

For Sublease - Manufacturing Facility with Heavy Power and Cranes

# 101 Reliance Road

Kings Mountain, NC 28086



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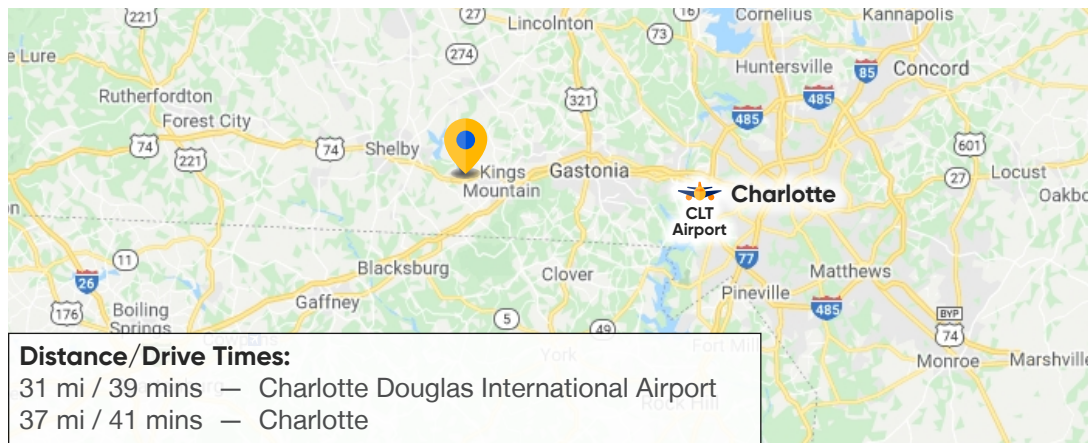
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### Space & Property Features

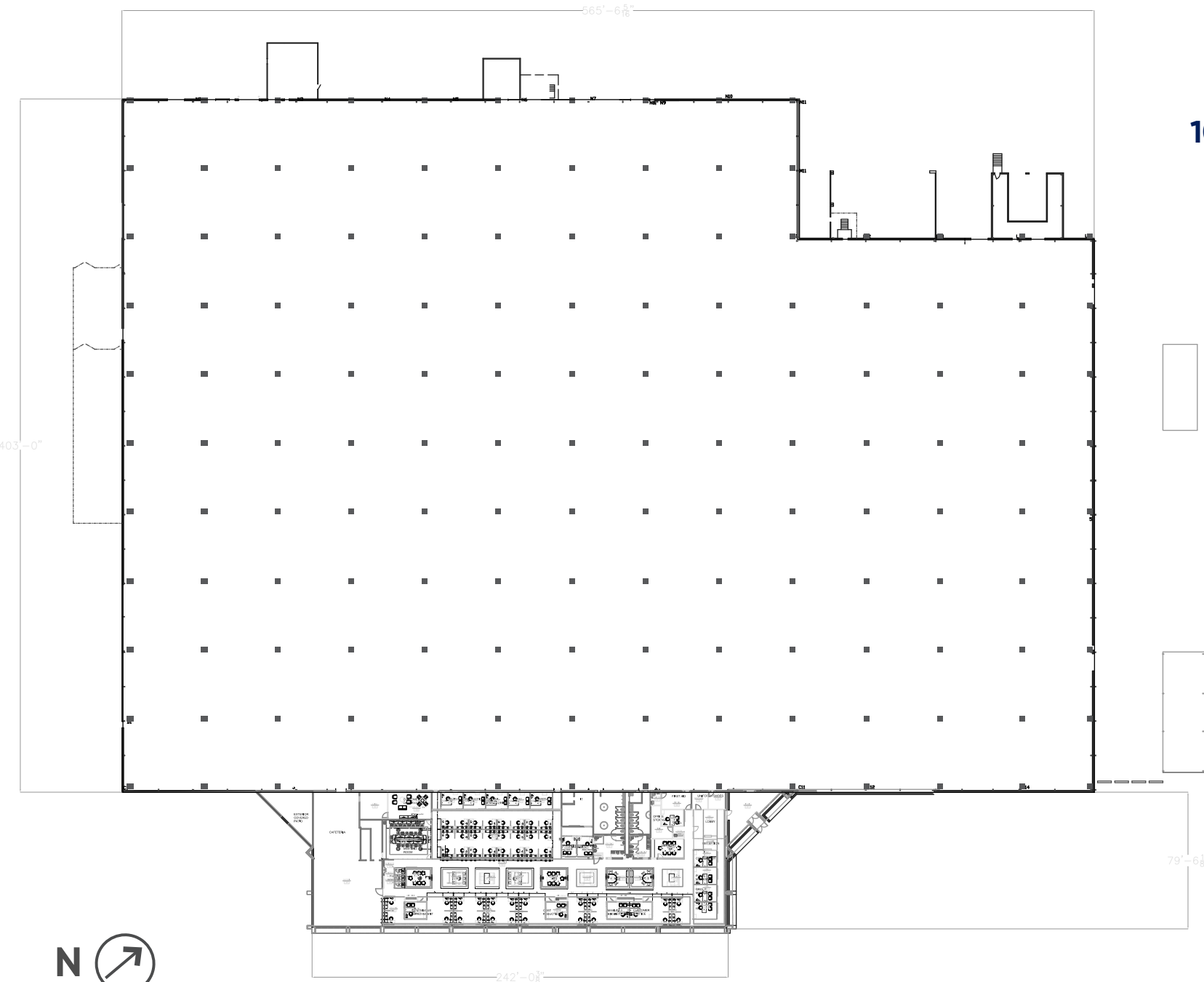
<b>Available Space</b>	217,000 SF - Manufacturing 20,000 SF - Office <b>237,000 SF Total</b>
<b>Acres</b>	23.77 (expandable)
<b>Ceiling Heights</b>	28 foot to metal deck
<b>Post Spacing</b>	40 feet
<b>HVAC</b>	(32) 25 ton AC RTU; 8 gas heating units
<b>Sprinkler System</b>	Full coverage wet system
<b>Lighting</b>	High Bay LEDs
<b>Construction Type</b>	Brick and mortar to 10' and insulated metal panel
<b>Roof</b>	New
<b>Loading Docks – Truck</b>	4
<b>Drive In Doors</b>	2
<b>Cranes</b>	100+ bridge cranes fully covering the plant area. Largest crane has 30 ton capacity.
<b>Floor</b>	8" Concrete
<b>General Condition</b>	Very good
<b>Fenced</b>	Full Perimeter
<b>Zoning</b>	Heavy Industrial
<b>Parking</b>	300 spaces (1.27/1,000 SF)
<b>Year Built</b>	1981 (Renovated office 2020)
<b>Rate</b>	\$3.48 PSF / NNN

