

500,000 SQ. FT. - 1,256,278 SQ. FT. AVAILABLE FOR LEASE

KINGS MOUNTAIN, NC



UP TO 6 MEGAWATTS IMMEDIATELY AVAILABLE

500,000 SQ.FT. - 1,256,278 SQ. FT. | IMMEDIATELY OCCUPIABLE & AVAILABLE FOR LEASE

**40' CLEAR, CLASS A INDUSTRIAL | 2,075 SQ. FT. SPEC OFFICE**

**TICAM: \$0.26/SF FOR YEARS 1-5, \$0.40/SF FOR YEARS 6-10 DUE TO 10-YEAR TAX INCENTIVE GRANTS**

DEVELOPED + LEASED BY



R. ALAN LEWIS

Managing Partner, Industrial Development

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MATTHEW GIANNUZZI

Vice President, Industrial Development

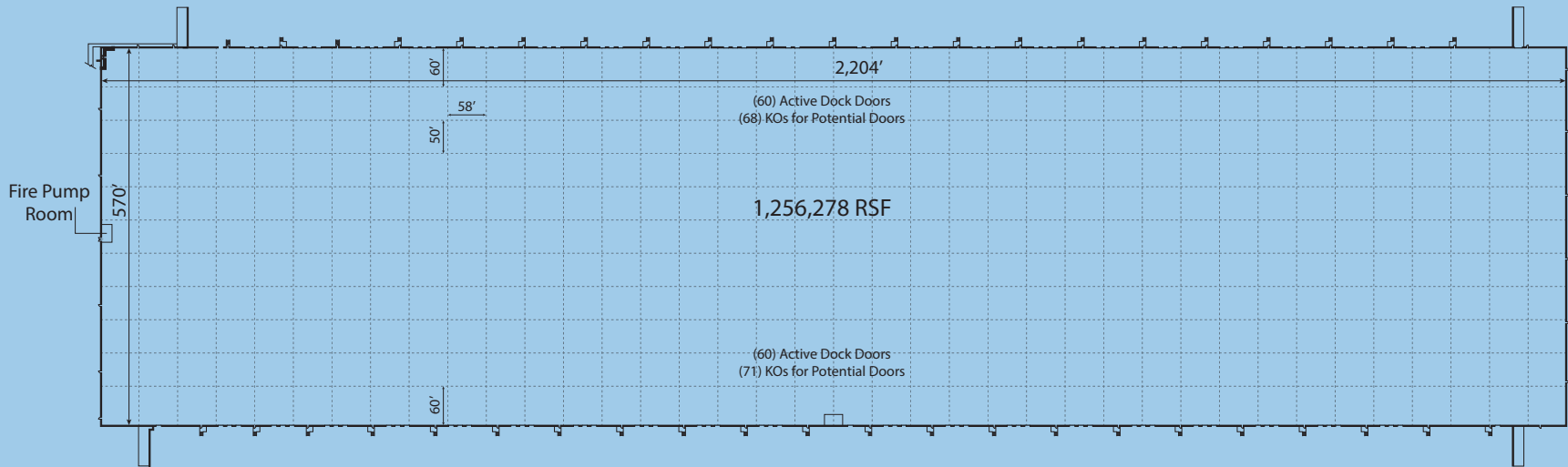
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# KINGS MOUNTAIN CORPORATE CENTER



