

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

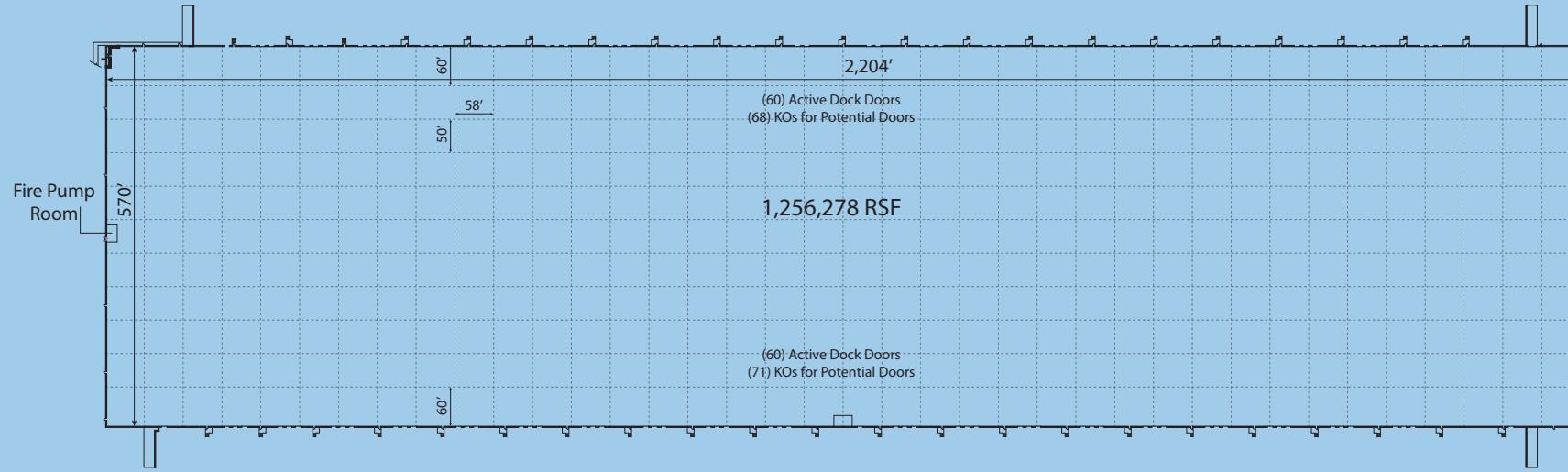
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KINGS MOUNTAIN CORPORATE CENTER

