



FOR LEASE

100 S MAIN STREET

Landis, North Carolina

± 240,000 SF | 8.29 ACRES

A rare gem, originally constructed in 1905, is being offered for lease in Landis, NC. Take a step back in time and take advantage of **construction you don't see anymore**: massive hardwood floors, tons of masonry, and even an abandoned rail line on the property!

BCB Real Estate

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Manufacturing/Warehouse Space Available!

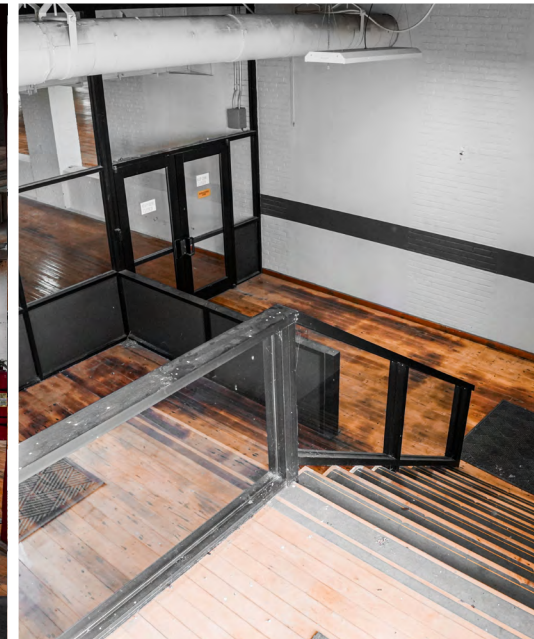
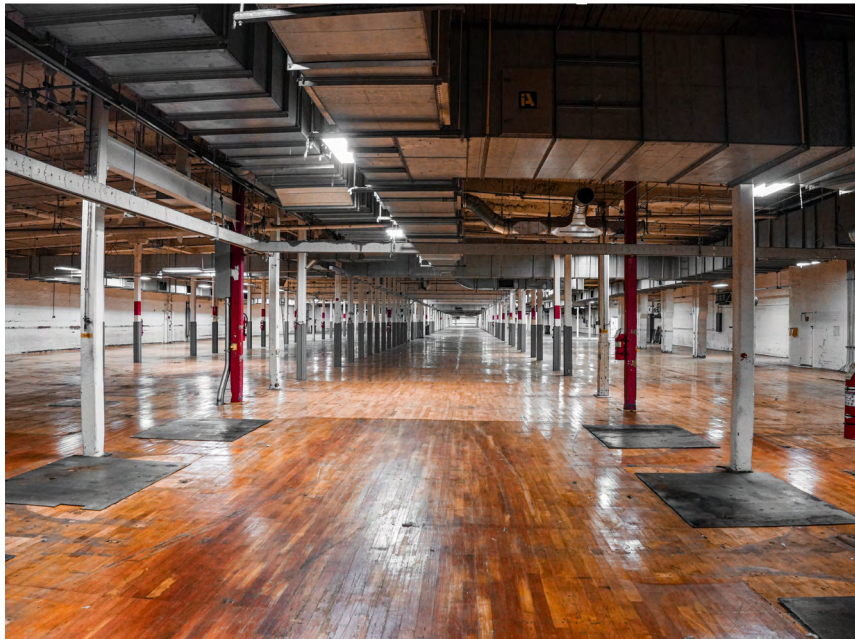
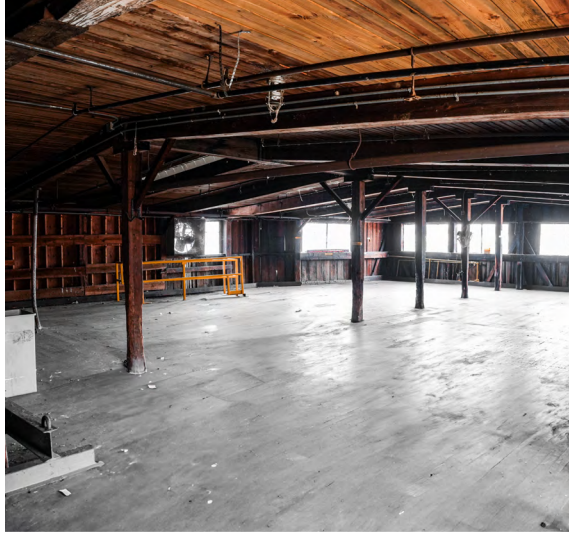
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Fast Facts