### Utilities

<b>Water</b>	City of Kings Mountain
<b>Electric Power</b>	Duke energy 9000 KVA capacity
<b>Gas</b>	City of Kings Mountain
<b>Sewers – Storm</b>	General permit NC
<b>Sewers – Sanitary</b>	City of Kings Mountain

## Floor Plan

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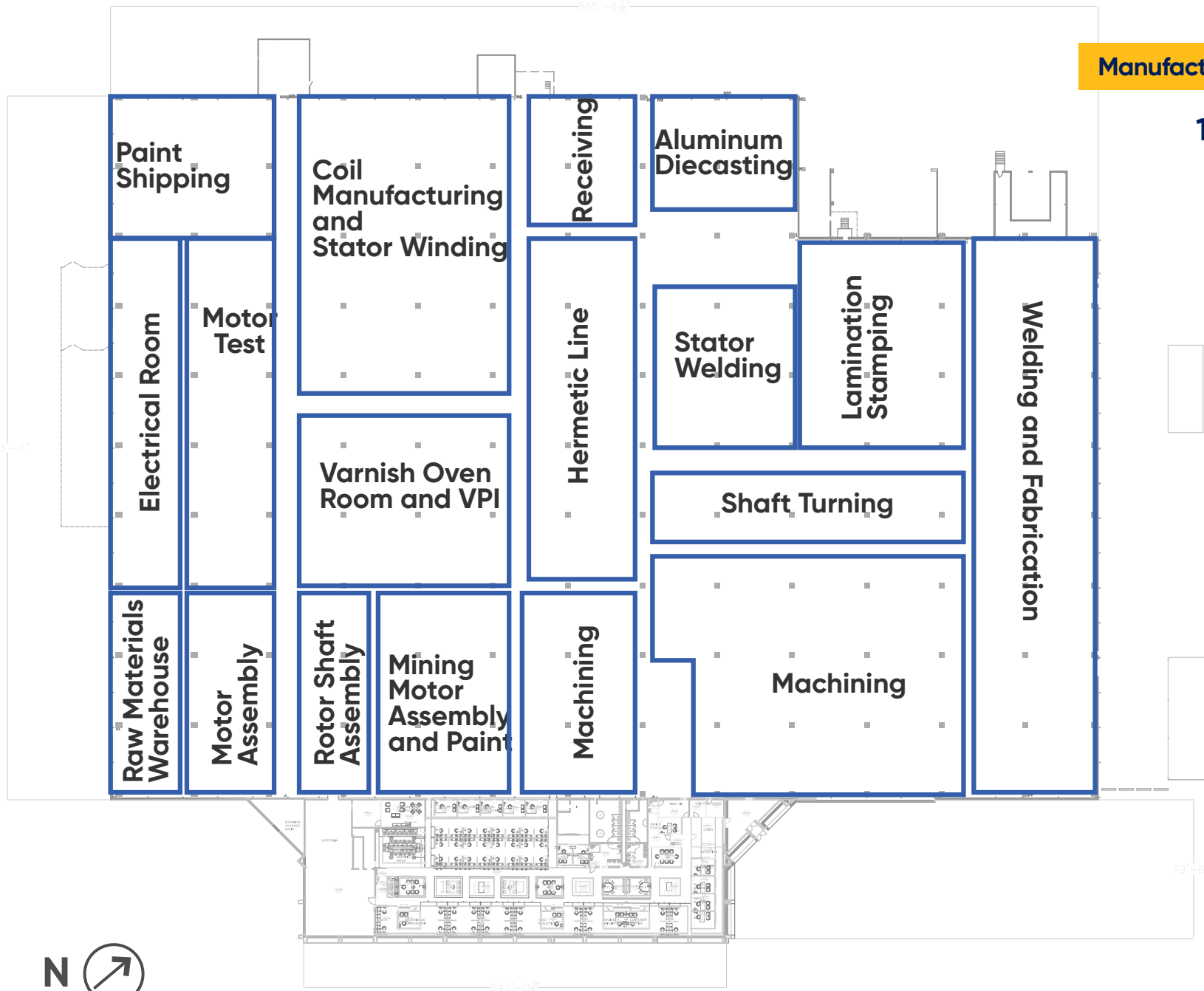
