# 304 LINWOOD ROAD

Kings Mountain, NC 28086

## Available for Lease

+/- 276,260 SF Office/Warehouse Buildings

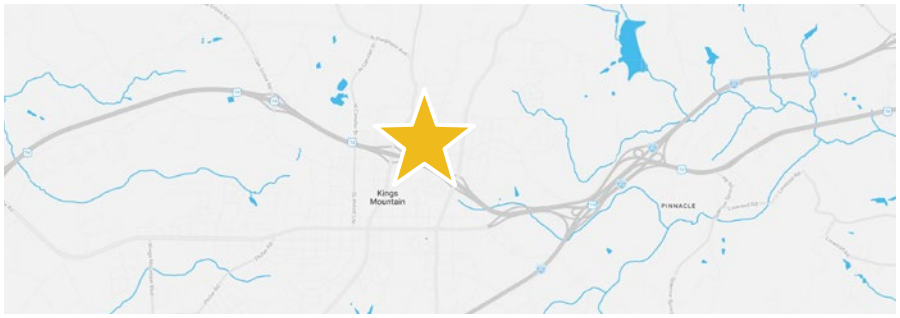
WHITESIDE PROPERTIES

# 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**

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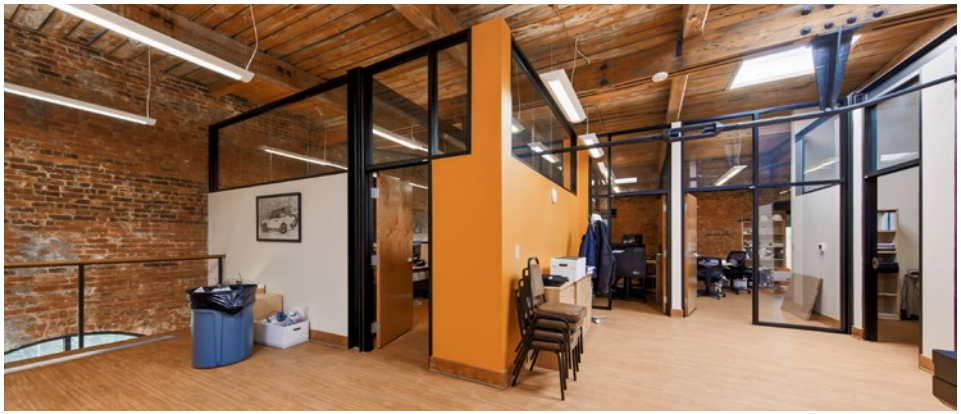
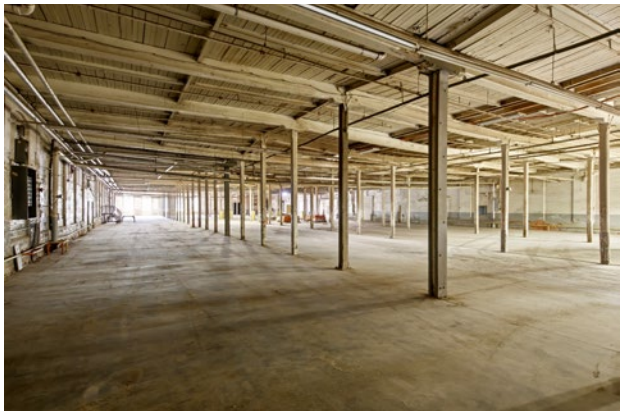
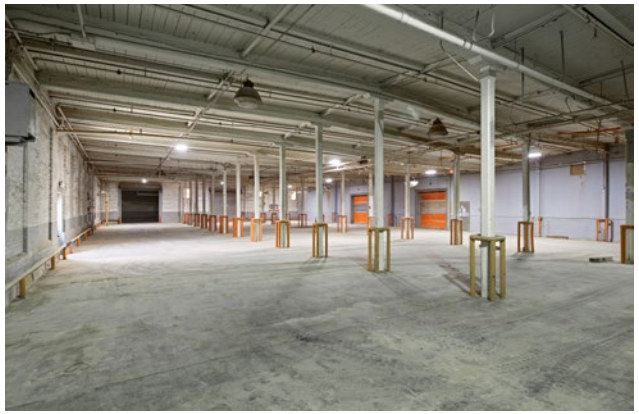
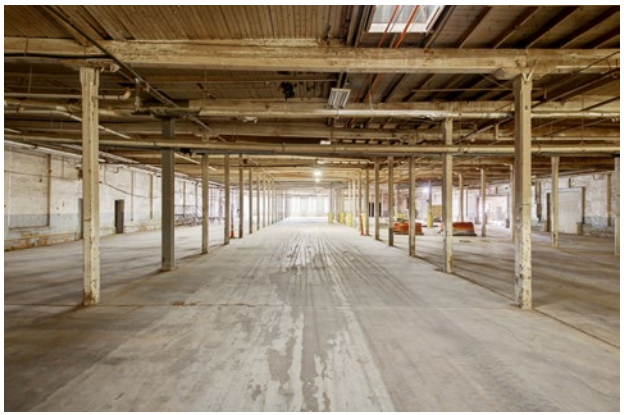
|---|---|
| **ADDRESS** | 304 Linwood Rd, Kings Mountain, NC 28086 |
| **AVAILABILITY** | Available for Lease |
| **SQUARE FOOTAGE** | +/- 276,260 Total SF<br>Building 1: +/- 89,006 SF<br>Building 2: +/- 145,336 SF<br>Building 3: +/- 41,918 SF |
| **ACREAGE** | +/- 14.91 AC |
| **ZONING** | LI (Light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