## FLOOR PLAN

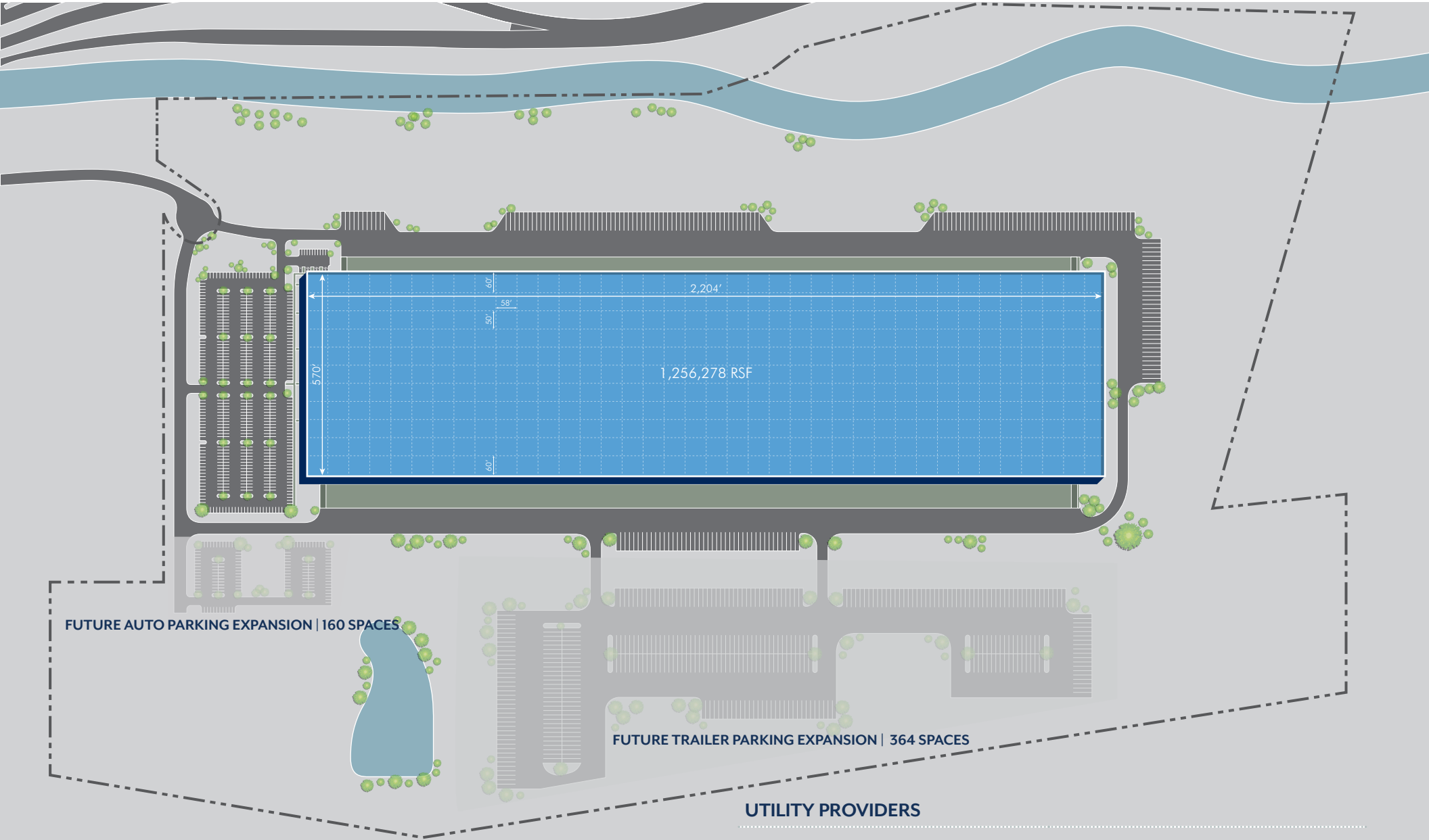


PARCEL	+/- 164.01 ACRES	POWER	(3) 2K AMP 277/480V MAIN SWITCH BOARDS (EXPANDABLE)
BUILDING	500,000 SQ. FT. - 1,256,278 SQ. FT.	FIRE PROTECTION	ESFR SYSTEM (K-25 HEADS) WITH FIRE PUMP
OFFICE	+/- 2,075 SQ. FT.	HVAC	CODE MIN. ACH PROVIDED THROUGH WALL-MOUNTED LOUVERS
DIMENSIONS	570' x 2,204'   INTERIOR WALLS PAINTED WHITE	INTERIOR LIGHTING	HI-BAY LED FIXTURES ON 10' WHIPS PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION / 76 CLERESTORY 4' X 6' WINDOWS
LOADING CONFIGURATION	CROSS DOCK	DOCK POSITIONS / DRIVE-INS	120 ACTIVE DOCK POSITIONS (9' X 10' DOORS, 7' X 8' 45KLB MECHANICAL LEVELERS, SEALS, AND TRACK GUARDS   (4) 12' X 14' DRIVE-IN DOORS WITH CONCRETE RAMPS
COLUMN SPACING	50' X 58' TYPICAL BAY SPACING; 60' X 58' SPEED BAYS	TRUCK COURT	MIN. 130' - 185' HD ASPHALT TRUCK COURT W/ 60' CONCRETE APRONS AND 10' DOLLY PADS
CLEAR HEIGHT	40' INSIDE THE GIRDER AT 1ST COLUMN ROW AT EITHER SPEED BAY	AUTO PARKING	+/- 470 (EXPANDABLE TO +/- 630)
ROOF	60 MIL WHITE TPO ROOF (R-18) W/ MECHANICALLY FASTENED MEMBRANE (20-YEAR MANUFACTURER'S WARRANTY)	TRAILER PARKING	+/- 179 (EXPANDABLE TO +/- 543)
FLOOR SLAB	7" UNREINFORCED SLAB (4,000 PSI) OVER A 6" STONE BASE	EXTERIOR LIGHTING	BUILDING MOUNTED LEDS AND LEASED POLE LIGHTING

