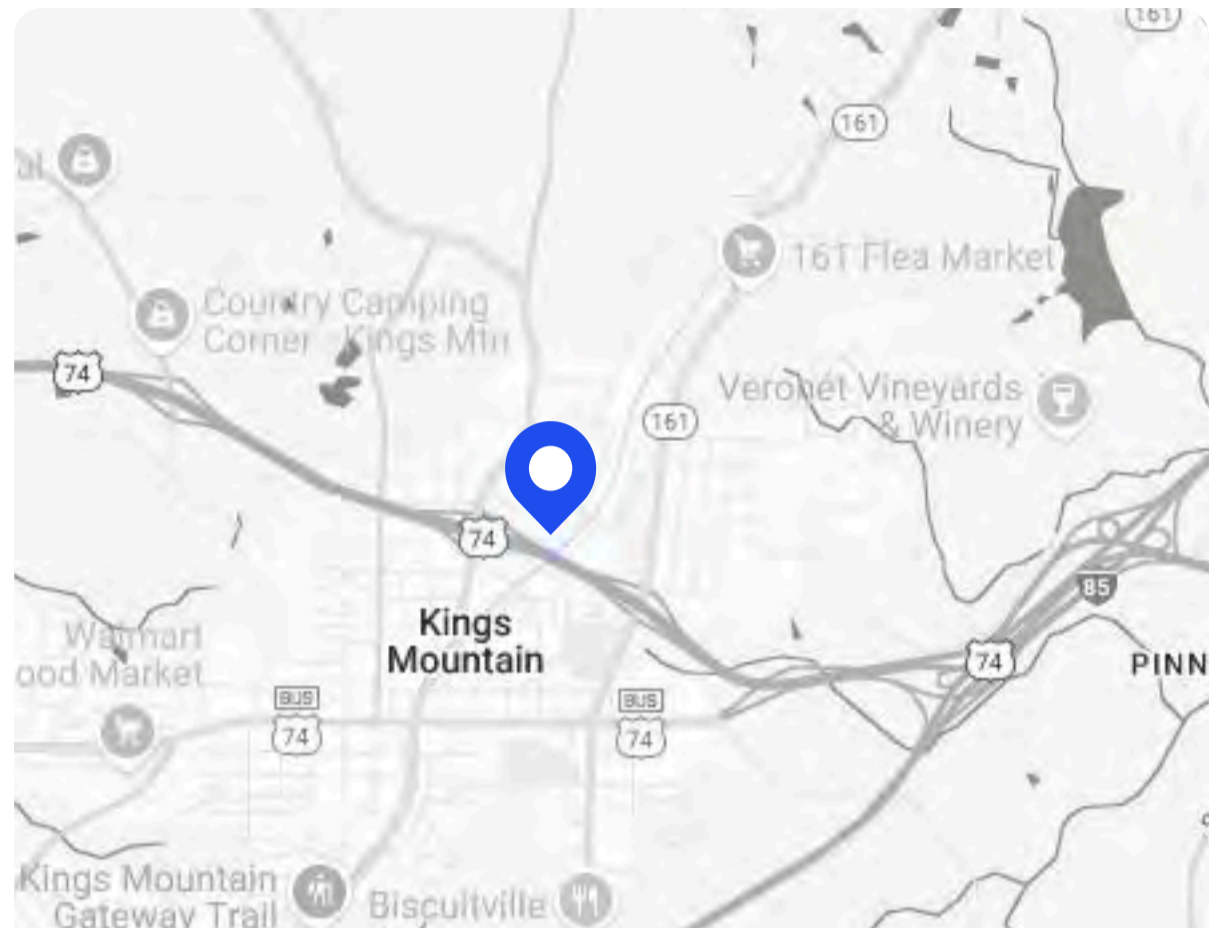


## For Sale

- **Asking Price:** \$2,000,000
- **Building Size:** 245,884 Total SQ FT
  - **Building 1 Size:** 89,850 SQ FT
  - **Building 2 Size:** 129,684 SQ FT
  - **Building 3 Size:** 26,350 SQ FT
- **Land:** 14.91 acres
- **Zoning:** Light Industrial
- **Power:** Three Electrical Services
  1. 1500 kVA Transformer - Switchgear with six 800-Amp breakers - 480 volts
  2. 50 kVA Transformers - 575 volts
  3. 300 kVA Transformers - 480 volts