- \$7.50 / SF NNN
- ~240,000 SF of manufacturing and warehouse space, fenced and gated
- 3 interconnected buildings, each equipped with dock high garage doors for distribution as well as ramped doors throughout.
- Offices in the main building
- 8.29 acres
- Perfect site for great proximity to Charlotte and Interstate 85



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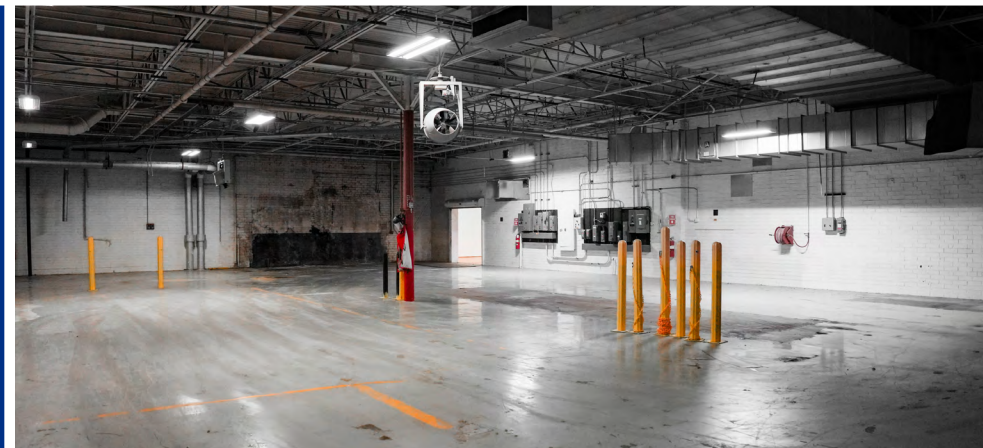
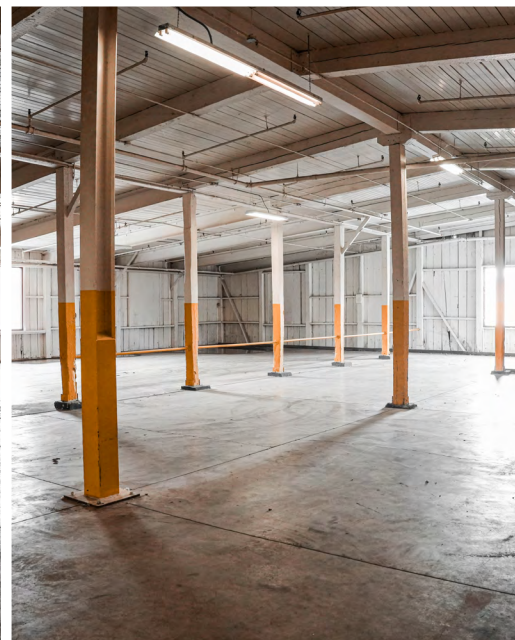
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Infrastructure Details

- Private substation for electrical supply
- Water supply per onsite water tower (great marketing opportunity)
- HVAC throughout, industrial chiller system with 200 tons of cooling towers with onsite pond + 17.5 tons compressors throughout + 7.5 ton heat pump
- Fenced and gated parking lot with 94 spots
- Fire suppression throughout