# KINGS MOUNTAIN CORPORATE CENTER



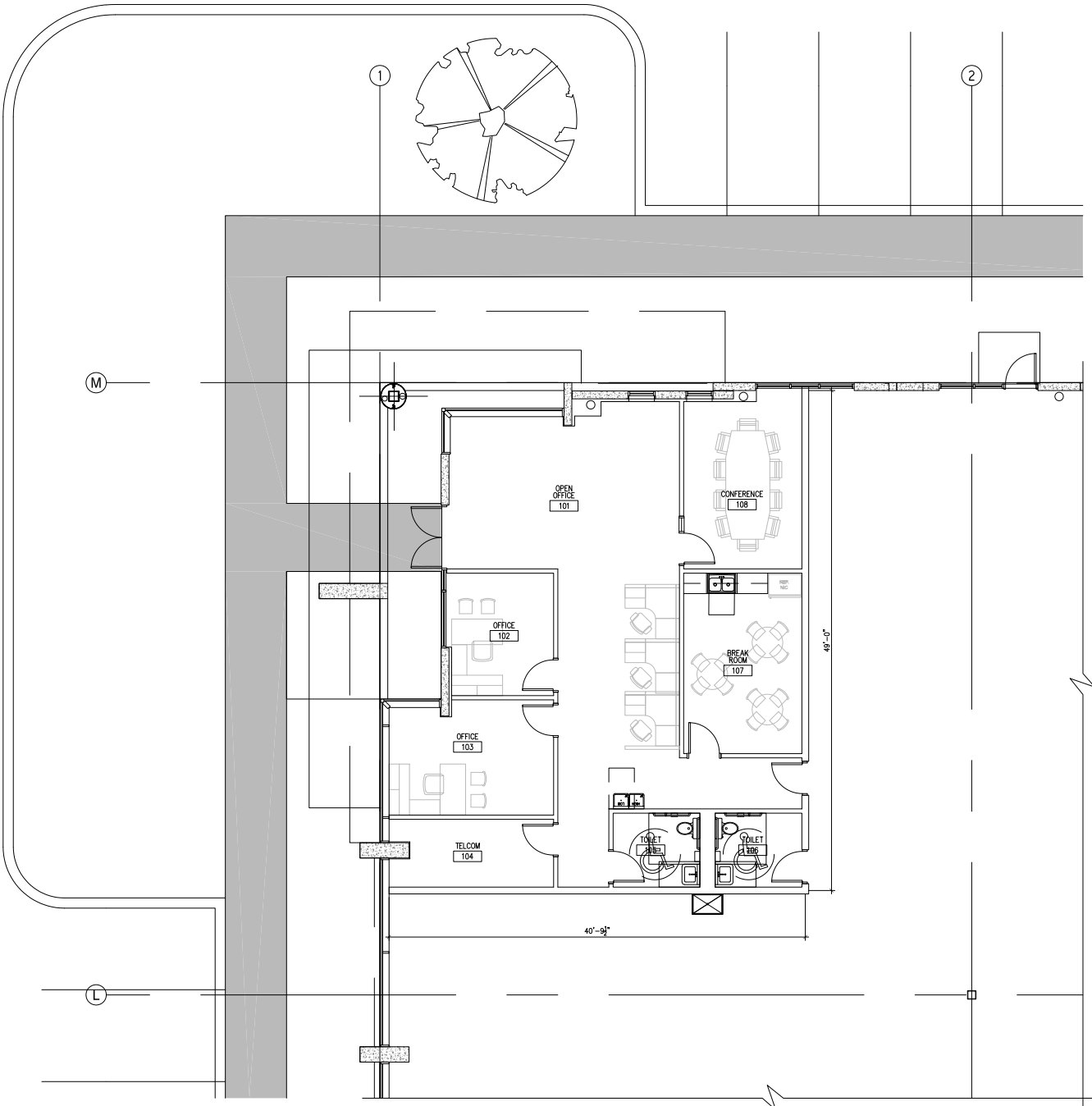
## > SITE PLAN



# KINGS MOUNTAIN CORPORATE CENTER



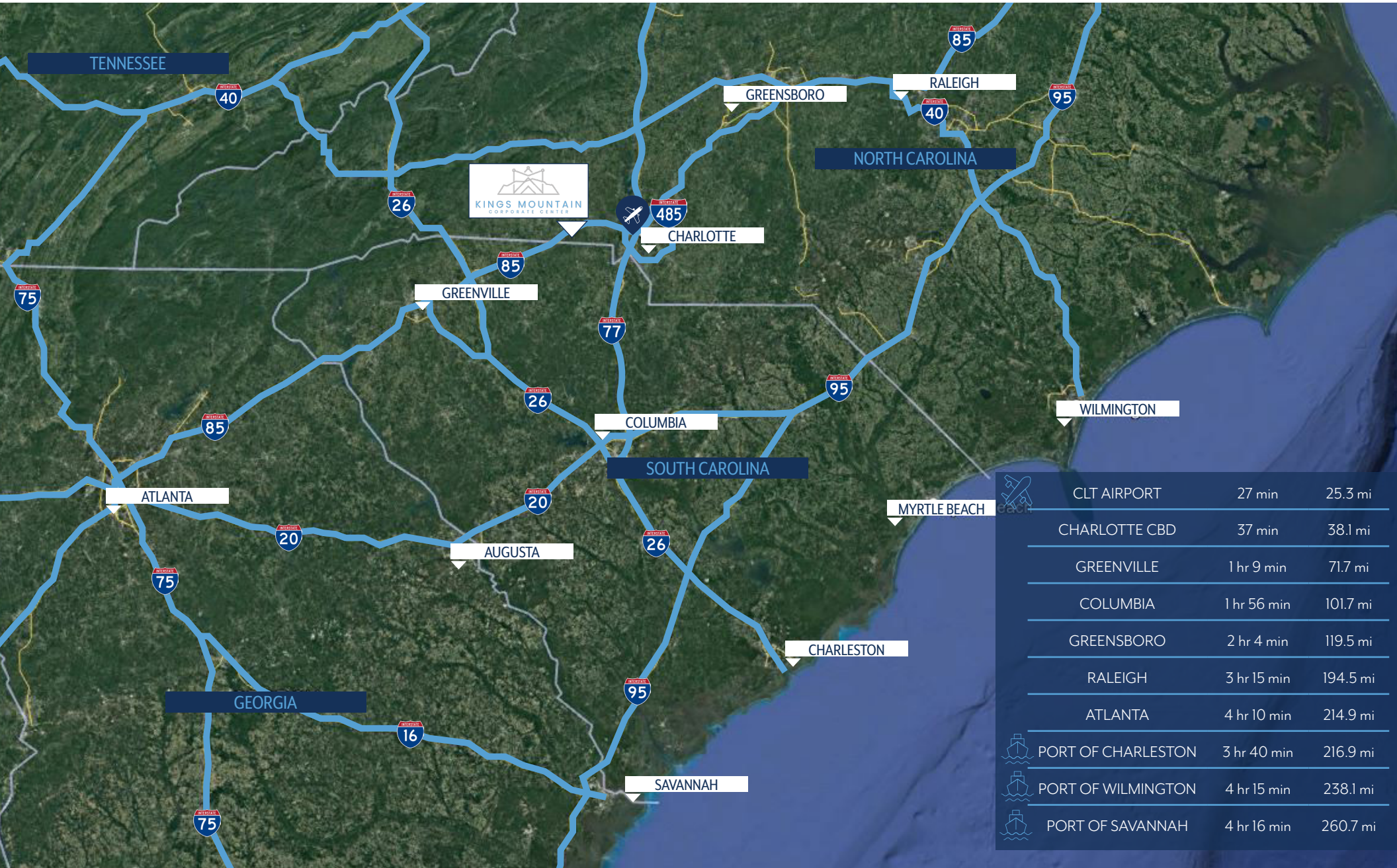
## OFFICE PLAN