**304 Linwood Rd  
Kings Mountain, NC 28086**



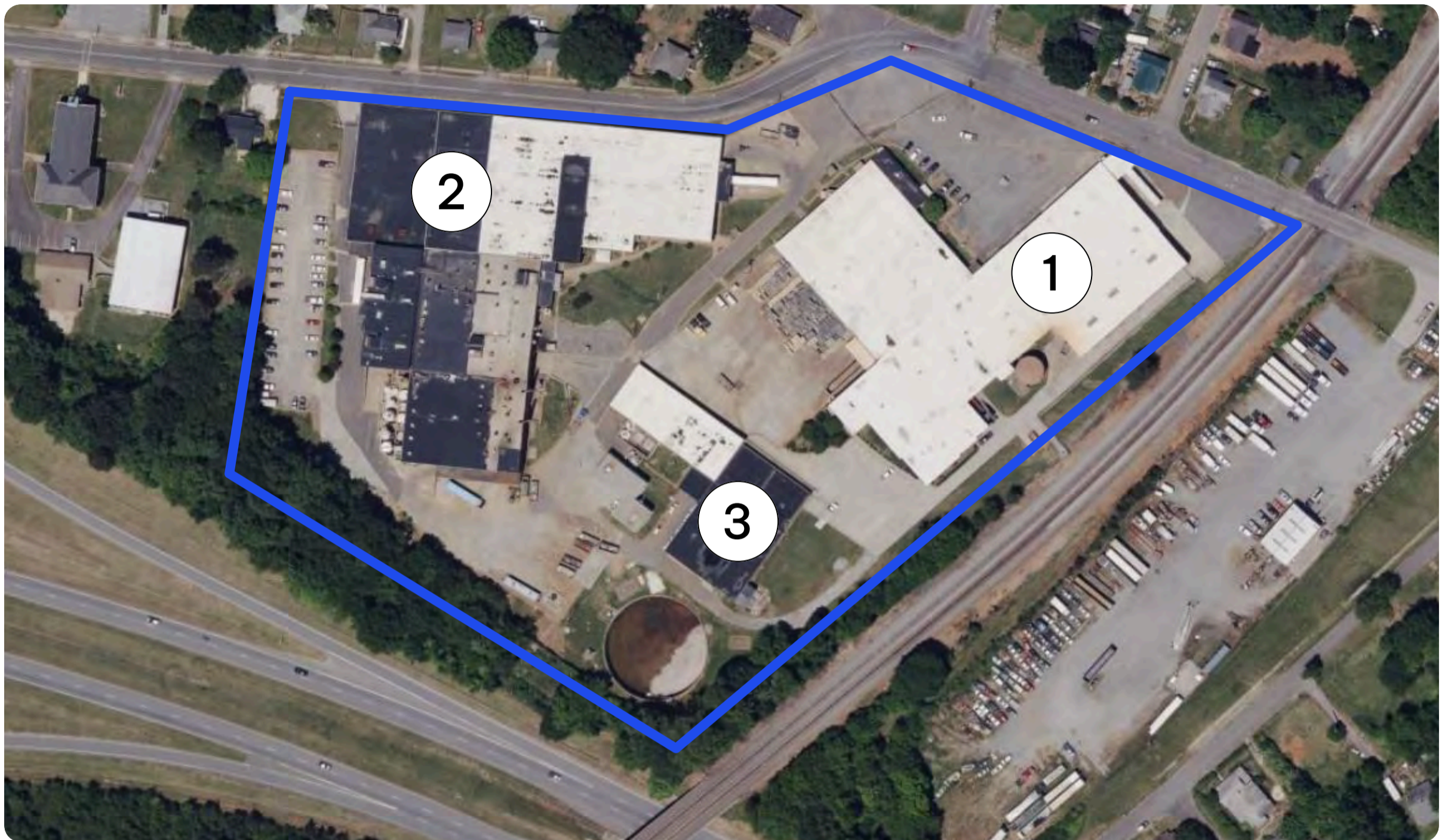
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## 304 Linwood Rd Aerial View