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## Manufacturing Processes Plan

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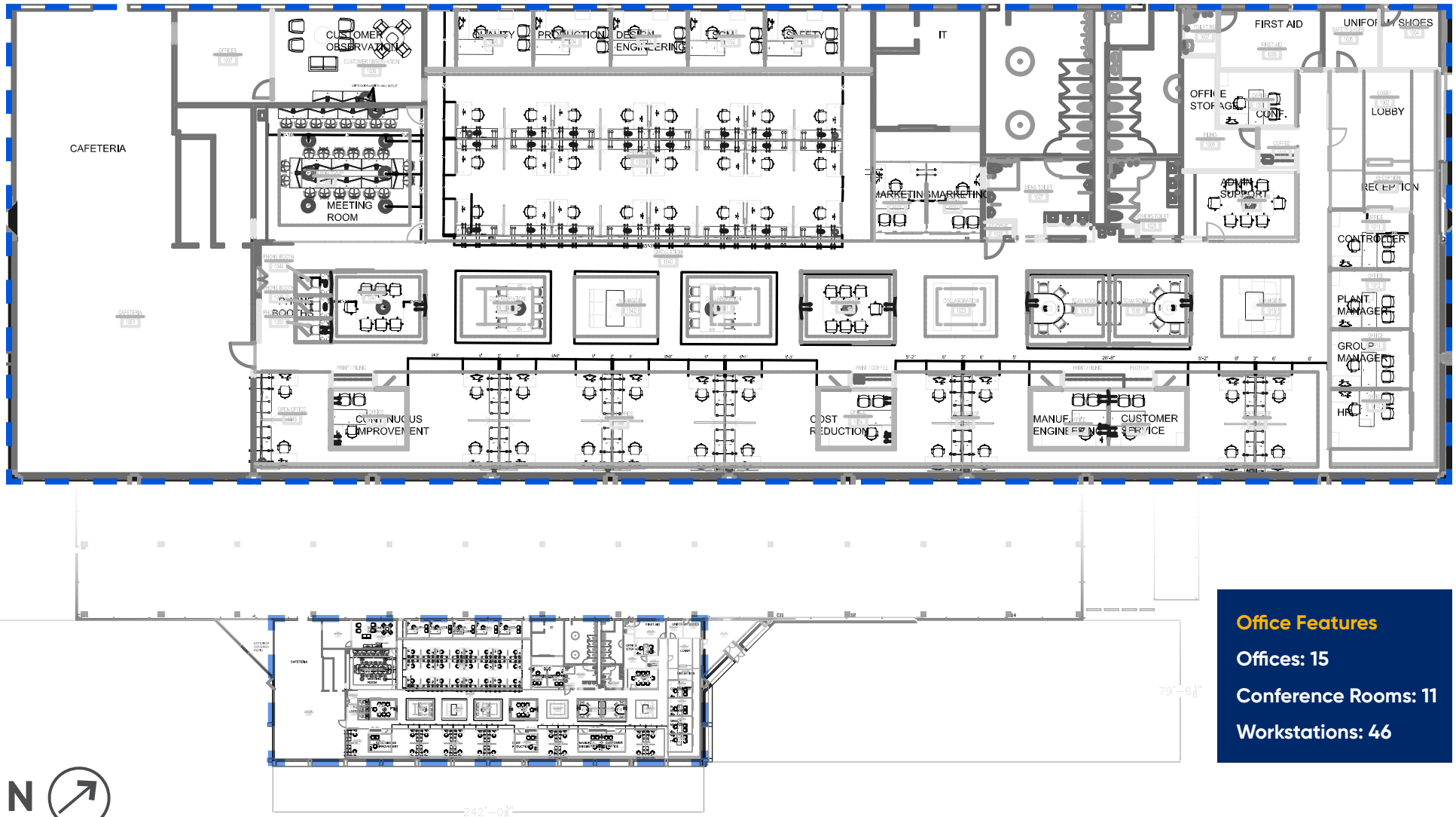
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**Office Features**