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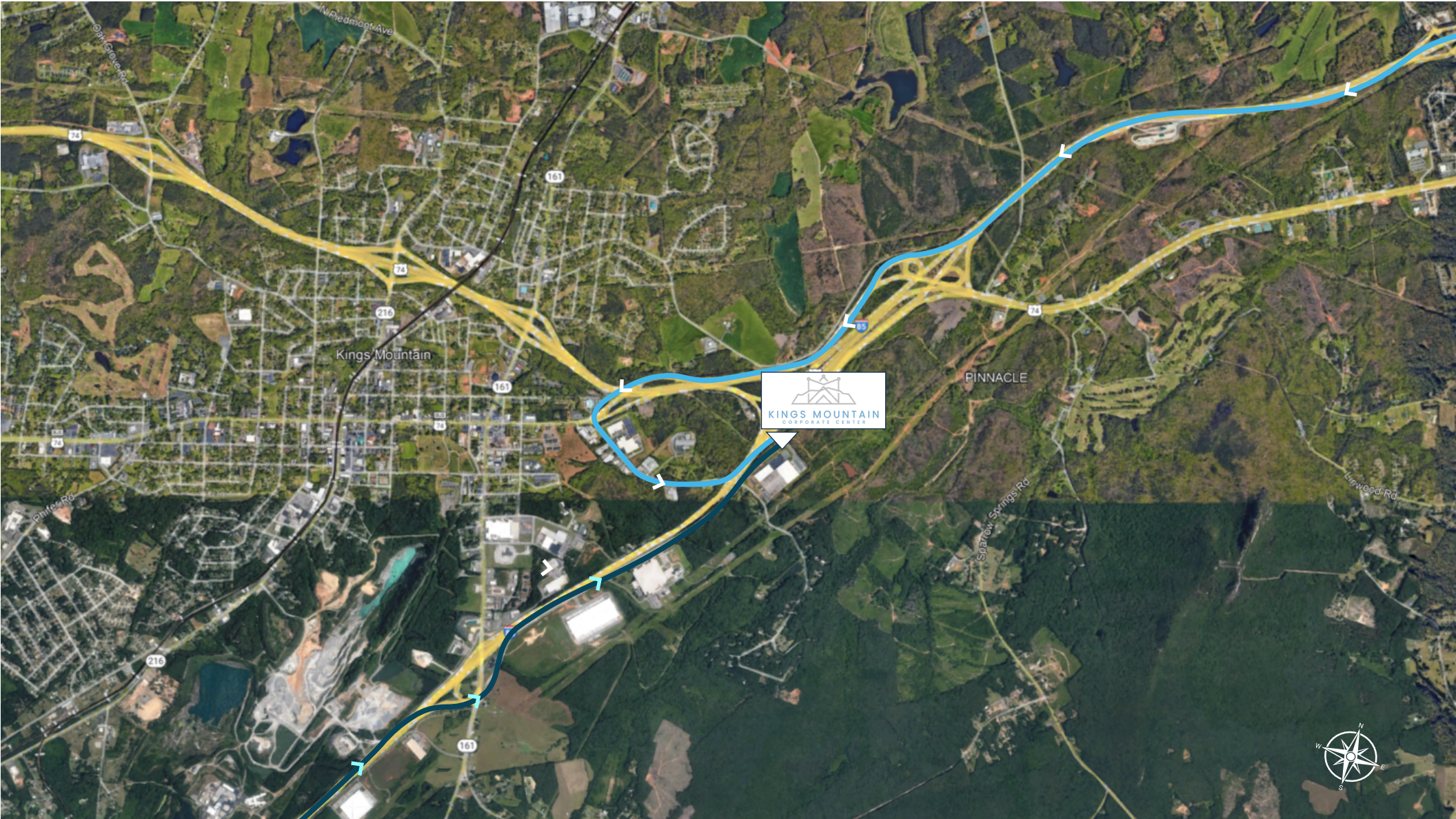
## > PROXIMITY MAP



	CLT AIRPORT	27 min	25.3 mi
	CHARLOTTE CBD	37 min	38.1 mi
	GREENVILLE	1 hr 9 min	71.7 mi
	COLUMBIA	1 hr 56 min	101.7 mi
	GREENSBORO	2 hr 4 min	119.5 mi
	RALEIGH	3 hr 15 min	194.5 mi
	ATLANTA	4 hr 10 min	214.9 mi
	PORT OF CHARLESTON	3 hr 40 min	216.9 mi
	PORT OF WILMINGTON	4 hr 15 min	238.1 mi
	PORT OF SAVANNAH	4 hr 16 min	260.7 mi



