



FOR LEASE | **305,417 SF**
300 KENT STREET | **ANDREWS, NC**
LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**FULLY RENOVATED
IN 2023**



NEW ROOF IN 2023



**NEW LED LIGHTS
IN 2023**



7 DOCK DOORS



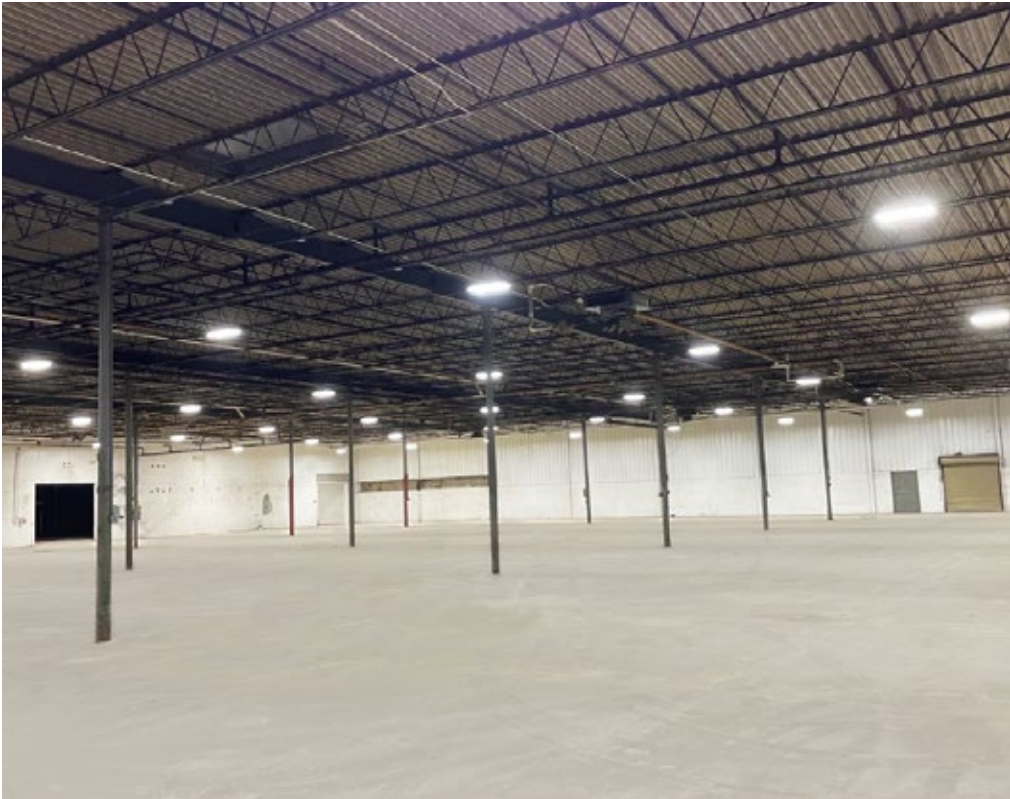
**21' CLEAR HEIGHT
THROUGHOUT**



PROPERTY DETAILS

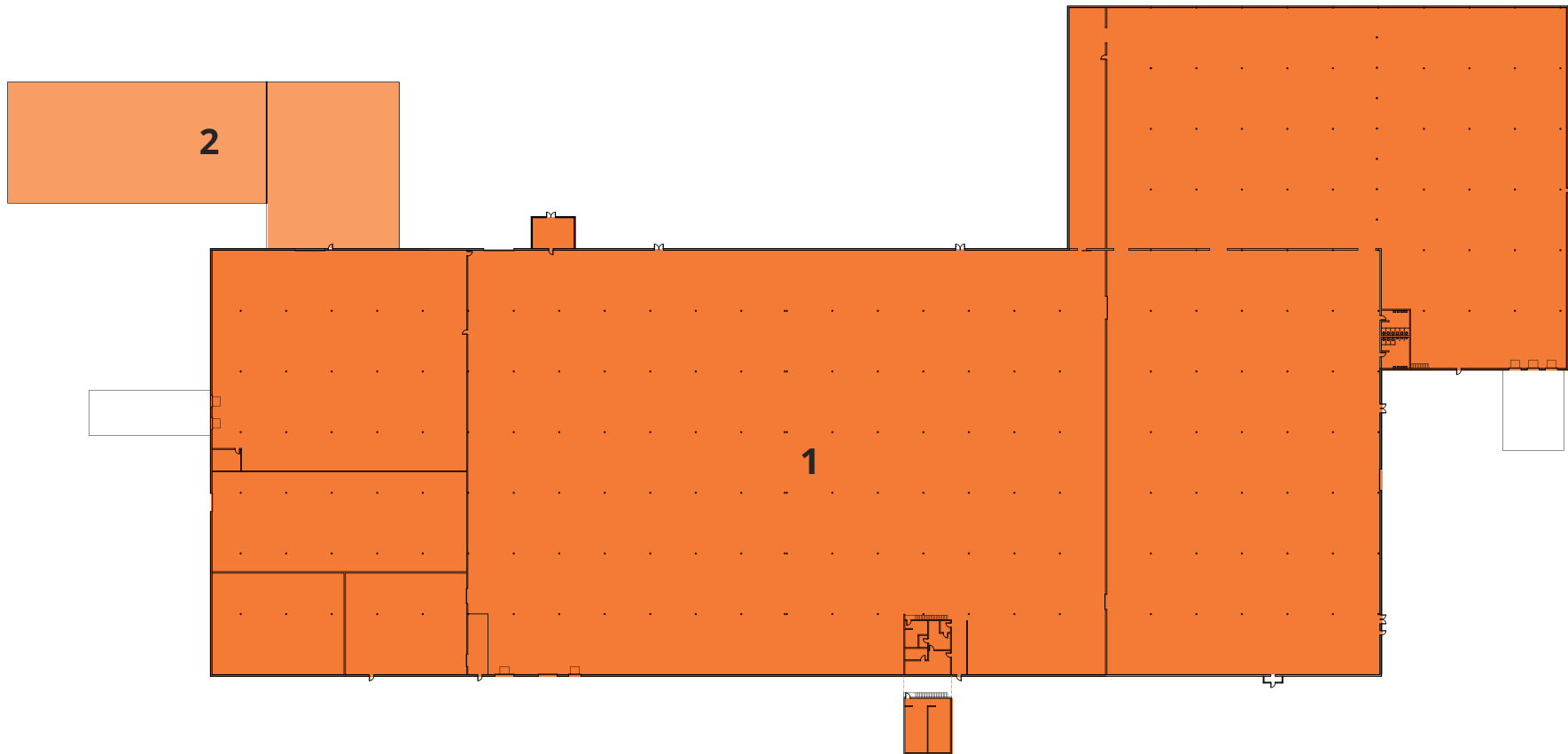
300 KENT STREET | ANDREWS, NC

AVAILABLE SPACE	305,417 SF
MINIMUM DIVISIBLE	50,000 SF
WAREHOUSE SPACE	282,122 SF
OUTDOOR COVERED STORAGE	23,295 SF
DOCK DOORS	7
DRIVE-IN DOORS	5
CLEAR HEIGHT	21'
COLUMN WIDTH/DEPTH	30' x 40'
WALLS	Metal
FLOORS	Reinforced Concrete
YEAR BUILT	1964
YEAR RENOVATED	2023
FIRE SUPPRESSION	Wet
PARKING	200 Surface Spaces
POWER	Heavy 8,000 Amp, 277/480V, 3-Phase, 4-Wire
LAND AREA	58.22 Acres
ZONING	Industrial
PARCEL ID	5556-18-31-9548
RAIL ACCESS	Possible Rail Spur Available