# Property Photos







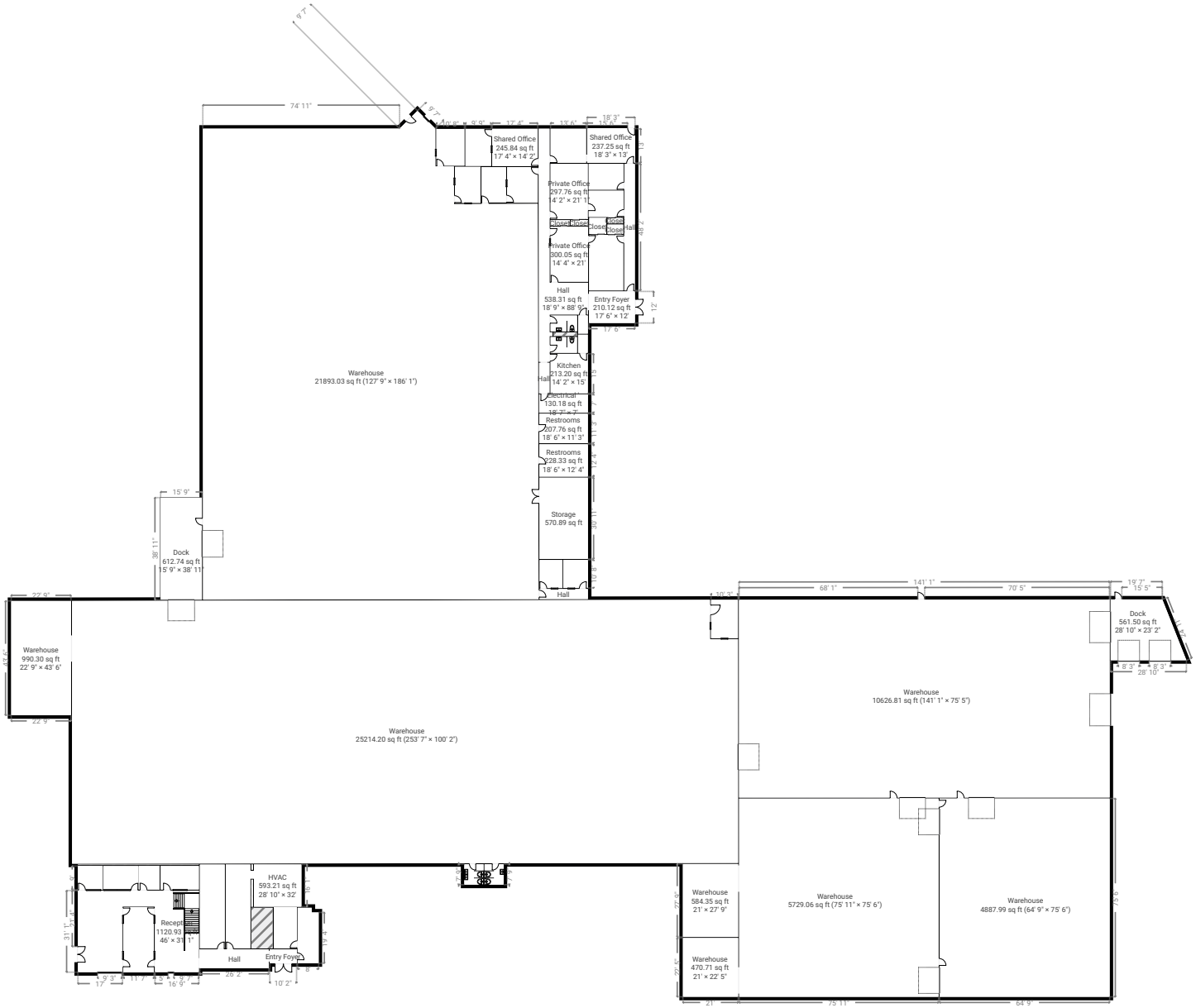


# Site View

Walmart
Warehouse
East Elementary School
Kings Mountain
CLEVELAND AVE
43,500 VPD
74
LINWOOD RD
2,900 VPD