FLOOR PLAN



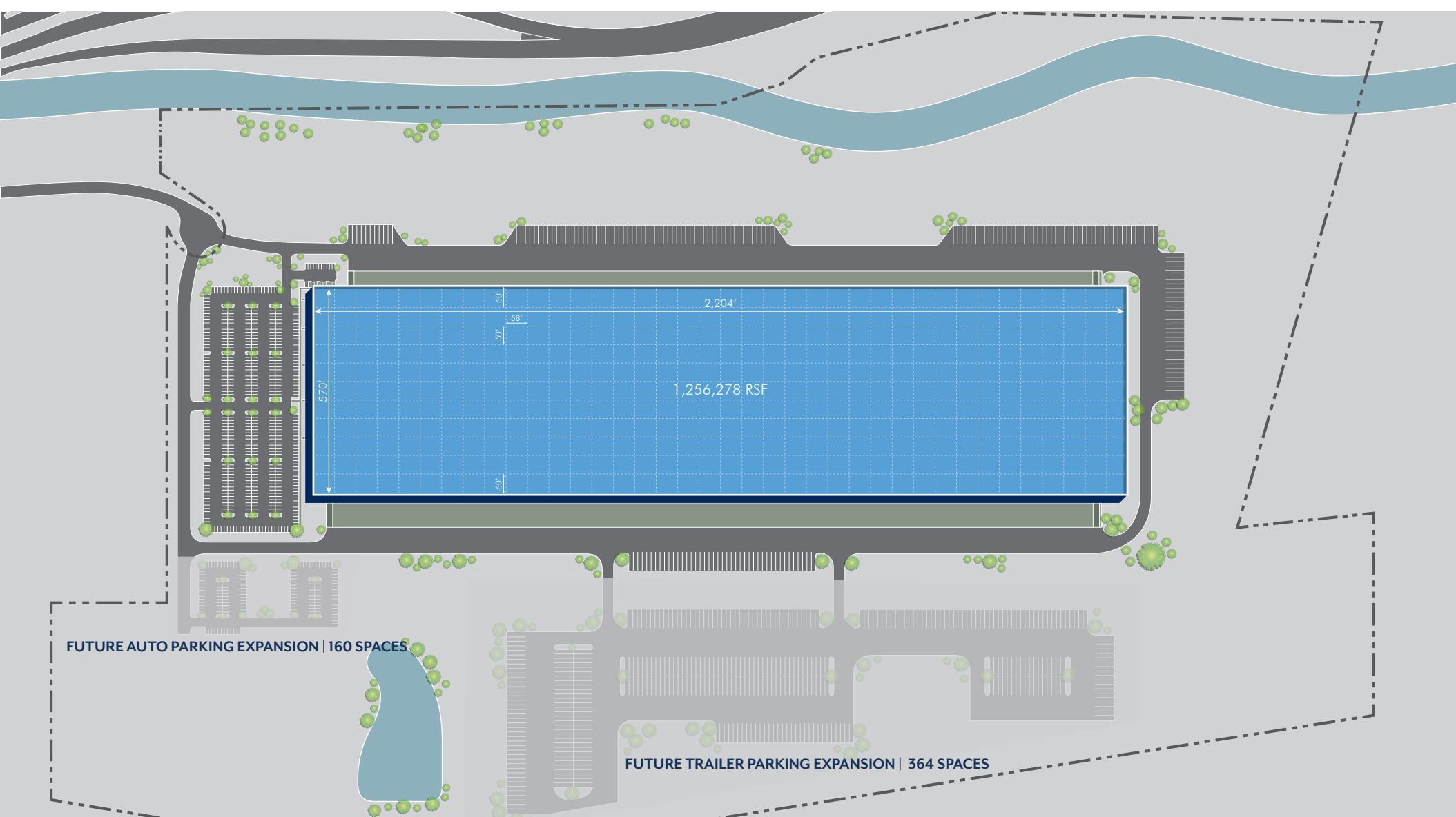
PARCEL	+/-. 164.01 ACRES	POWER	(3) 2K AMP 277/480V MAIN SWITCH BOARDS (EXPANDABLE)
BUILDING	500,000 SQ. FT. - 1,256,278 SQ. FT.	FIRE PROTECTION	ESFR SYSTEM (K-25 HEADS) WITH FIRE PUMP
OFFICE	+/-. 2,075 SQ. FT.	HVAC	CODE MIN. ACH PROVIDED THROUGH WALL-MOUNTED LOUVERS
DIMENSIONS	570' x 2,204' INTERIOR WALLS PAINTED WHITE	INTERIOR LIGHTING	HI-BAY LED FIXTURES ON 10' WHIPS PROVIDING 30FC @ 36" AFF IN OPEN SHELL CONDITION / 76 CLESTORY 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