FLOOR PLAN

300 KENT STREET | ANDREWS, NC



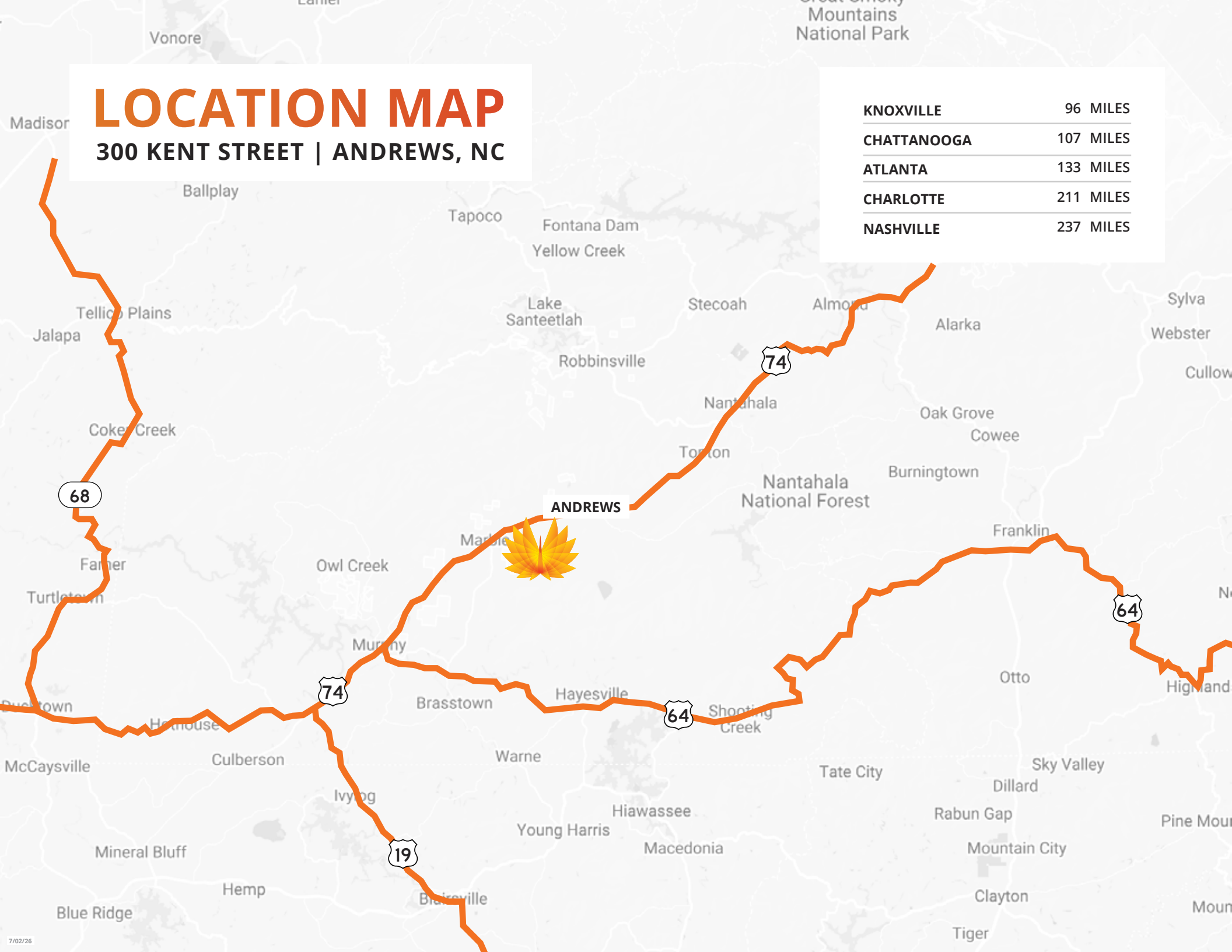
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	30' x 40'	21' 0"	282,122 SF
2	EXTERIOR STORAGE	N/A	20' 0"	23,295 SF
TOTAL				305,417 SF

