

304 LINWOOD ROAD

Kings Mountain, NC 28086

2,900 VPD

LINWOOD RD

74

43,500 VPD

Available for Lease

+/- 276,260 SF Office/Warehouse Buildings

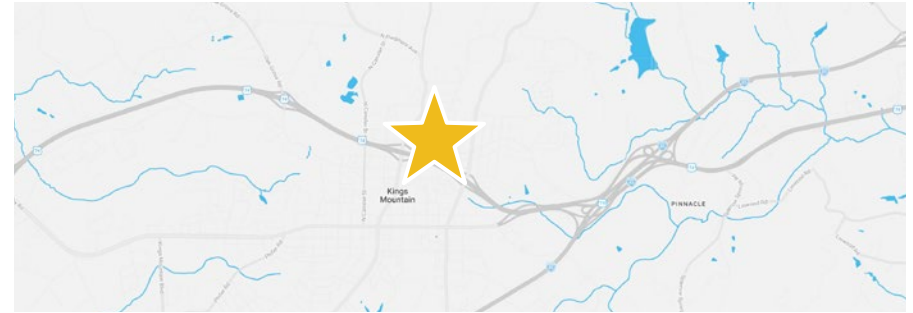
WHITESIDE
PROPERTIES

Property Overview

Whiteside Properties presents +/- 276,260 SF of industrial space available for lease on +/- 14.91 acres at 304 Linwood Road in Kings Mountain, NC. Zoned LI (Light Industrial), the property consists of three industrial buildings. The property features a mix of office, climate-controlled warehouse space, multiple dock-high and grade-level loading positions, wet sprinkler systems at all three buildings, and substantial power infrastructure to support a wide range of operations.

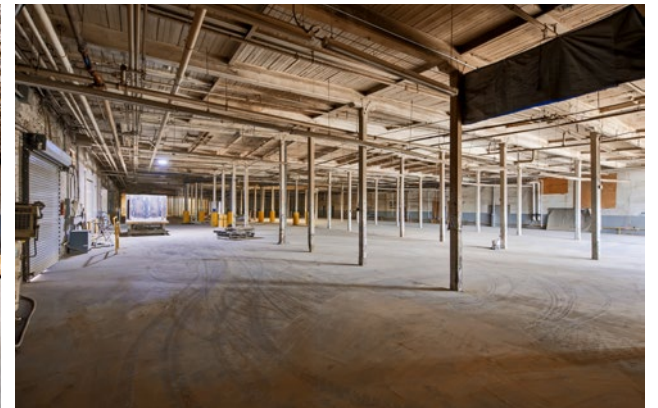
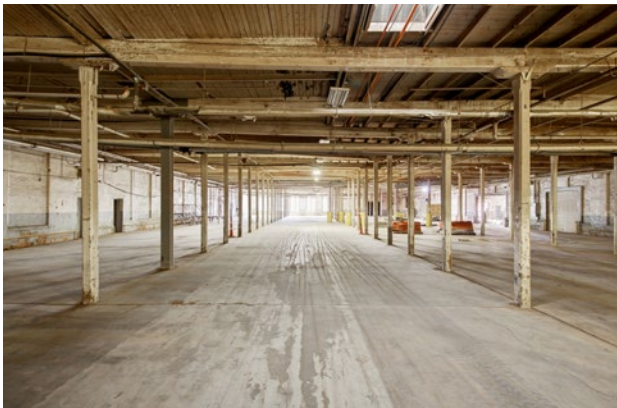
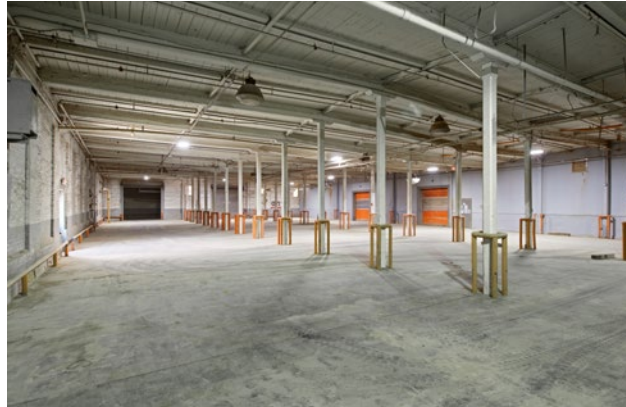
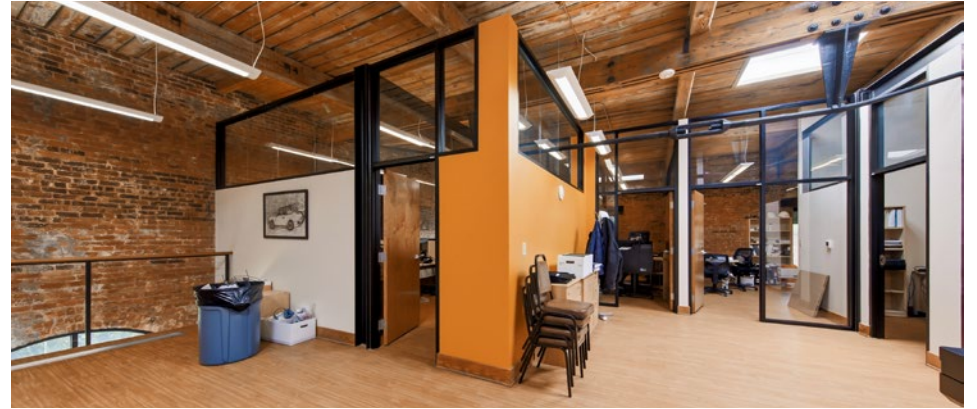
The property offers excellent regional connectivity, located just 5-minutes from both I-85 and US Highway 74. Charlotte is about 35-minutes away, while Gastonia is within a 20-minute drive. Charlotte Douglas International Airport is just 30-minutes from the site, providing convenient access for regional and national travel.

