

*Gaston County Tax  
Incentives Available*



**FOR LEASE ± 56,459 SF - 212,456 SF**  
540 Canterbury Road, Kings Mountain, NC 28086  
Manufacturing & Distribution



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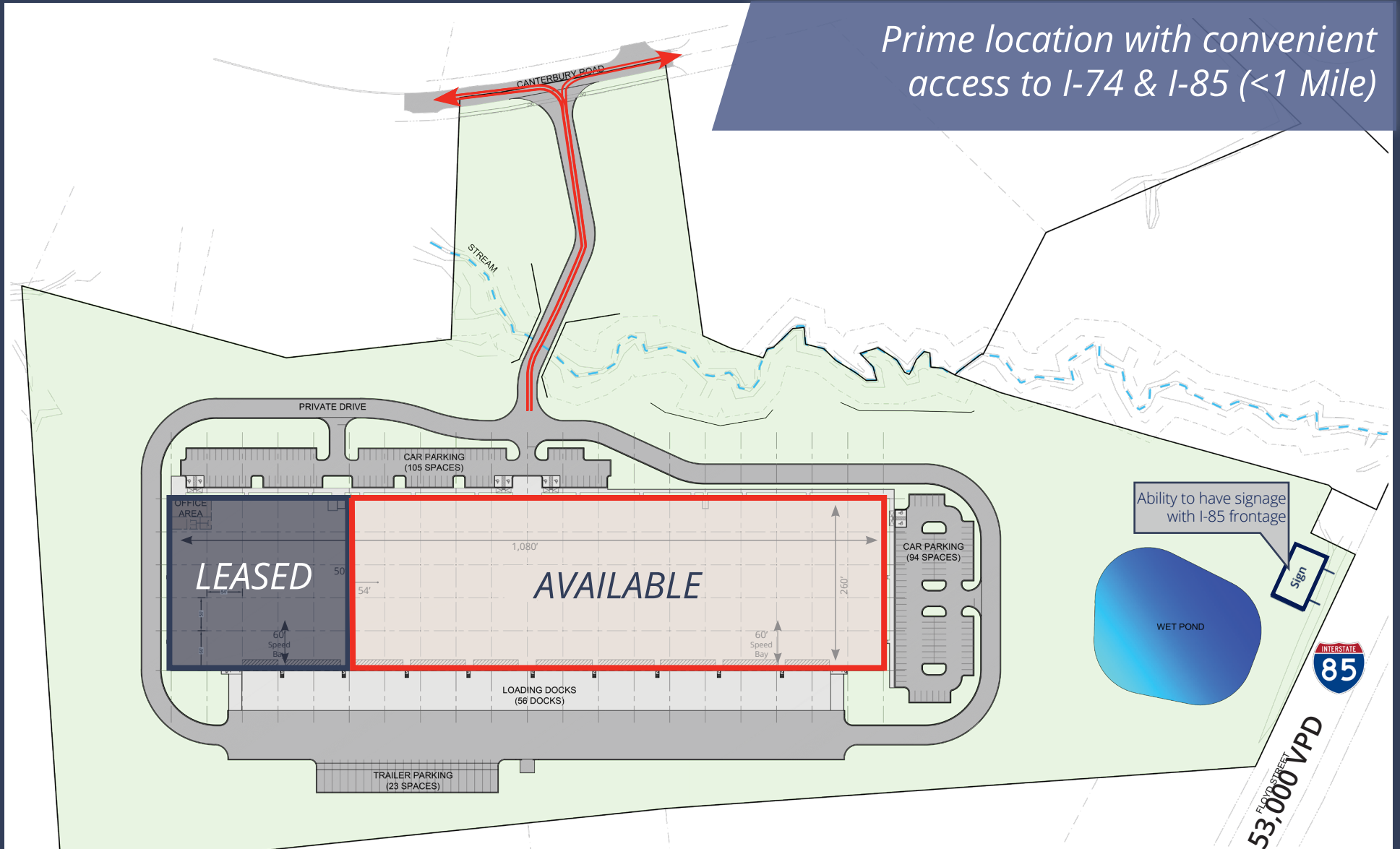
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# Site Plan