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SITE PLAN



KINGS MOUNTAIN
CORPORATE CENTER



UTILITY PROVIDERS

ELECTRIC

CITY OF KINGS MOUNTAIN

WATER/SEWER

CITY OF KINGS MOUNTAIN

NATURAL GAS

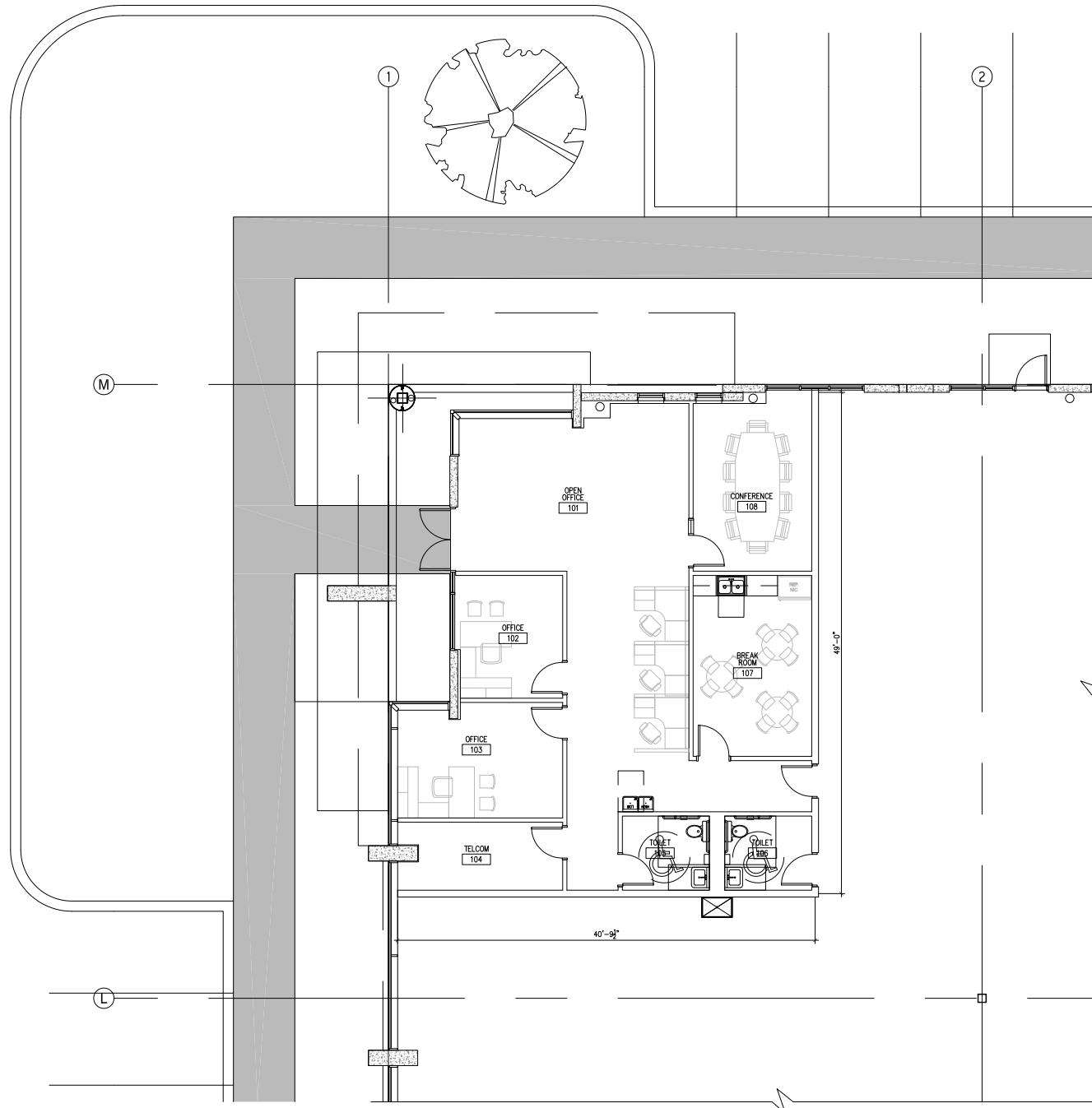
CITY OF KINGS MOUNTAIN

KINGS MOUNTAIN CORPORATE CENTER

OFFICE PLAN



KINGS MOUNTAIN
CORPORATE CENTER

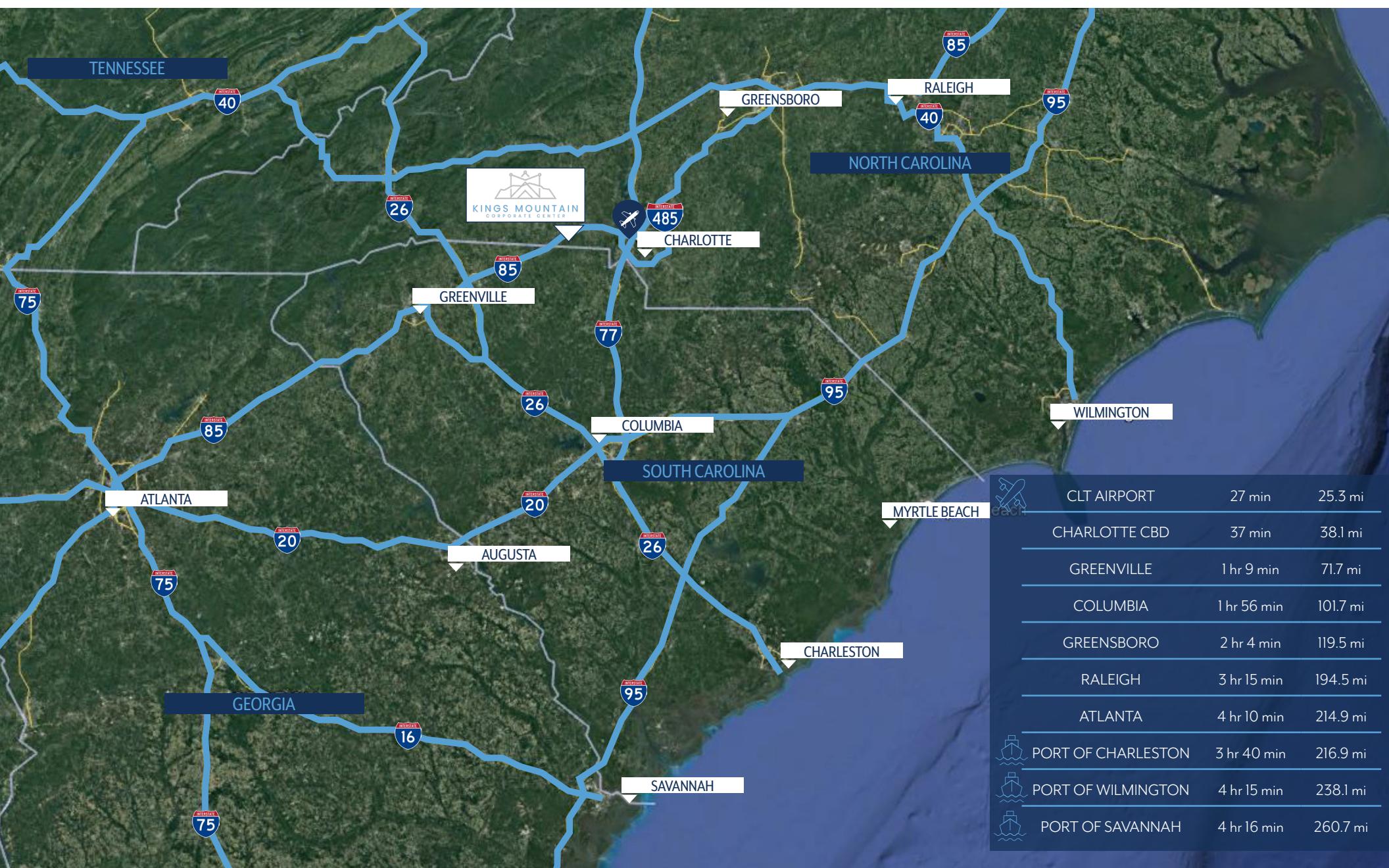