+/- 276,260 SF Office/Warehouse Available for Lease



ADDRESS	304 Linwood Rd, Kings Mountain, NC 28086
AVAILABILITY	Available for Lease
SQUARE FOOTAGE	+/- 276,260 Total SF Building 1: +/- 89,006 SF Building 2: +/- 145,336 SF Building 3: +/- 41,918 SF
ACREAGE	+/- 14.91 AC
ZONING	LI (Light Industrial)
POWER	1,500 kVA Transformer Switchgear with (6) 800-Amp breakers at 480V 150 kVa at 480V 300 kVA Transformers at 480V
CLEAR HEIGHT	Building 1: 14 - 16' Building 2: 15' Building 3: 11'
DOORS	Building 1: (4) Dock High Doors, (1) Grade-Level Door Building 2: (3) Dock High Door, (3) Grade-Level Door Building 3: (2) Grade-Level Door
SPRINKLER	Mixed Wet/Dry
YEAR BUILT	Building 1: Built 1902 and 1940/Renovated 2014 Building 2: Built 1960/Renovated 2012 Building 3: Built 1950
ADDITIONAL INFORMATION	Building 2: Multiple 3-Ton Cranes Building 3: Basement Available Wastewater Pretreatment Facility in Place, previously discharging to Kings Mountain POTW
LEASE RATE	\$2.90/psf NNN

