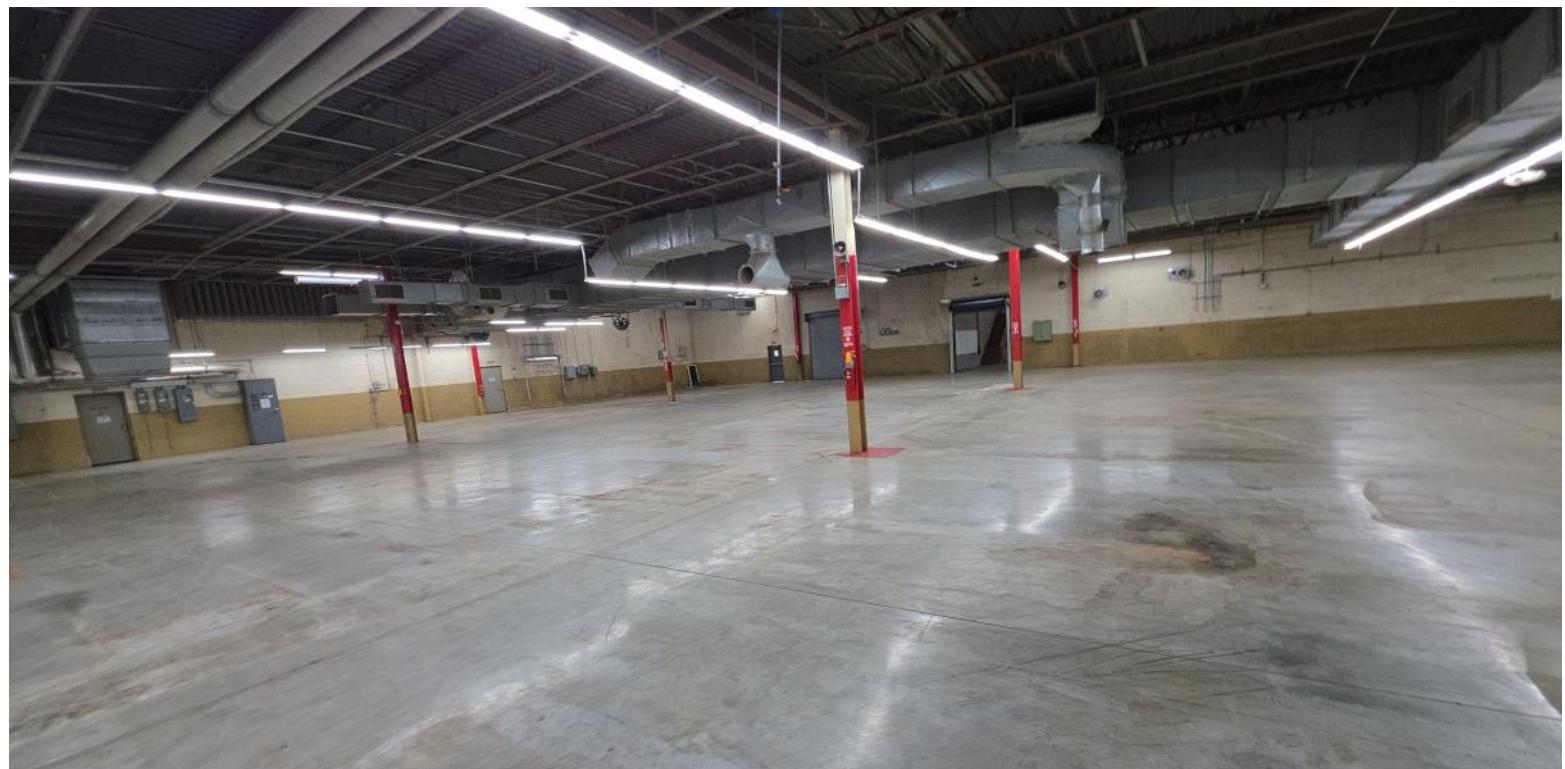
~9,408 SF as presently configured



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

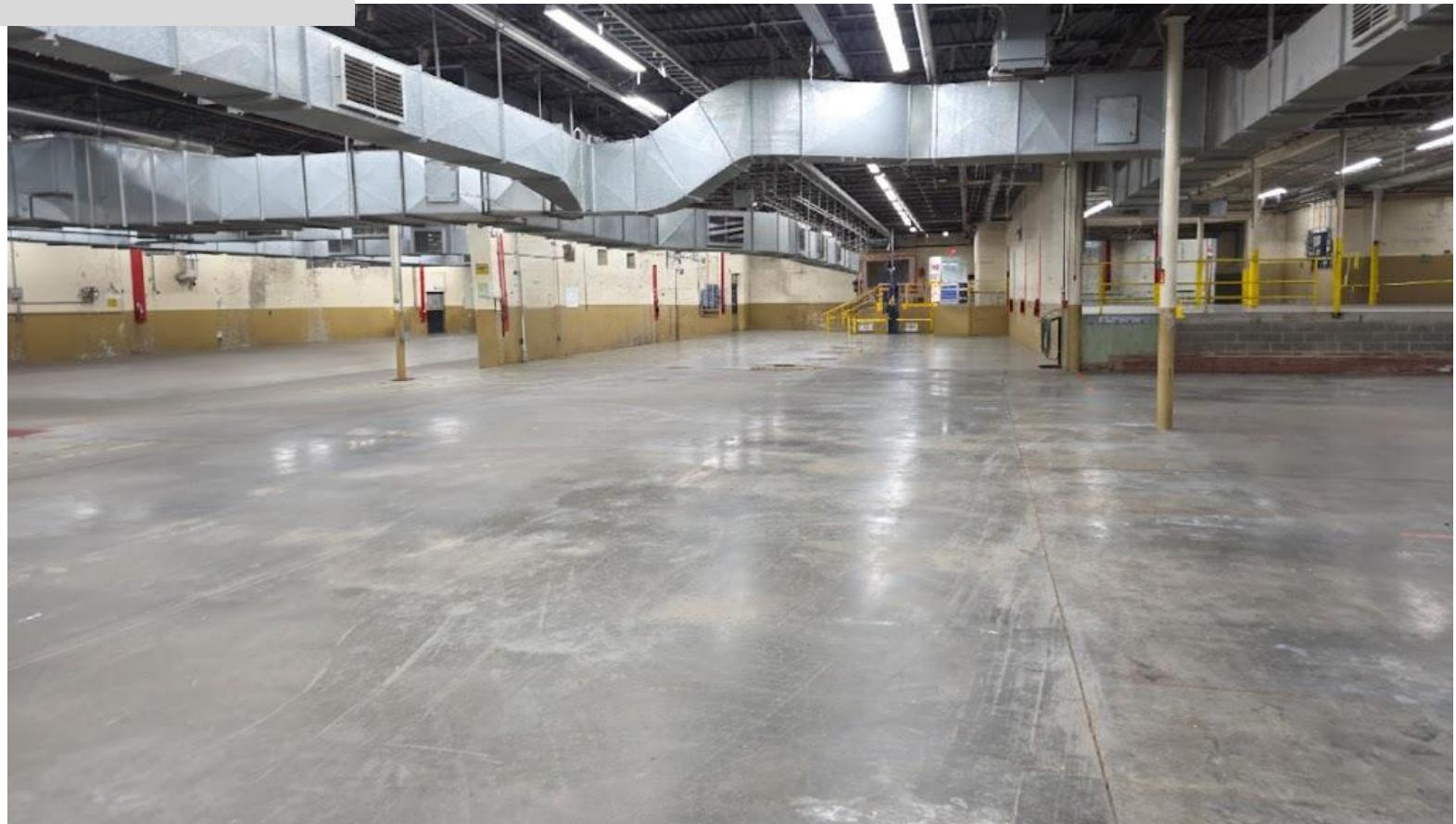