Offices: 15

Conference Rooms: 11

Workstations: 46



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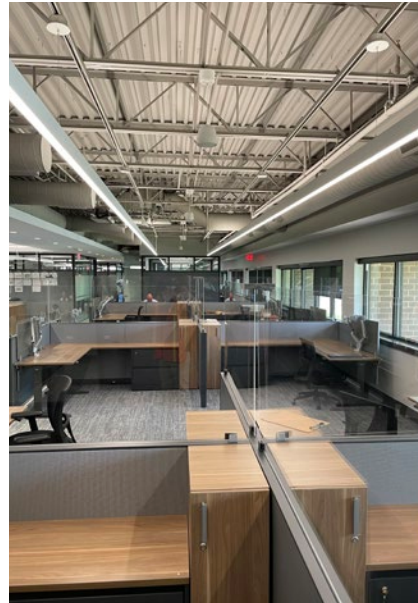
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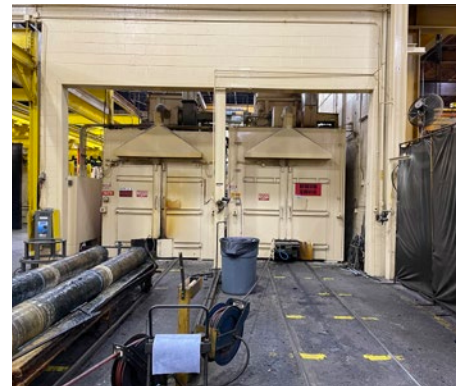
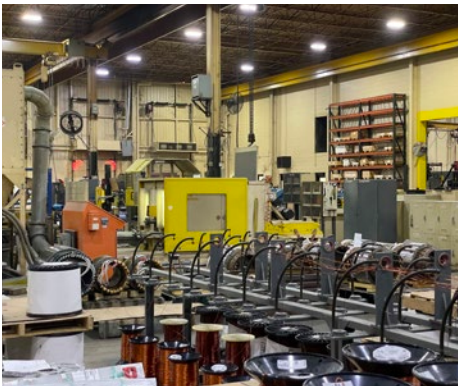
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## Manufacturing Interior

