



FOR LEASE | **305,417 SF**
300 KENT STREET | **ANDREWS, NC**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**FULLY RENOVATED
IN 2023**



NEW ROOF IN 2023



**NEW LED LIGHTS
IN 2023**



7 DOCK DOORS



**21' CLEAR HEIGHT
THROUGHOUT**



PROPERTY DETAILS

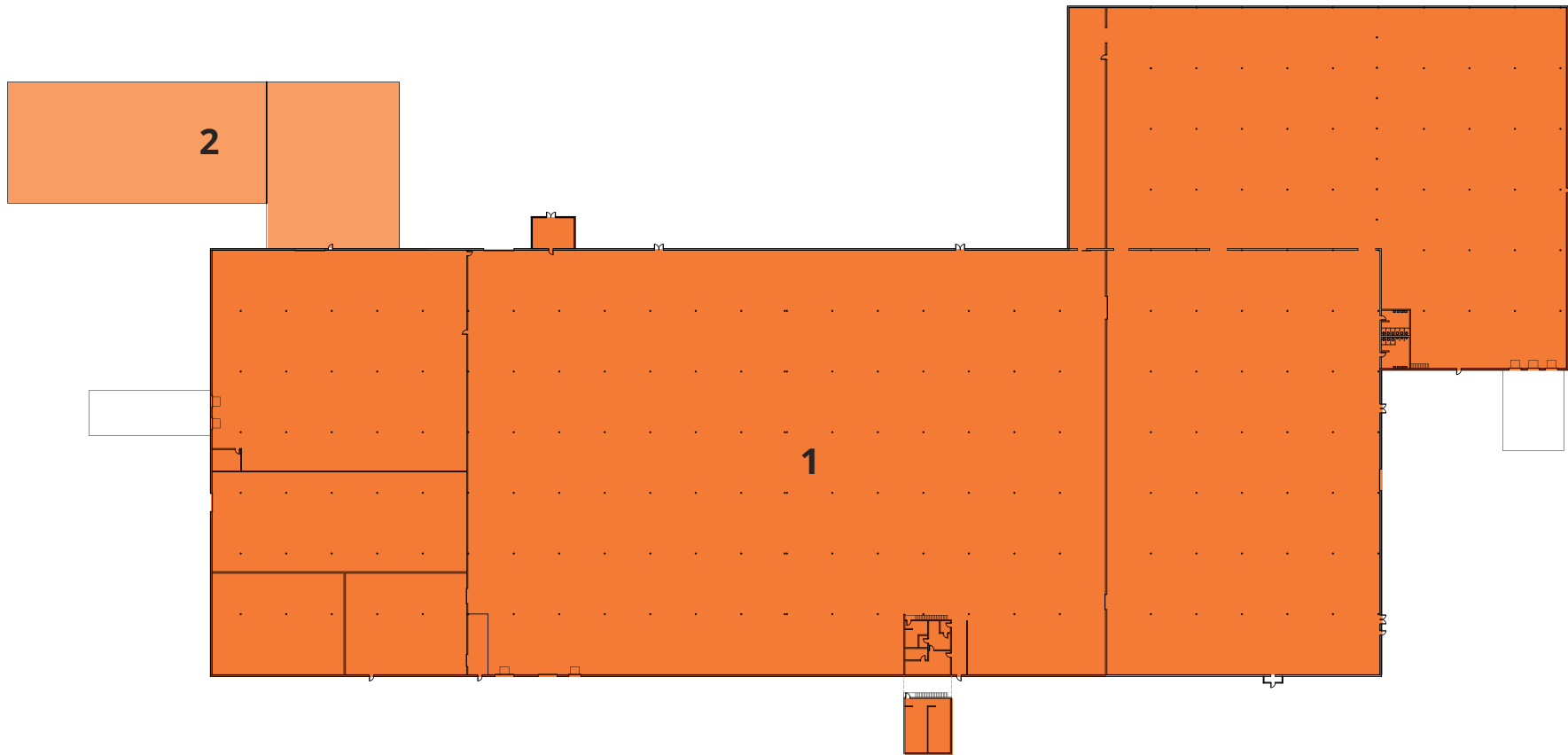
300 KENT STREET | ANDREWS, NC

AVAILABLE SPACE	305,417 SF
MINIMUM DIVISIBLE	50,000 SF
WAREHOUSE SPACE	282,122 SF
OUTDOOR COVERED STORAGE	23,295 SF
DOCK DOORS	7
DRIVE-IN DOORS	5
CLEAR HEIGHT	21'
COLUMN WIDTH/DEPTH	30' x 40'
WALLS	Metal
FLOORS	Reinforced Concrete
YEAR BUILT	1964
YEAR RENOVATED	2023
FIRE SUPPRESSION	Wet
PARKING	200 Surface Spaces
POWER	Heavy 8,000 Amp, 277/480V, 3-Phase, 4-Wire
LAND AREA	58.22 Acres
ZONING	Industrial
PARCEL ID	5556-18-31-9548
RAIL ACCESS	Possible Rail Spur Available



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	30' x 40'	21' 0"	282,122 SF
2	EXTERIOR STORAGE	N/A	20' 0"	23,295 SF
TOTAL				305,417 SF



LOCATION MAP

300 KENT STREET | ANDREWS, NC

KNOXVILLE	96 MILES
CHATTANOOGA	107 MILES
ATLANTA	133 MILES
CHARLOTTE	211 MILES
NASHVILLE	237 MILES