### Building 1

- **Office SQ FT:** 7,000 SF (two levels)
- **HVAC:** 4,650 SF
- **Year Built:** 1902,1940
- **Year Renovated:** 2014
- **Clear Height:** 14-16'
- 4 dock-high doors, 1 grade-level door
- Wet sprinkler

### Building 2

- **Office SQ FT:** 5,300 SF
- **Lab SQ FT:** 1,900 SF
- **HVAC:** 11,750 SF
- **Year Built:** 1960
- **Year Renovated:** 2012
- **Clear Height:** 14' clear
- 3 dock-high doors, 3 grade-level doors
- Wet sprinkler
- Multiple 3 ton cranes

### Building 3

- **Year Built:** 1950
- **Clear Height:** 11'
- 2 grade-level doors
- Wet sprinkler
- Basement

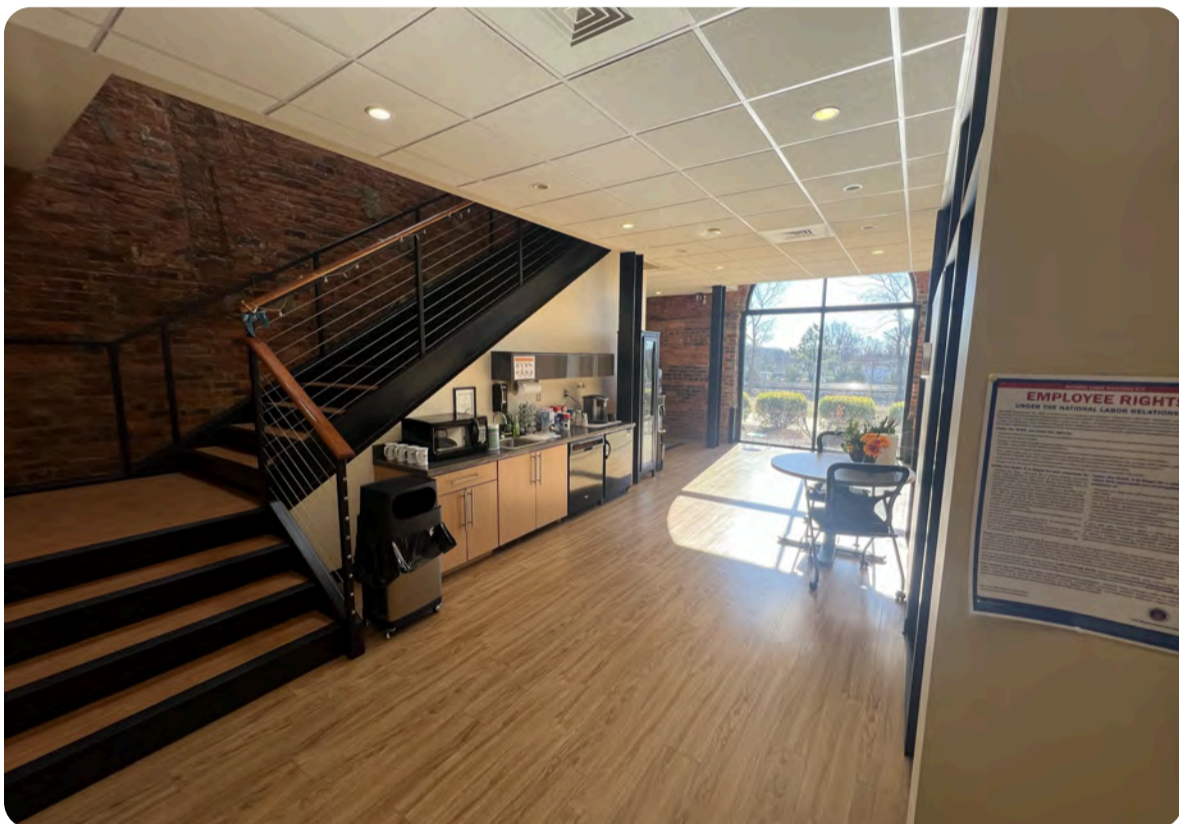