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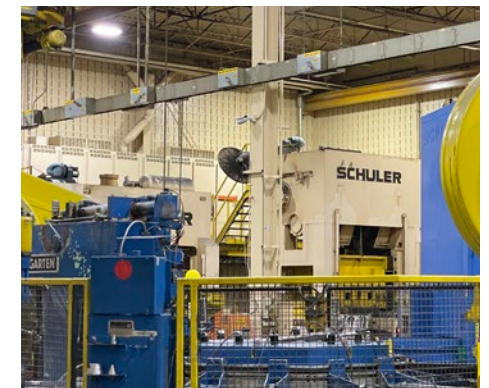
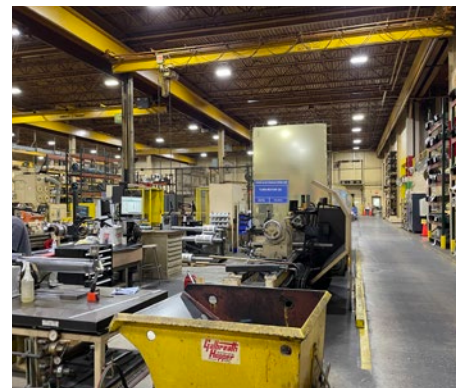
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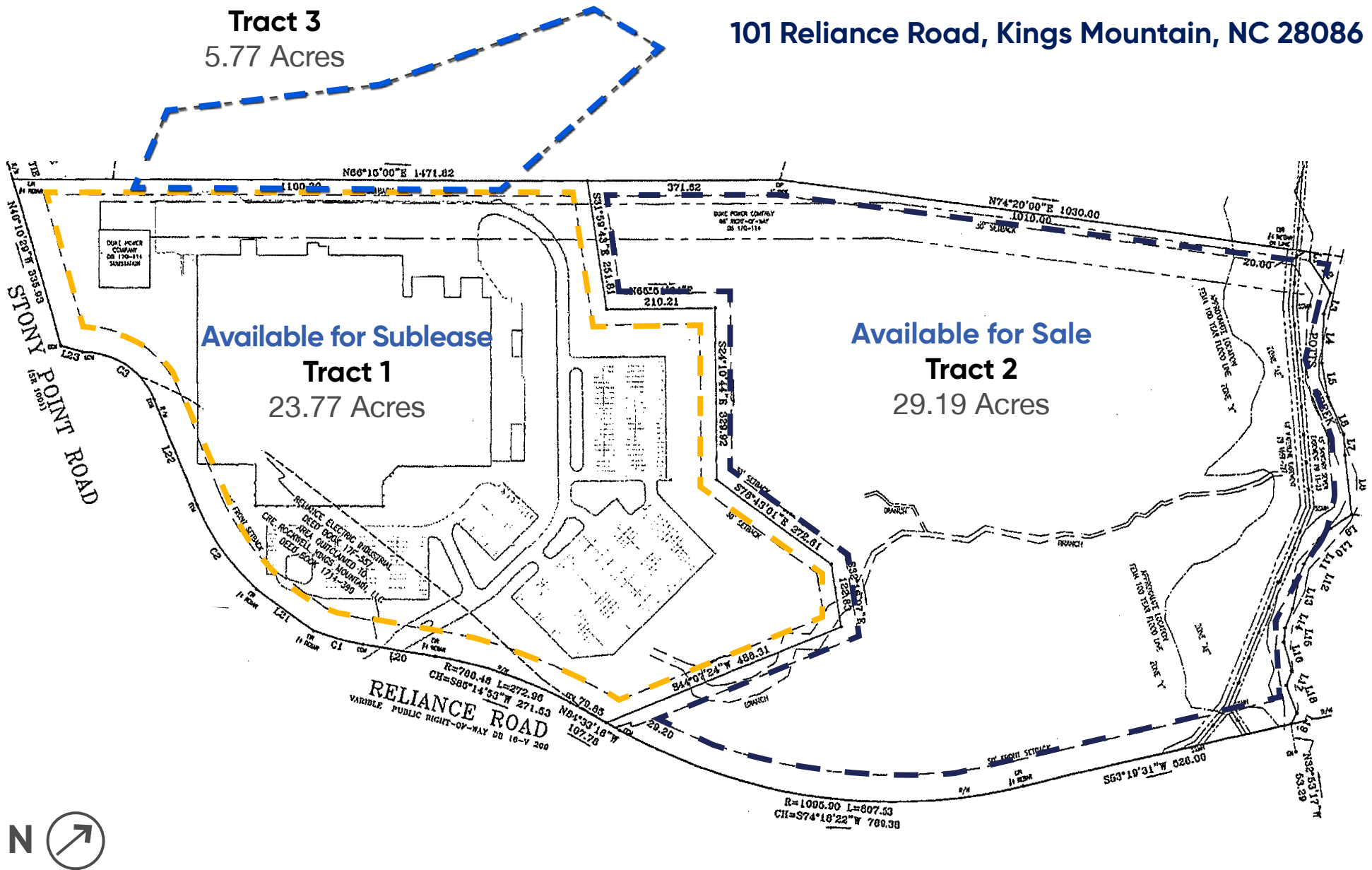


Available for Sale

**Tract 3**  
5.77 Acres

Site Plan: Land Purchase Opportunities

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Area Amenities - Aerial View - Facing West