KINGS MOUNTAIN CORPORATE CENTER

PROXIMITY MAP



KINGS MOUNTAIN
CORPORATE CENTER

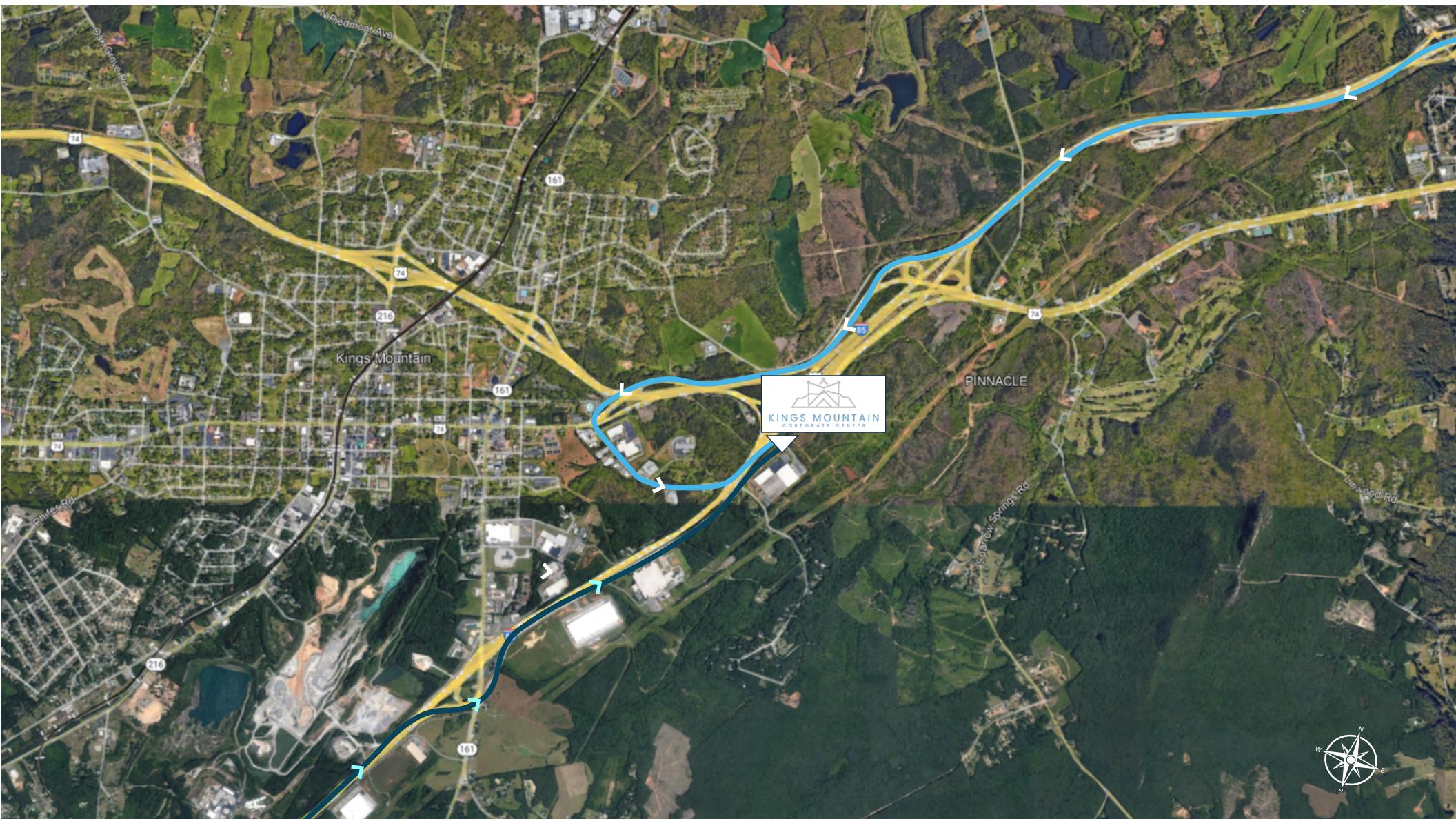


KINGS MOUNTAIN CORPORATE CENTER

INGRESS MAP



KINGS MOUNTAIN
CORPORATE CENTER