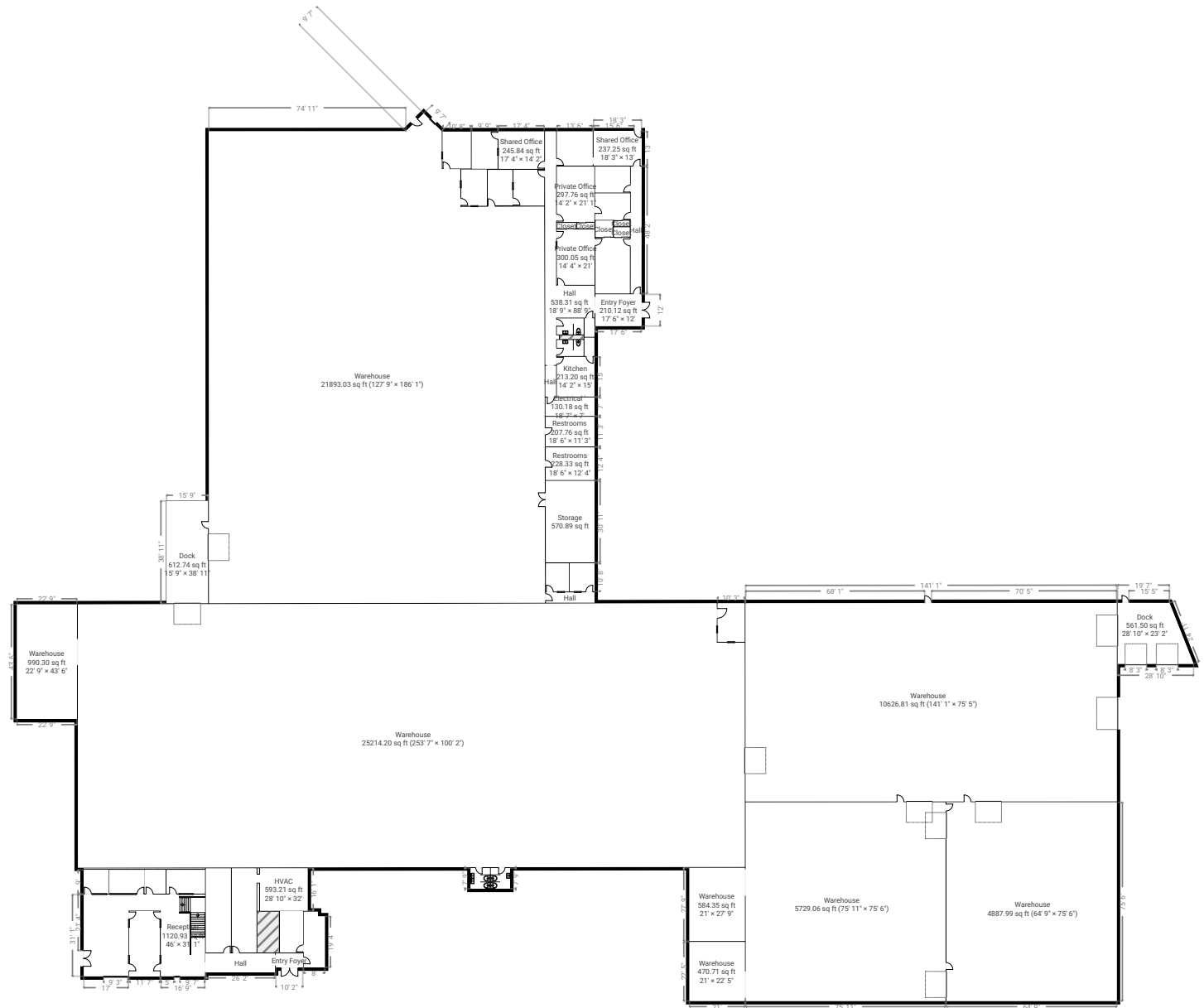
Property Photos



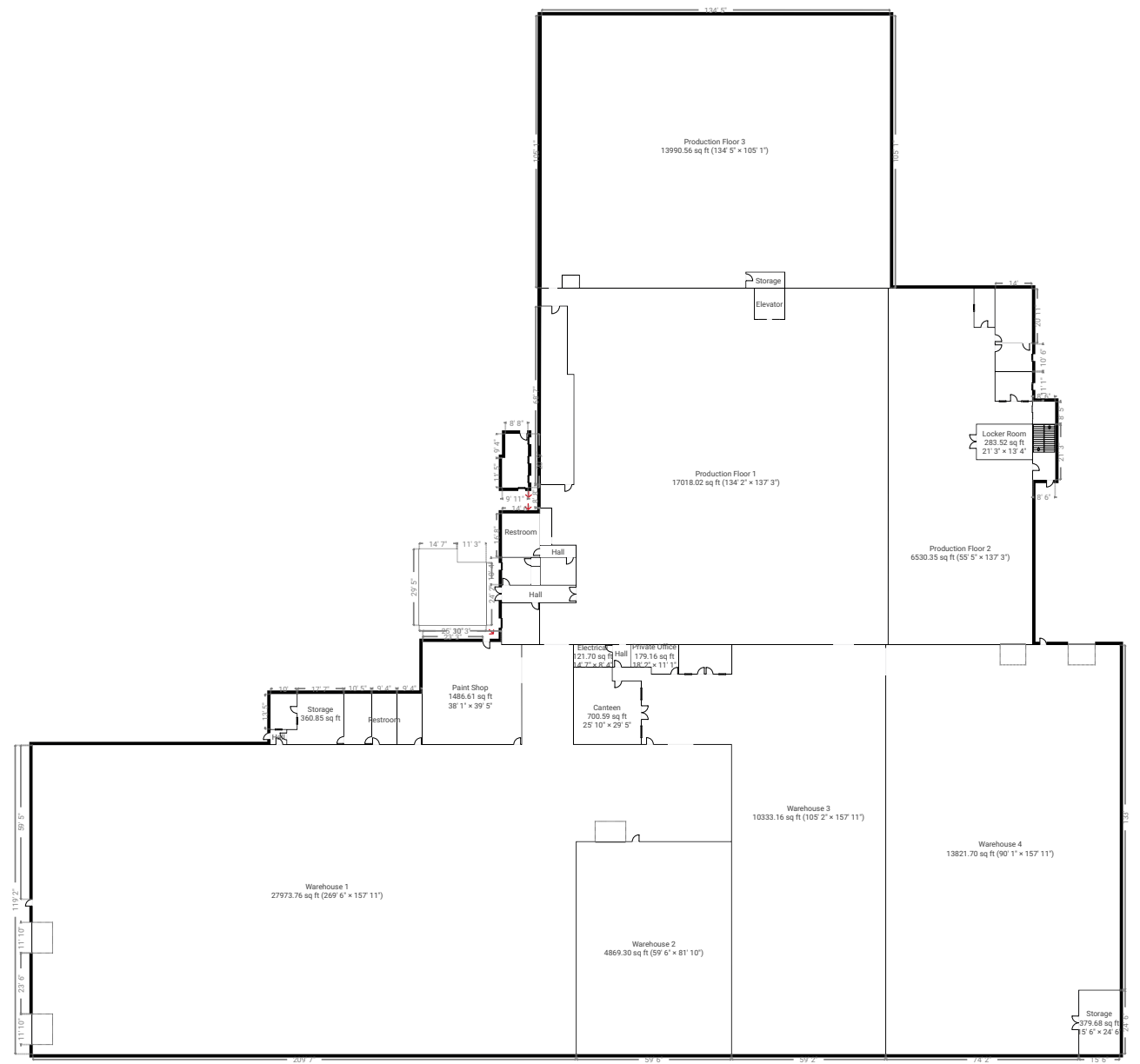
Site View



Building 1 - First Floor

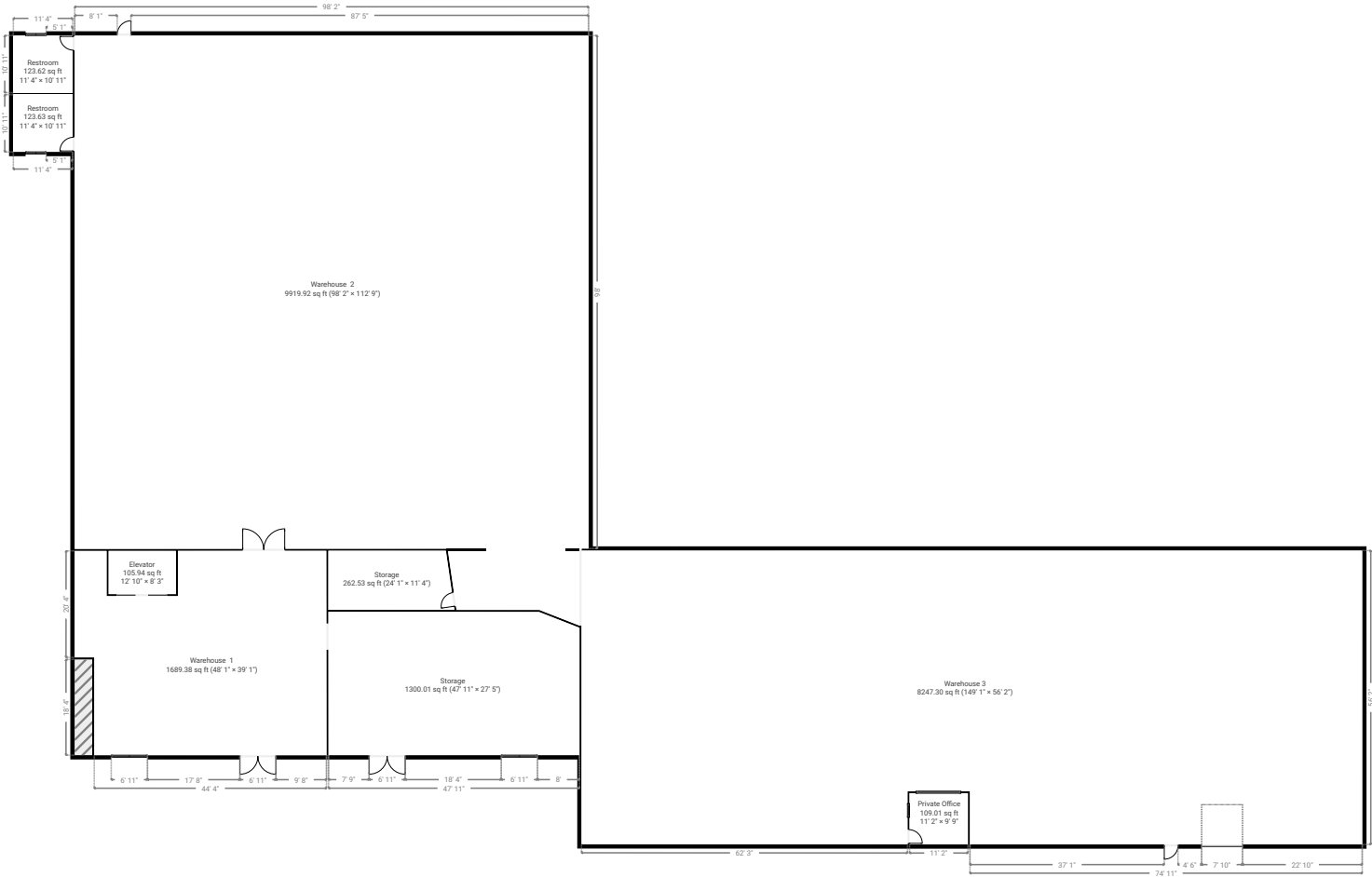


Building 2 - First Floor



Floor Plan

Building 3 - First Floor



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	4,197	14,274	30,919
 HOUSEHOLDS	1,788	5,824	12,609
 AVERAGE HOUSEHOLD INCOME	\$69,531	\$77,315	\$79,517
 BUSINESSES	178	545	866
 EMPLOYEE POPULATION	2,059	7,485	10,758



Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.