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SITE



4 Miles



11 Miles



19 Miles



Charlotte Douglas Int'l Airport

35 Miles



SITE

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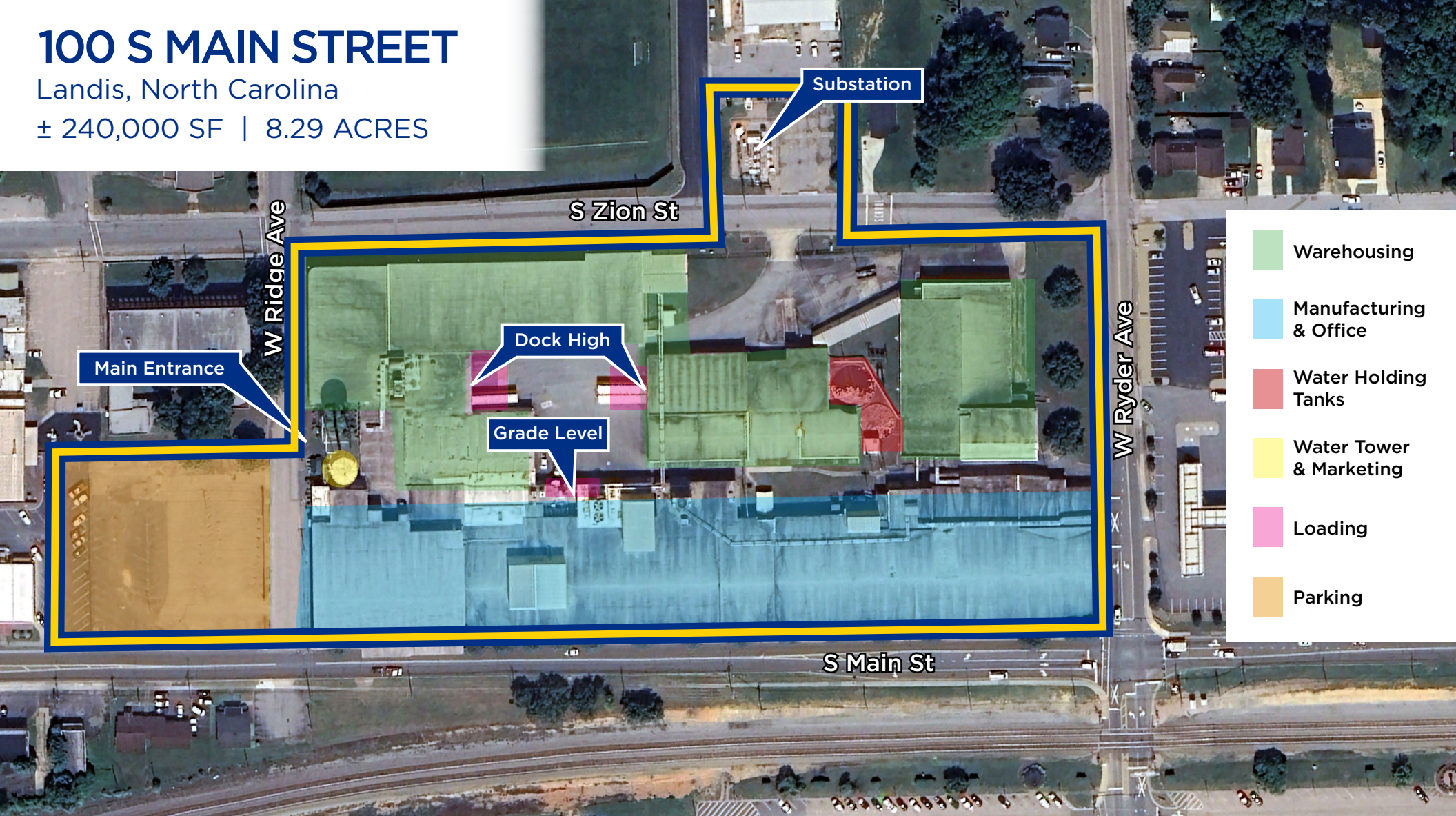
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