

INDUSTRIAL FOR LEASE

600

South Railroad Avenue, Kings Mountain NC



BVBELK
PROPERTIES

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Executive Summary

PARCEL SIZE ± 6.2 AC

BUILDING SIZE ± 120,000 (1,000 SF freestanding office building + 1,500 SF interior warehouse offices)

PARCEL ID 8780

ZONING LI (LIGHT INDUSTRIAL)

TRAFFIC: I-85: 79K ADT HWY 74: 42K ADT

This is an excellent warehouse opportunity for users large and small. Great location directly adjacent to downtown Kings Mountain. Kings Mountain is a growing, industrial supply-restricted market.

- Excellent Visibility and ingress/egress.
- Two sets of shared common area restrooms. One shared breakroom/canteen lobby at main entrance.
- Easy access to I-85 & Hwy 74.
- Just 2.5 Miles from multiple hotel flags & \$700M “Two Kings” casino complex.
- Fully sprinkled (wet & dry systems). New/newer roofs throughout.
- LED lighting throughout.
- Offices are heated/cooled. Warehouse is heated.
- Full concrete floors with ramps throughout.
- 14 loading docks (can be dedicated or shared depending on tenant mix/occupancy & configuration).



Location & Aerial

Site is only 2.6 miles from the new Two Kings Casino.



Area J Exterior View



Area B Exterior View



Area J Docks View

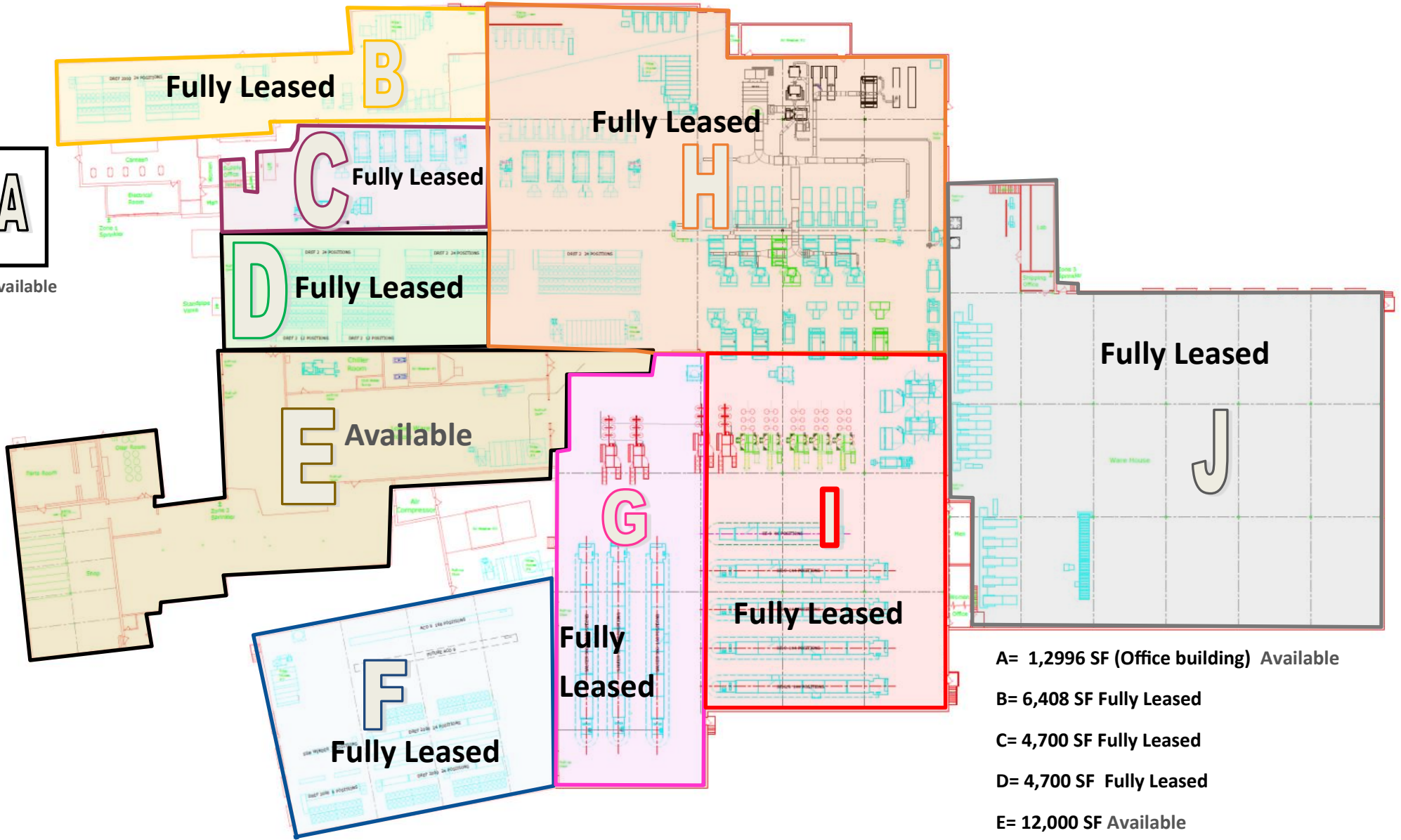


Area F Dock View





Available



A= 1,296 SF (Office building) Available

B= 6,408 SF Fully Leased

C= 4,700 SF Fully Leased

D= 4,700 SF Fully Leased

E= 12,000 SF Available

F= 9,408 SF Fully Leased

G= 10,919 SF Fully Leased

H= 27,690 Fully Leased

I= 14,800 SF Fully Leased

J= 24,840 SF Fully Leased

Area A Office Building



Freestanding office in front. Can be leased separately or with warehouse bays.

***2 restrooms. 1 is private executive restroom with shower.**

***Hardwood flooring**

***Full breakroom included**

*** Partially furnished**

~1,269 SF



Area E Warehouse

- 1 drive-in/rollup door (not dock high) + 2 man doors
- 1 dedicated restroom
- Heated
- LED lighting
- Concrete floor throughout
- Spare parts/lockup storage area + shipping/receiving office.

~12,000 SF as presently configured

