

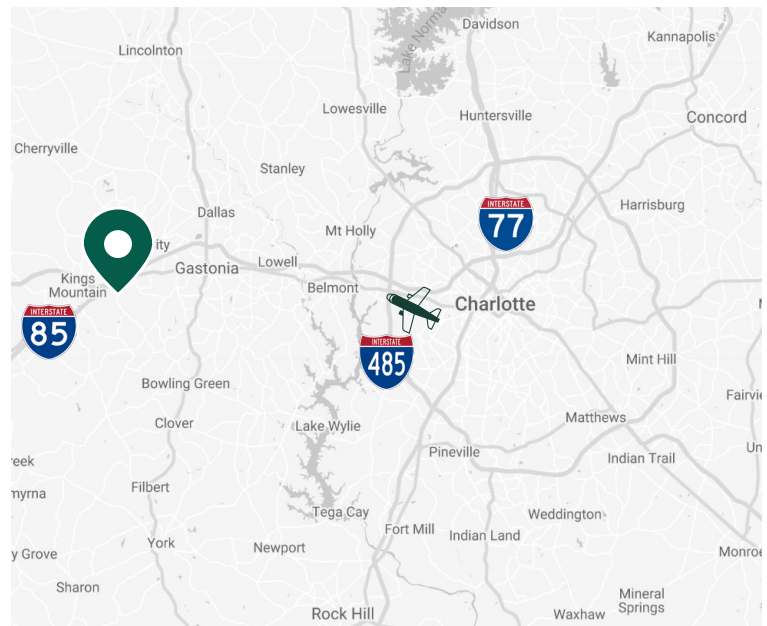


1,263,600 Sq. Ft.

SARA LEE ACCESS ROAD | KINGS MOUNTAIN, NC

PROPERTY OVERVIEW

The 164 acre site is being permitted for 1,263,600 square feet (under one roof) and has all utilities immediately available. The property has extensive I-85 frontage and access via two (2) interchanges. The Charlotte Douglas International Airport is located approximately 26 miles northeast.



FOR
MORE
INFORMATION

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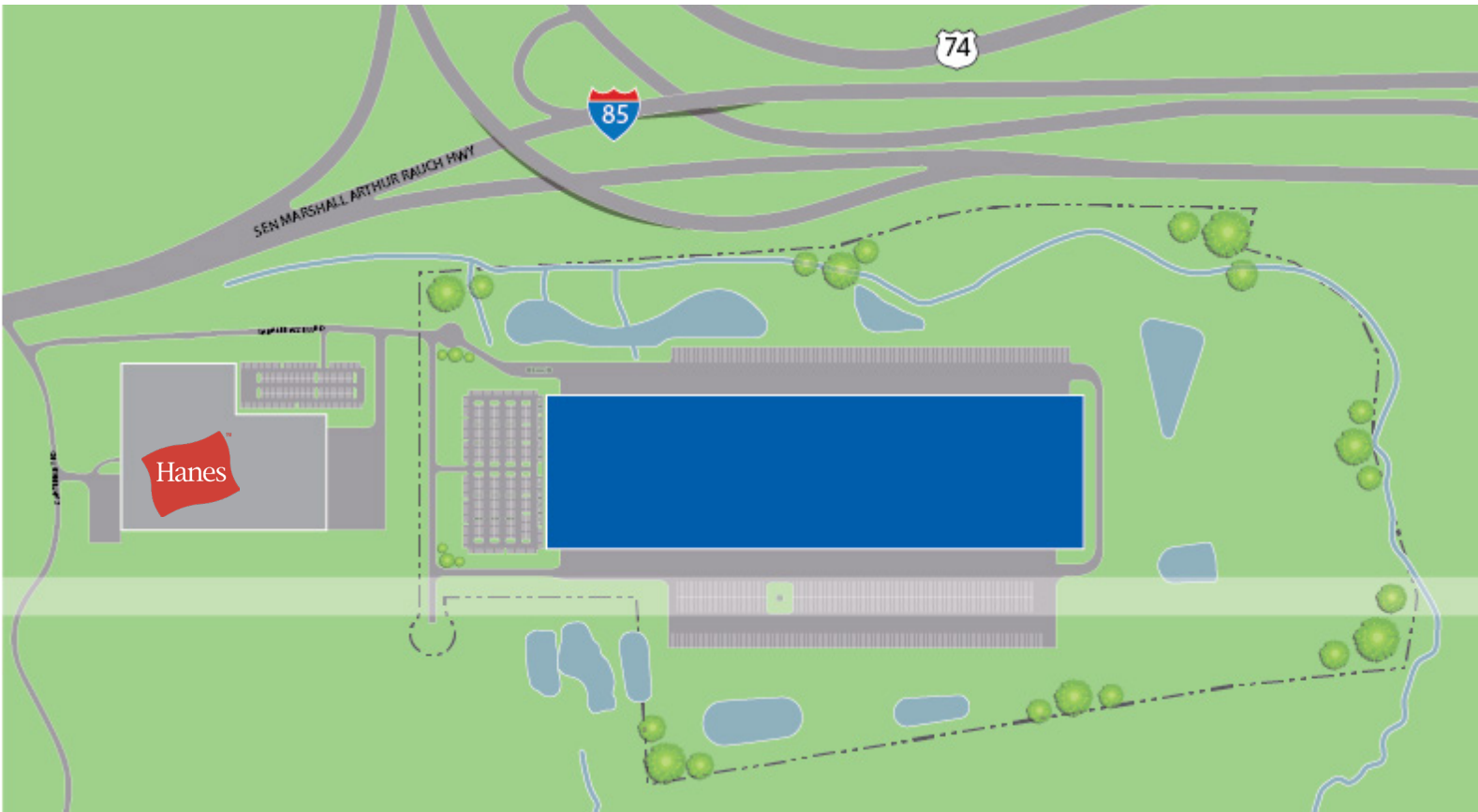
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THE KEITH CORPORATION

BUILD-TO-SUIT FOR LEASE



LAND AREA	+/- 164 Acres	CAR PARKING	+/- 500
BUILDING AREA	+/- 1,263,600 SQ. FT.	TRAILER STORAGE	+/- 500
OFFICE AREA	TO SUIT	TRUCK COURT	185' DEEP TRUCK COURT W/ CONCRETE APRONS
DIMENSIONS	2,106' x 600'	CLEAR HEIGHT	40' MINIMUM
CONSTRUCTION	TILT WALL CONCRETE	COLUMN SPACING	54' x 50' TYPICAL, 54' X 50' SPEED
ROOF	60 MIL TPO	LIGHTING	LED W/ MOTION SENSORS
FLOOR	7" MINIMUM	SPRINKLER SYSTEM	ESFR
LOADING CONFIGURATION	CROSS-DOCK	POWER	TO SUIT
DOCK/DRIVE-IN DOORS	+/- 250	HVAC	TO SUIT

DEVELOPER OVERVIEW: The Keith Corporation is a privately-held, full service owner and developer of industrial, warehouse, and other commercial properties in the United States, Mexico, Canada, Australia, and the U.K. Headquartered in Charlotte, North Carolina, The Keith Corporation has become one of the country's most well-respected build-to-suit developers. Having delivered over 300 projects and more than 25 million square feet of manufacturing, distribution, industrial, and commercial space for a highly diverse corporate clientele, The Keith Corporation has developed a reputation for their accountability, expertise, and total client satisfaction on all projects.



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