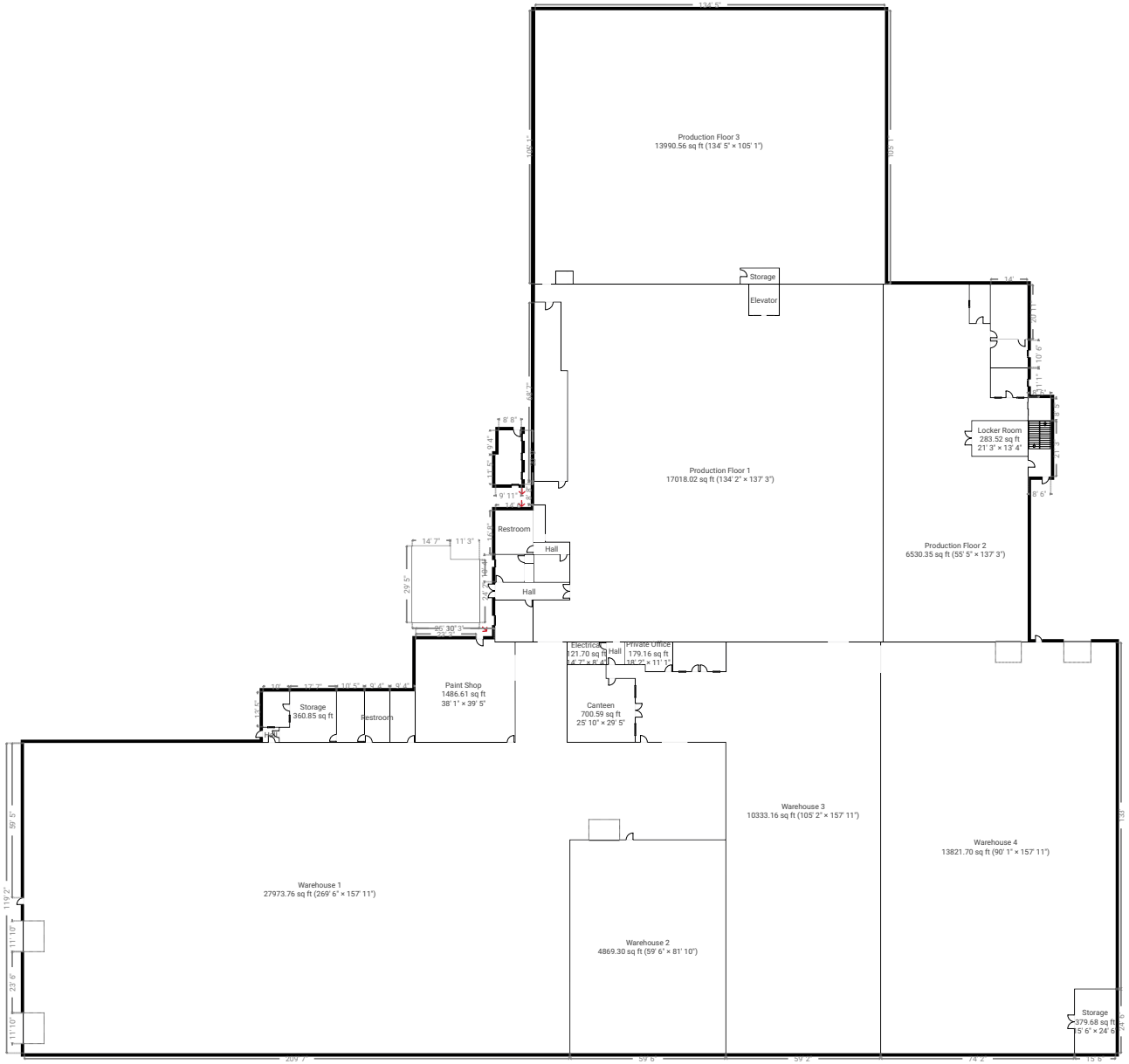
# Floor Plan

Building 1 - First Floor



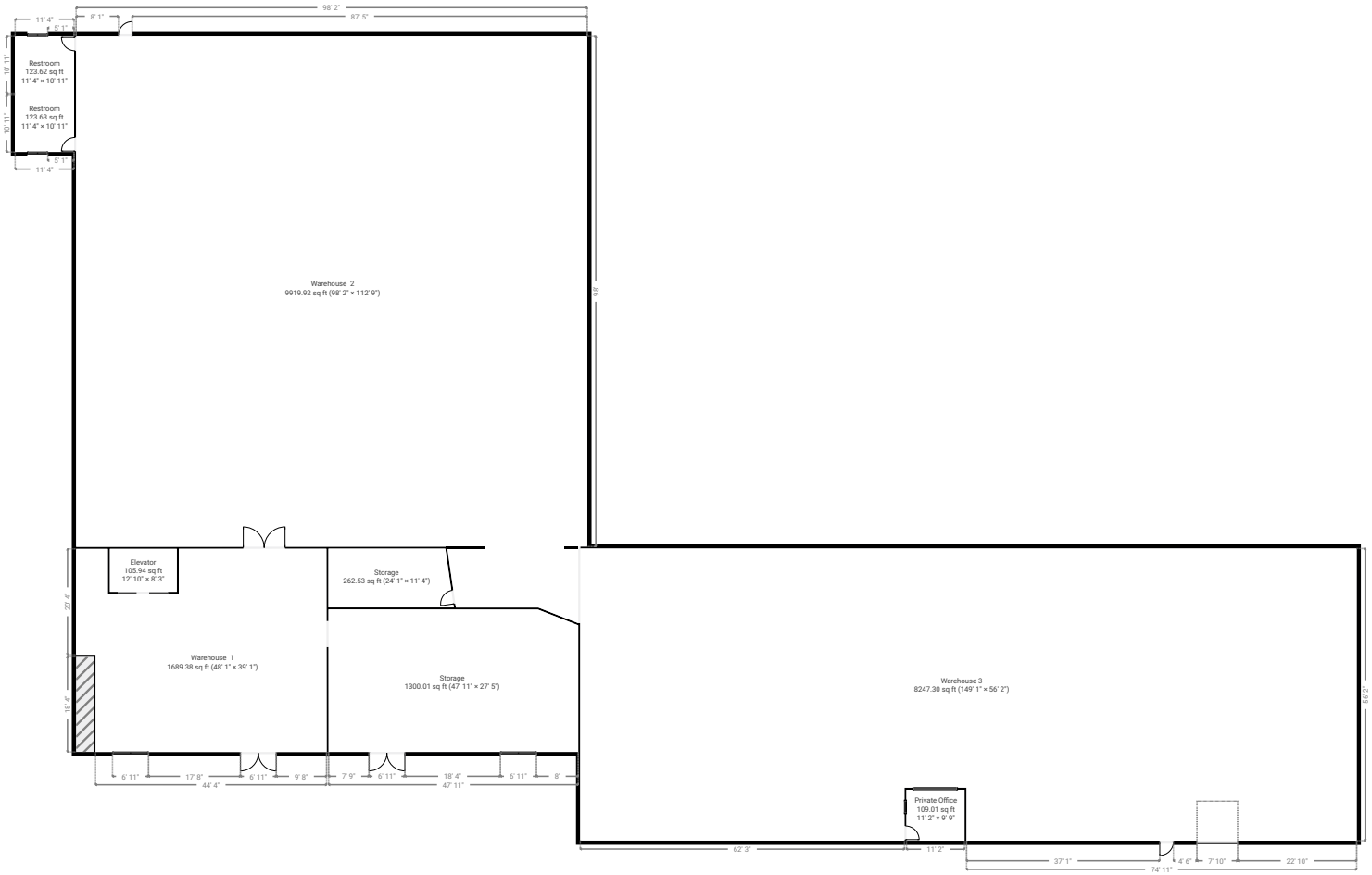
