

**INDUSTRIAL, MANUFACTURING, DISTRIBUTION, OFFICE SPACE**  
**90,000 SQ FT**  
**420 SOUTH RAILROAD AVENUE, KING MOUNTAIN, NORTH CAROLINA**



**EASILY ACCESSIBLE TO HIGHWAYS 74 AND 18, INCLUDING INTERSTATE 85!**

- **Air Conditioned: Yes / Office / Building - Chillers**
- **Date Available: Immediate**
- **Ceiling Height: 8 to 24 feet**
- **Electricity: Duke Power**
- **Floors: Concrete / Wood**
- **Gas: Available**
- **Heat: Office / Heat Pump**
- **Last Use: Manufacturing**
- **Lighting: Florescent / LED / High Bay**
- **Office Space: Yes**
- **Security Lights: Yes**
- **Alarm System: Yes**
- **Lease Term: Negotiable**
- **Floor Levels: 1, 2, 3**
- **Accessible Airports: Charlotte, Asheville, GSP**

- **Parking: Large Lot**
- **Roof: TPO / EPDM**
- **Security System: Yes**
- **Sewer: City of Kings Mountain**
- **Sprinkler: Yes / Wet / Dry**
- **Walls: Metal Insulated / Concrete / Masonry**
- **Water: City of Kings Mountain**
- **Zoning: Industrial, Manufacturing**
- **Landscaped: Yes**
- **Security Cameras: Yes**
- **Loading Docks: Multiple**
- **Fenced: Yes**



**SOUTHPOST, LLC**  
**704-487-8176**

**VIEW ALL PROPERTIES AT [WWW.SOUTHPOSTLLC.COM](http://WWW.SOUTHPOSTLLC.COM)**

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**Information contained herein is believed to be accurate but no guarantee is implied.**