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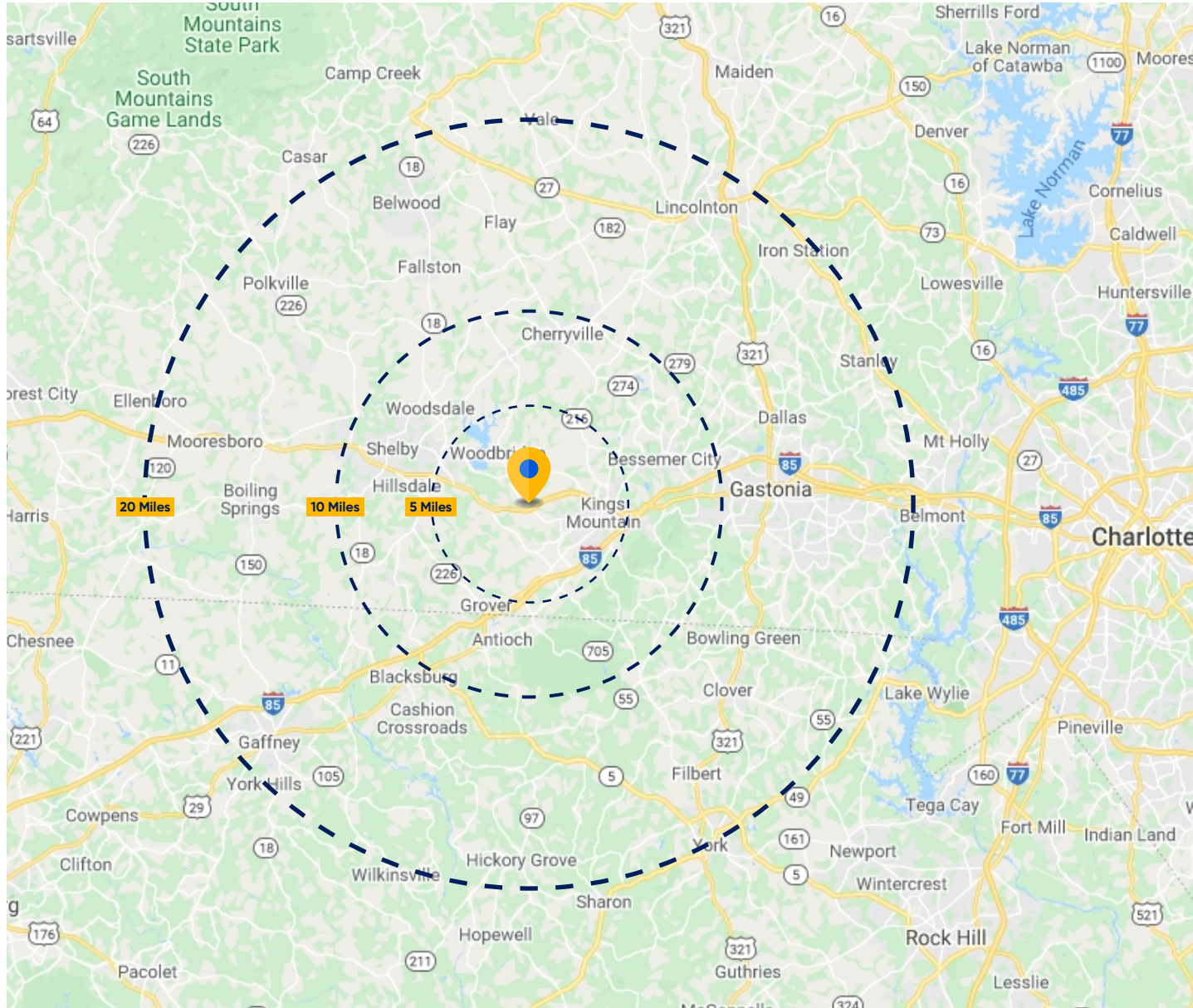
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## Labor / Demographics • Kings Mountain, NC • Cleveland County Submarket

101 Reliance Road, Kings Mountain, NC 28086



### Area Demographics

#### 5 Mile Radius

2020 Population	27,464
Total Households	11,251
Median Income	\$42,303

#### 10 Mile Radius

2020 Population	97,270
Total Households	39,569
Median Income	\$41,438

#### 20 Mile Radius

2020 Population	324,000
Total Households	155,084
Median Income	\$49,265

**Total Workforce 165,916**

*\*Figures courtesy of CoStar*

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