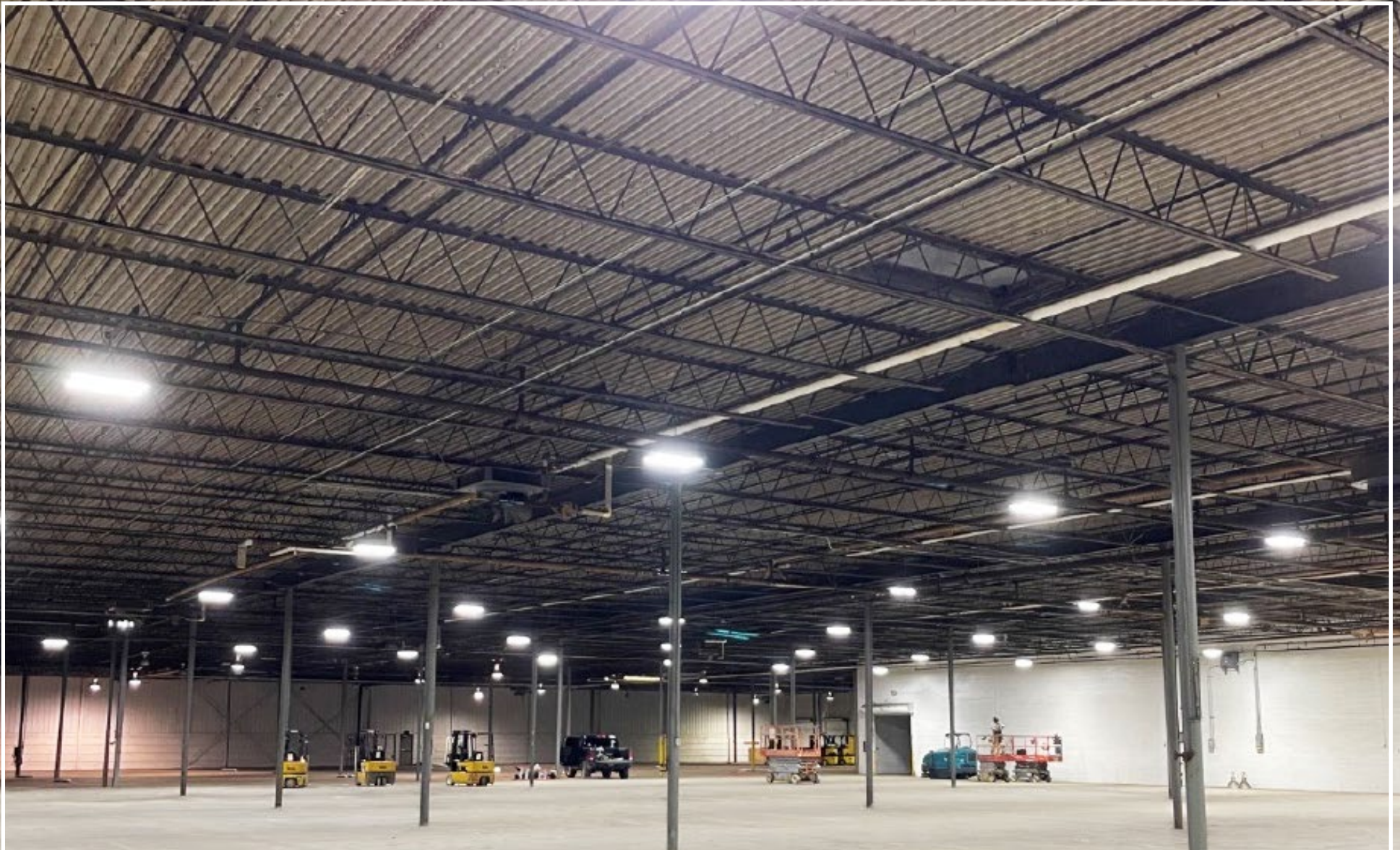


LOCATION MAP

300 KENT STREET | ANDREWS, NC

KNOXVILLE	96 MILES
CHATTANOOGA	107 MILES
ATLANTA	133 MILES
CHARLOTTE	211 MILES
NASHVILLE	237 MILES





FOR LEASE

300 KENT STREET

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

305,417 SF

ANDREWS, NC



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.