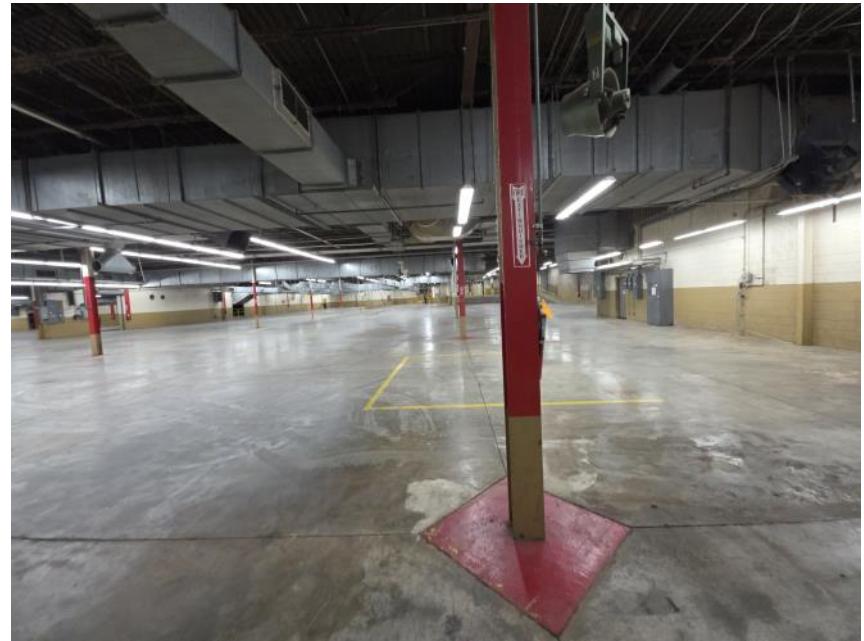
~10,919 SF as presently configured



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.