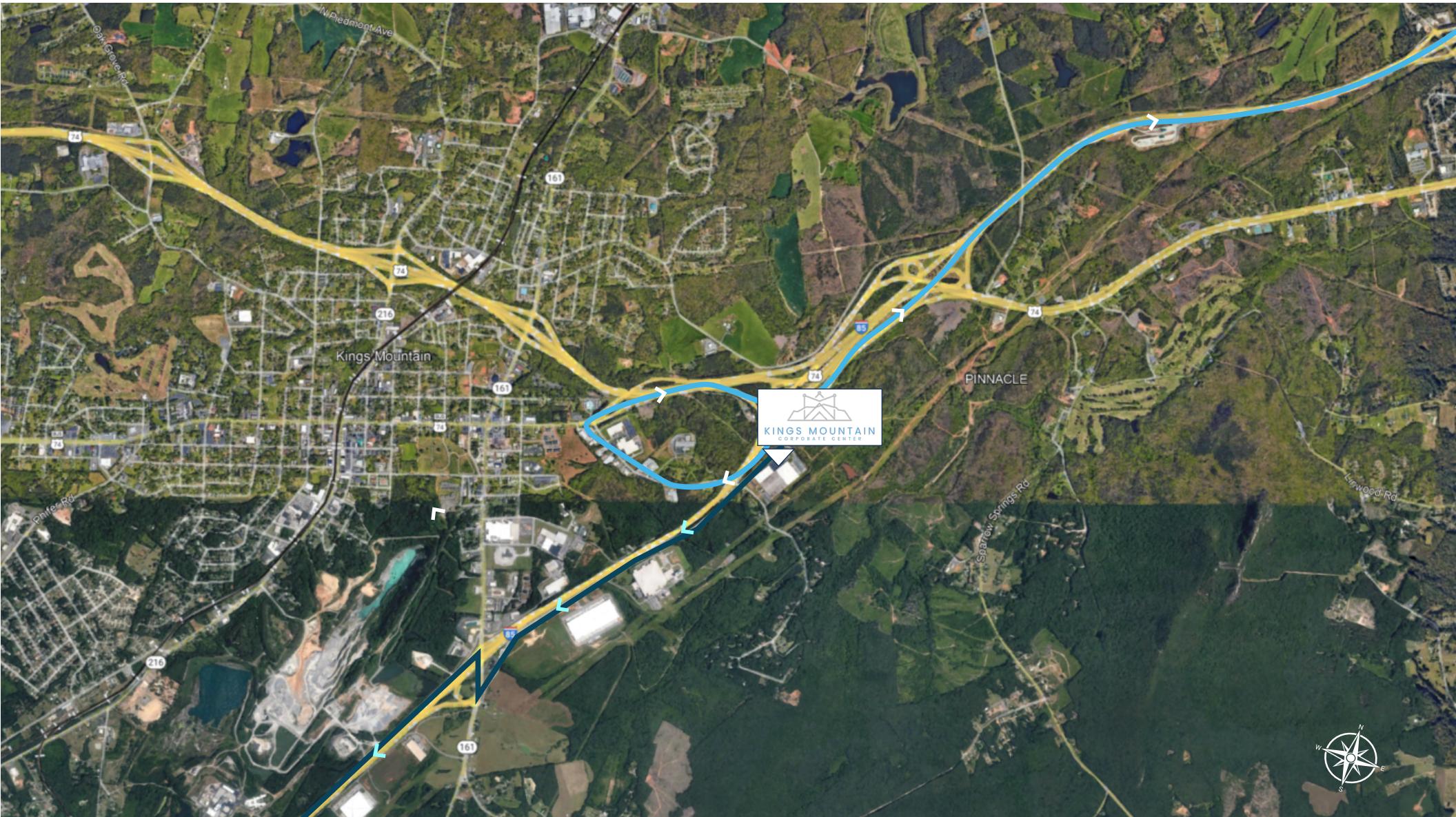


KINGS MOUNTAIN CORPORATE CENTER

EGRESS MAP



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↗ AERIAL RENDERING



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