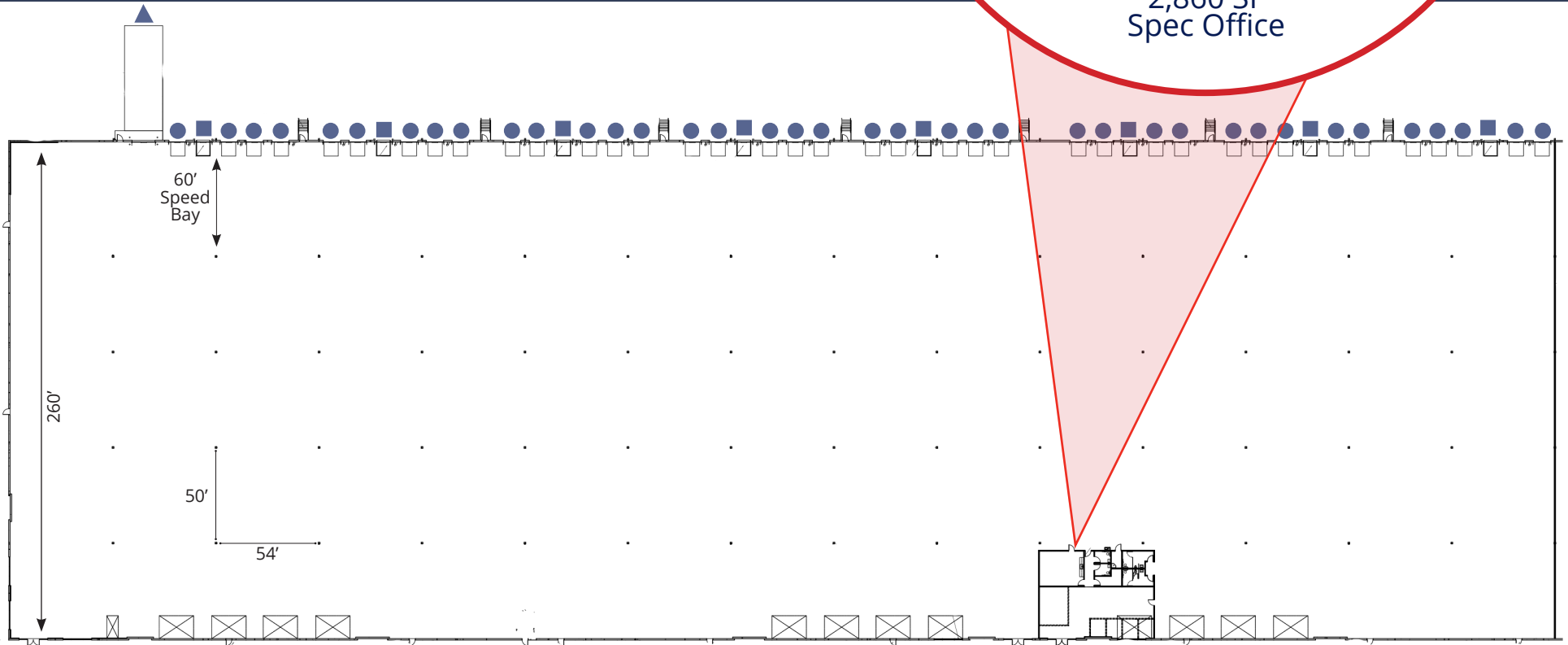
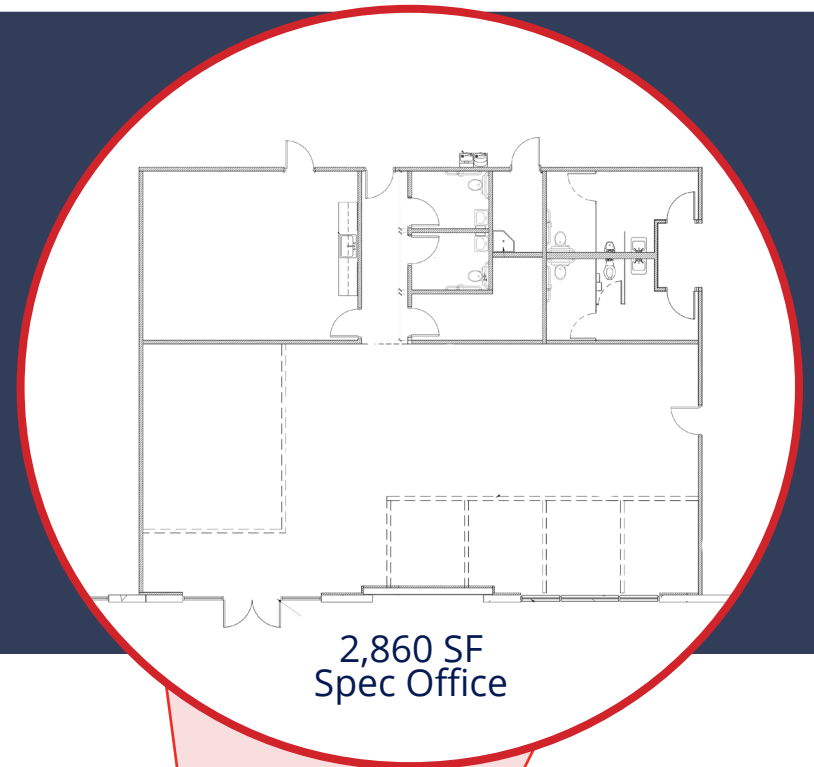
Prime location with convenient access to I-74 & I-85 (<1 Mile)