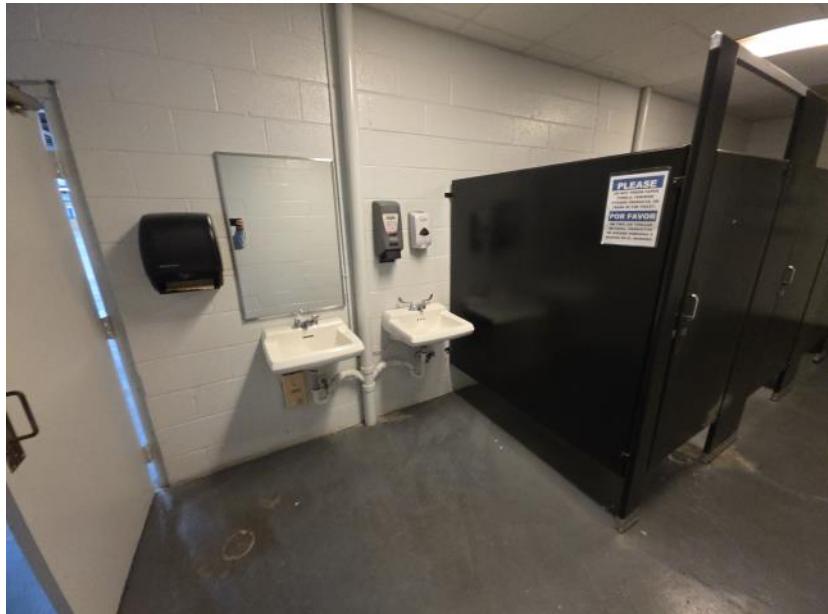
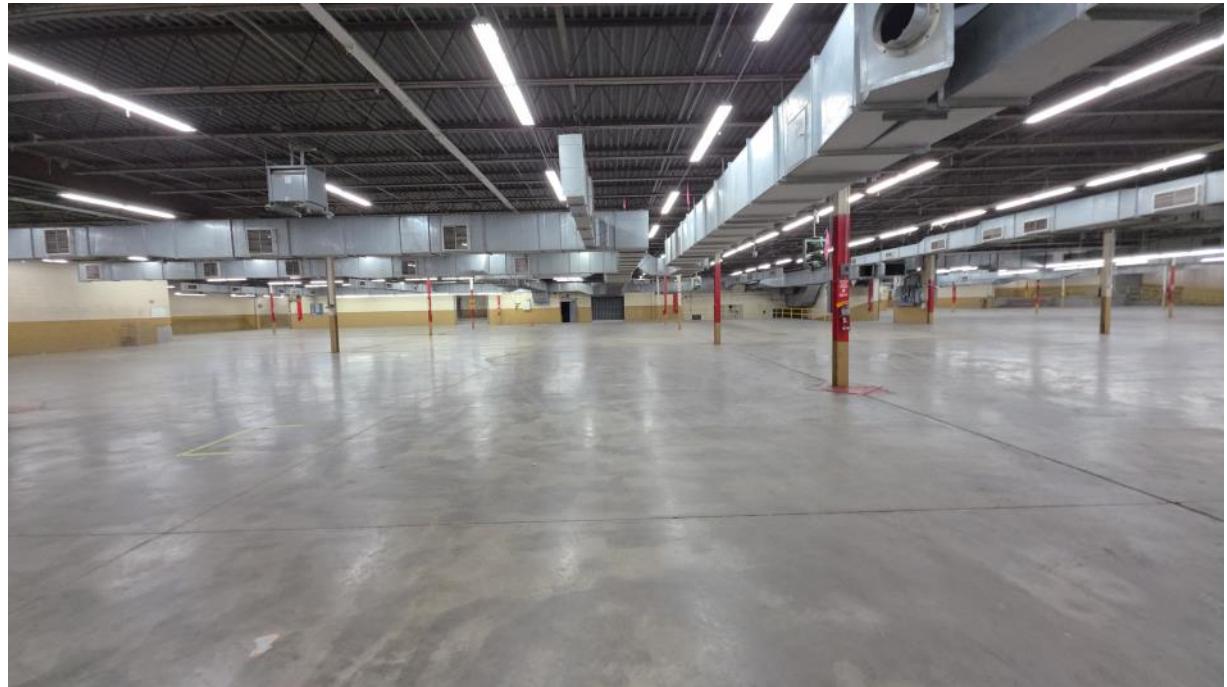
~27,690 SF as presently configured