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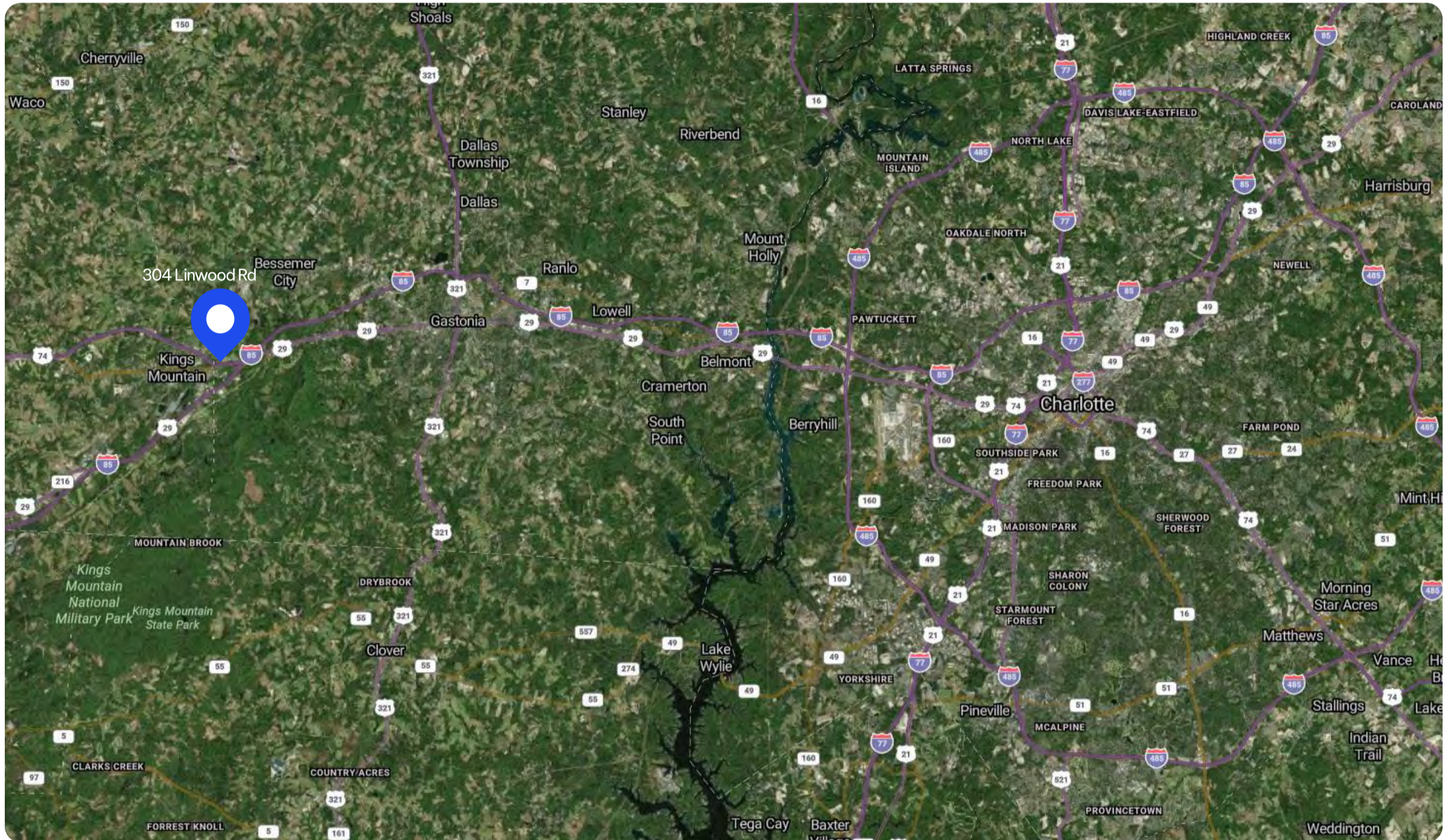
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## 304 Linwood Rd, Kings Mountain, NC 28086



### Strategic Location Advantages

- **Major Markets**
  - Charlotte, NC – 35 min (30 mi) northeast
  - Gastonia, NC – 20 min (15 mi) northeast
- **Airports**
  - Charlotte Douglas International Airport (CLT) – 30 min (25 mi) northeast
  - Greenville-Spartanburg International Airport (GSP) – 1 hr 15 min (70 mi) southwest
- **Transportation Access**
  - Interstate 85 (I-85) – 5 min (2 mi)
  - U.S. Highway 74 – 5 min (1.5 mi)



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