# Available Site Plan

212,456 SF AVAILABLE

- ▲ Drive In Door
- Dock High Door
- Dock-High Door with Pit Leveler



# Location



**Amenities within 3 miles**

**Walmart**  
**Walgreens**  
**FOOD LION**  
**STARBUCKS**  
**KFC**  
**Bojangles**  
**Wendy's**  
**TACO BELL**  
**WAFFLE HOUSE**  
**McDonald's**

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# Building Specs

Address	540 Canterbury Rd, Kings Mountain, NC 28086
Building SF	± 56,459 SF - 212,456 SF
Office SF	2,860 SF
Parcel Size	± 33 AC
Year Built	2025
Dimensions	260' x 1080'
Clear Height	36'
Dock Doors	(46) 9' x 10' Dock High Doors
Dock Packages	Levelers, bumpers and seals on (8) doors
Drive In Doors	(1) 12' x 14'
Column Spacing	54' w x 50' d; 60' speed bays
Auto Parking	199
Trailer Parking	23
Wall Construction	Tilt up concrete walls; Interior walls painted white
Floor Slab	7" reinforced
Roof	Insulation, 45 mil TPO, 15 yr warranty
Fire Protection	ESFR System w/ fire pump
Water/Sewer	8" water line along dock and end walls
Power	3,000 AMP, 480V 3P, 2 distribution panels 2 MW Capacity
Lighting	30FC lighting throughout the warehouse. Lights on 10' whips
Signage	Signage opportunity with direct frontage on I-85 (53,000 vpd traffic count)

**± 212K SF**  
**Available Size**

**33 AC**  
**Parcel Size**

**LI**  
**Zoning**

**36'**  
**Clear Height**

**3,000AMP**  
**Power Capabilities**

**LEED**  
**Leadership in Energy  
and Environmental  
Design certified**

# Labor Advantages

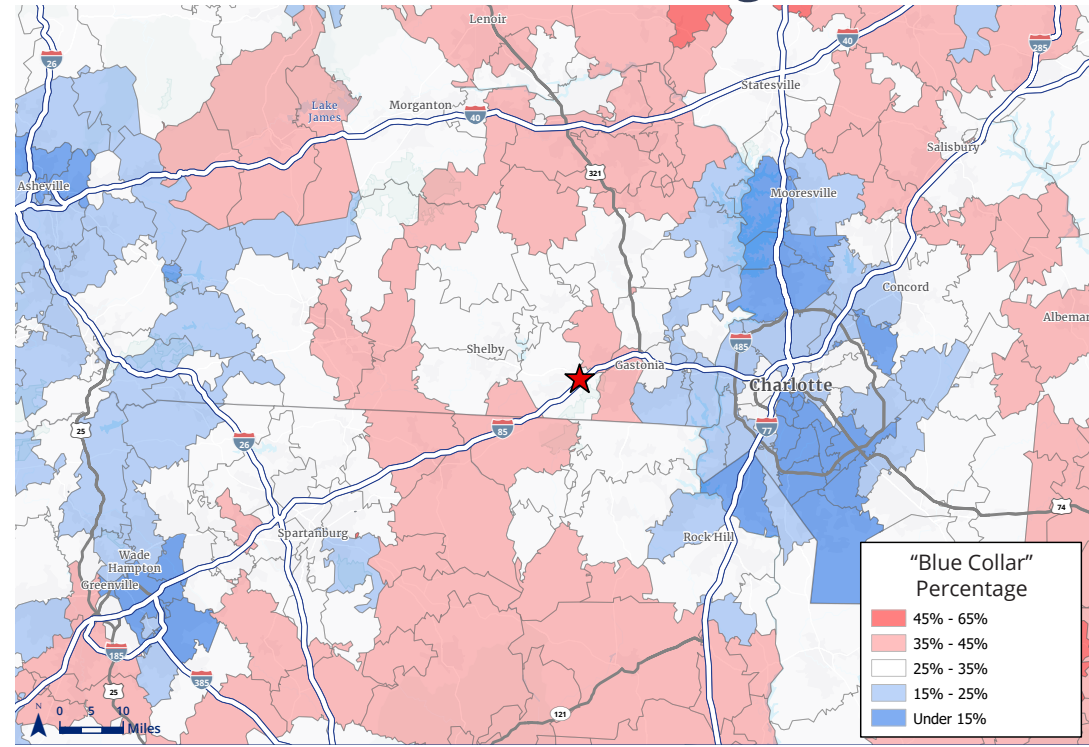
## Large Labor Supply:

- 113,000 employees in labor force
- National average for manufacturing talent in an area this size is 2,079 employees, compared to the 4,569 in Gaston County

## Affordable Wages:

- Median salary of **\$41,573** is lower than the national average of \$48,392

## Target Workforce



	Charlotte	Greenville-Spartanburg
Total Industrial Market Size	372,371,928	238,363,381
MSA Population	2,783,189	1,331,541
100 Mile Population	8,173,263	7,049,528
300 Mile Population	38,689,411	41,676,120
500 Mile Population	104,414,690	102,245,862



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