



Available For Lease

**229 Carpenters Grove Church Rd
Lawndale, NC 28090**



PROPERTY SUMMARY & PARCEL OUTLINE

229 Carpenters Grove Church Rd in Lawndale, NC offers a 45,000 SF industrial/manufacturing facility situated on 12.1 acres. Built in 1990, the Class B property features 15-foot clear heights, five dock doors, one drive-in door, 12,000-amp power, and approximately 2,500 SF of office space. Formerly utilized for upholstery and manufacturing, the facility is equipped with a 100% wet sprinkler system, concrete floors, metal construction, existing air lines, LED and fluorescent lighting, and ample gravel parking. Zoned LI – Light Industrial, the property accommodates a variety of manufacturing, warehousing, and distribution uses. Located in Cleveland County, the facility offers convenient access to Shelby, the greater Charlotte region, and western North Carolina's established industrial and manufacturing network.



PROPERTY DETAILS & SPECIFICATIONS

Address: 229 Carpenters Grove Church Rd, Lawndale, NC 28090

Type: Industrial Warehouse

Total SF: 45,000 (2,500 Office)

Acreage: 12.10

Dock Doors: 5

Drive In Doors: 1

Clear Height: 15'

Building Class: B

Year Built: 1990



PRIME INDUSTRIAL LOCATION - (LAWNDALE, NC)

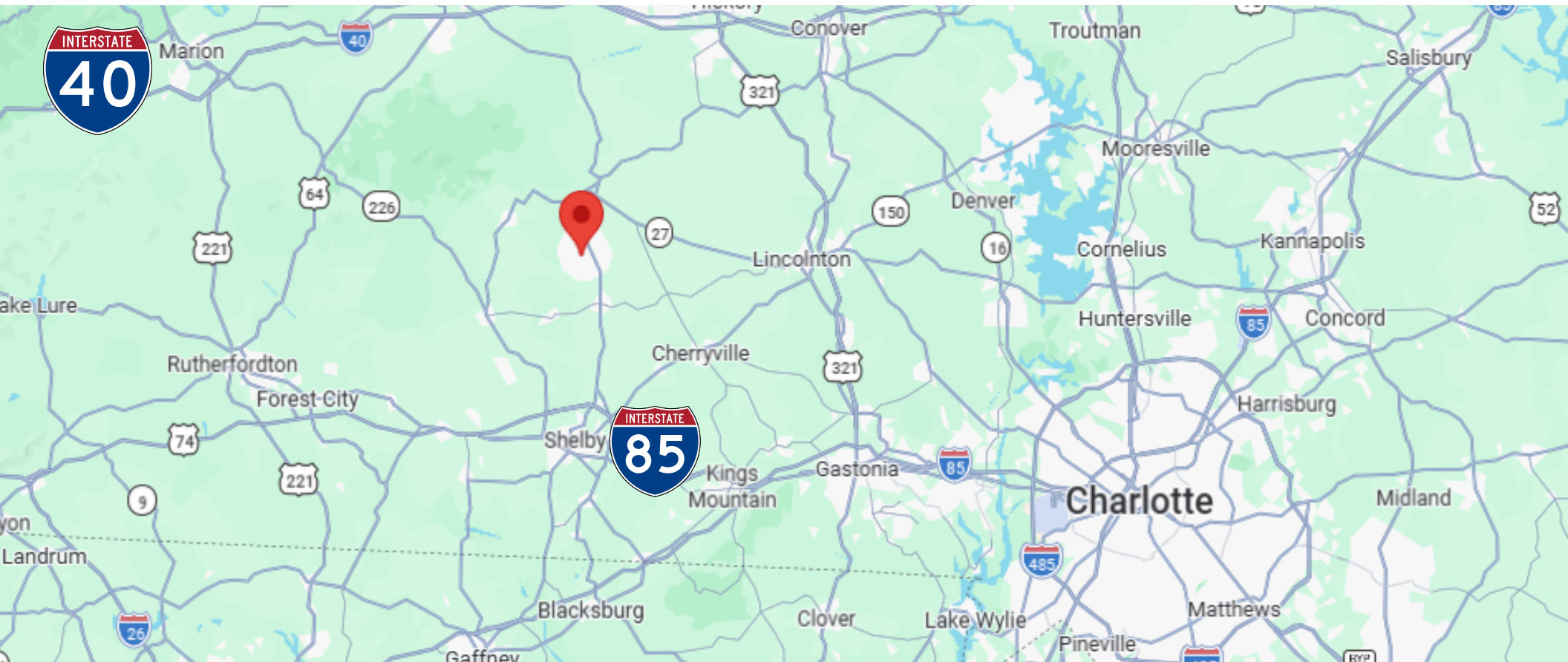
Lawndale, North Carolina is a small community in Cleveland County that benefits from the region's established manufacturing and industrial base. Its location provides access to nearby Shelby and the broader Charlotte metropolitan market, while offering a more cost-effective setting for businesses seeking larger sites, manufacturing facilities, warehouse space, and room for expansion. For commercial and industrial real estate, Lawndale is appealing due to its available land, access to a regional workforce, proximity to major transportation corridors, and connection to the Carolinas' strong manufacturing and logistics network. The area is particularly well suited for manufacturing, light industrial, warehousing, distribution, and service-oriented users seeking operational flexibility outside higher-cost urban markets.

LOCATION KEY DISTANCES

Charlotte - 49 Miles

I-85 - 25.5 Miles

I-40 - 23.3 Miles





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