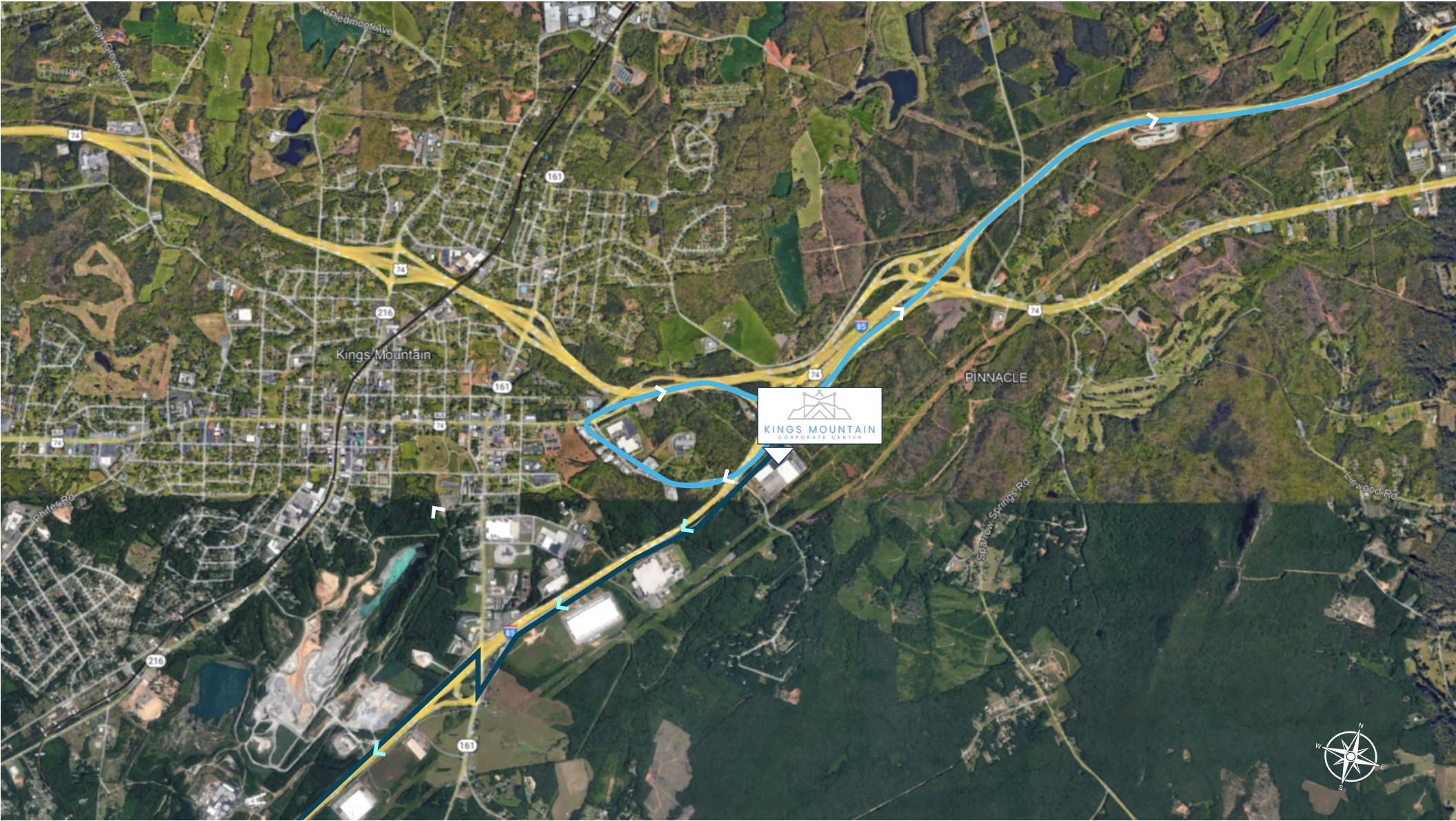
[➤ INGRESS MAP](#)





# KINGS MOUNTAIN CORPORATE CENTER

➤ EGRESS MAP





# KINGS MOUNTAIN CORPORATE CENTER

➤ AERIAL RENDERING



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