Area I Warehouse

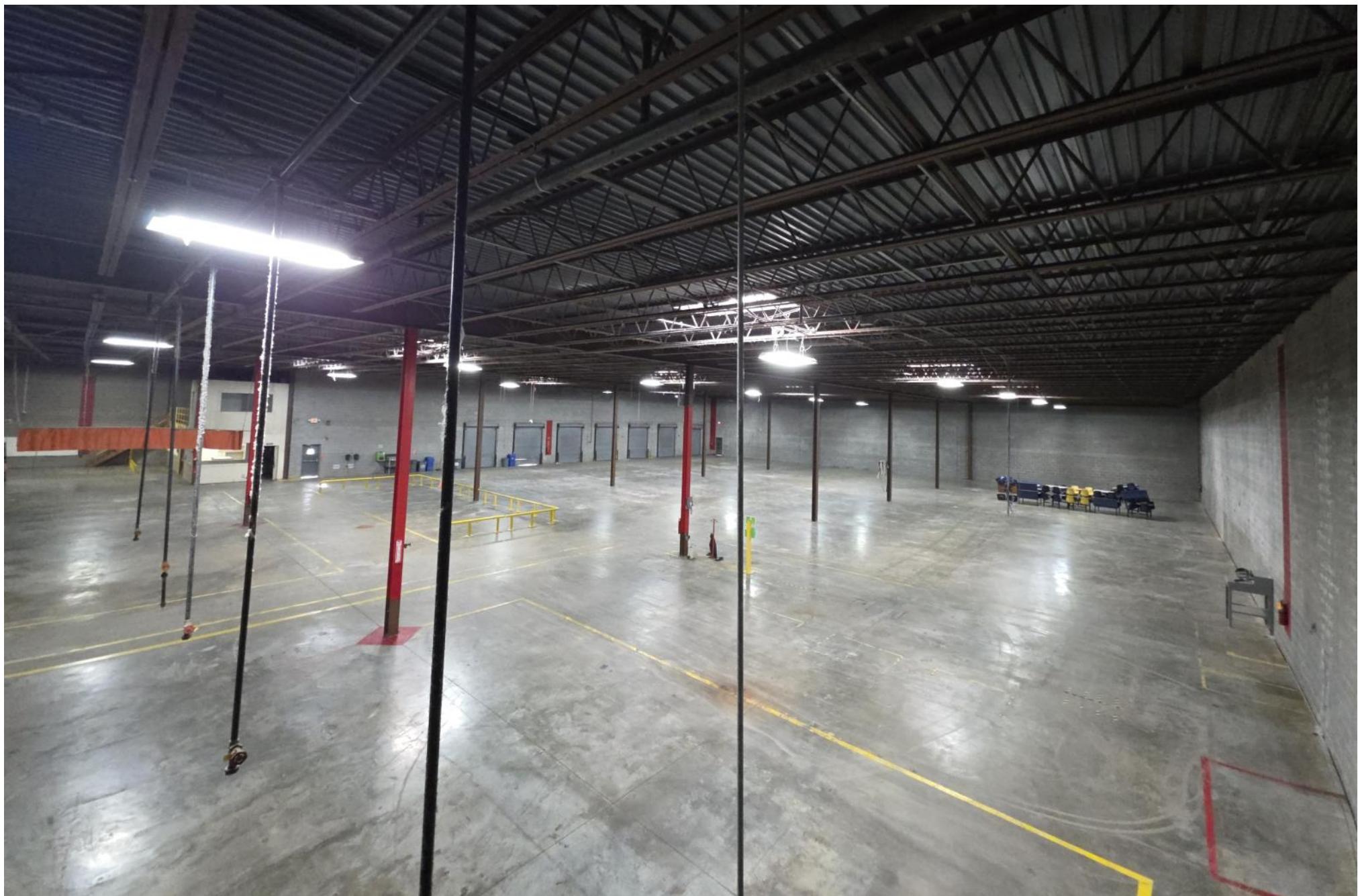
- As presently configured on colored leasing plan, docks would need to be shared with another area.
- Heated
- LED lighting
- Concrete floor throughout
- Direct access to warehouse restrooms

~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