# Floor Plan

## 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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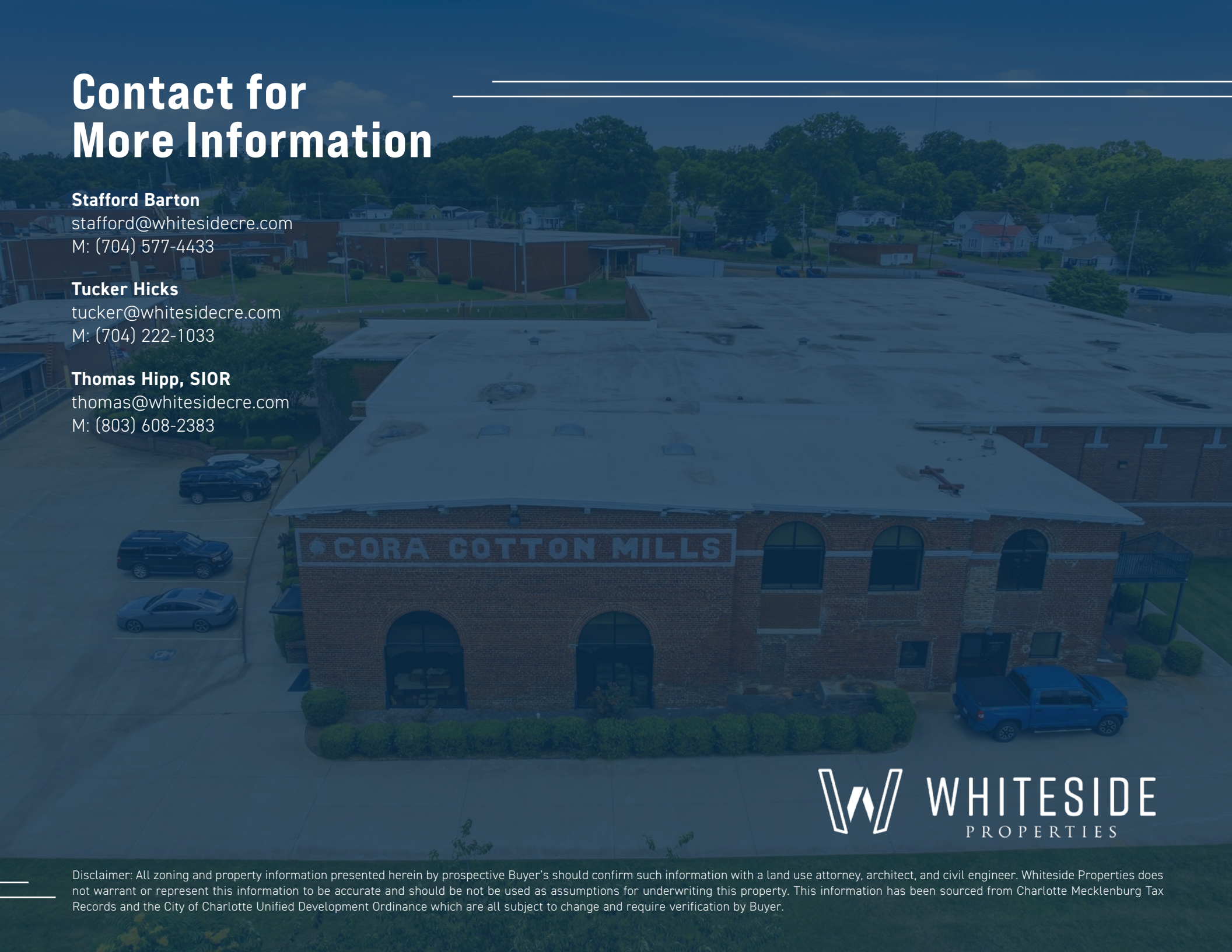


WHITESIDE
PROPERTIES

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.