



**FOR LEASE** | **297,046 SF**  
**300 KENT STREET** | **ANDREWS, NC**  
**LUKE HERDER** | 414-244-9575 | [LHERDER@PHOENIXINVESTORS.COM](mailto:LHERDER@PHOENIXINVESTORS.COM)



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## PROPERTY HIGHLIGHTS



**FULLY RENOVATED  
IN 2023**



**NEW ROOF IN 2023**



**NEW LED LIGHTS  
IN 2023**



**9 DOCKS**



**21' CLEAR HEIGHT  
THROUGHOUT**



# PROPERTY DETAILS

300 KENT STREET | ANDREWS, NC

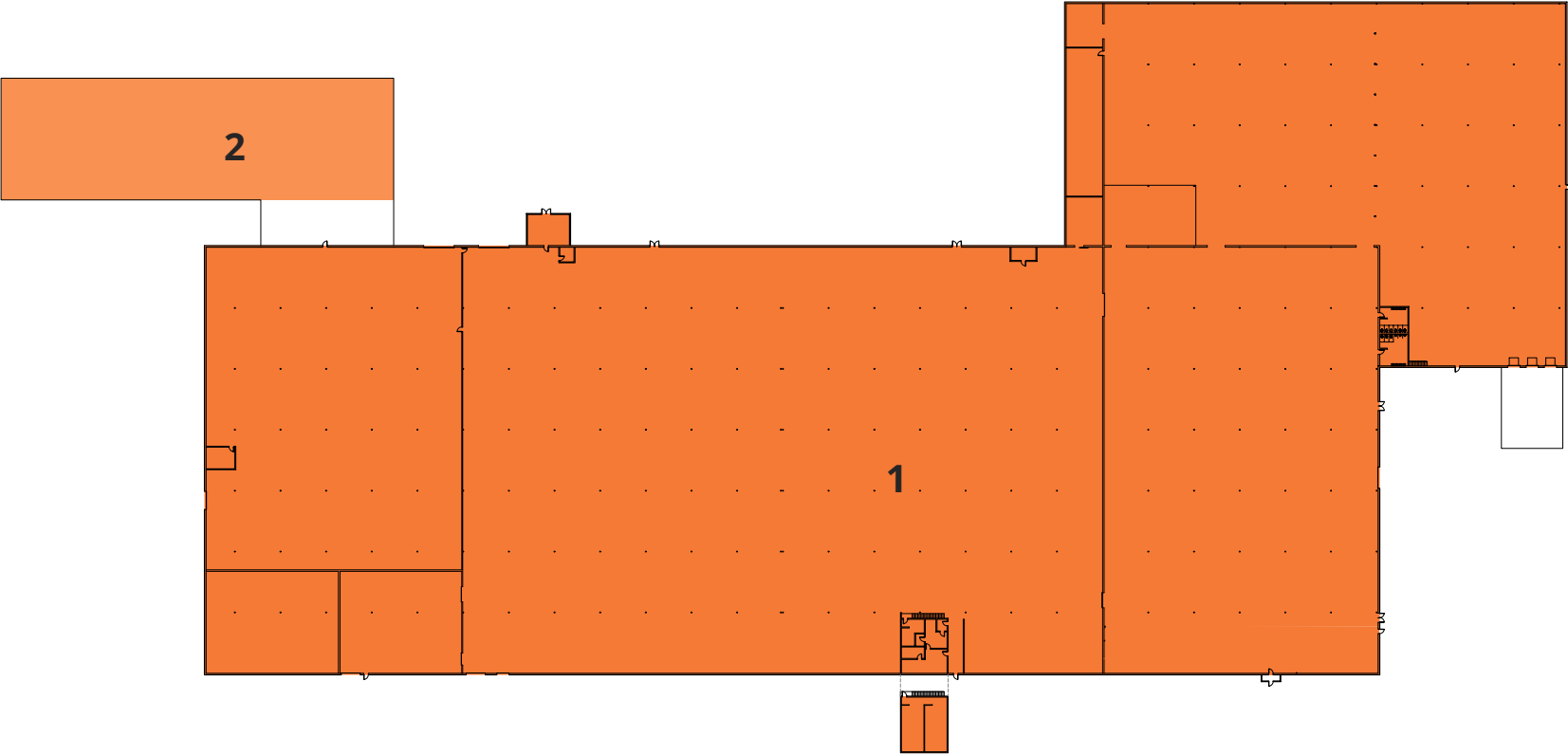
AVAILABLE SPACE	297,046 SF
MINIMUM DIVISIBLE	50,000 SF
WAREHOUSE SPACE	276,406 SF
DOCK DOORS	9
CLEAR HEIGHT	21'
COLUMN WIDTH/DEPTH	30' x 40'
WALLS	Metal
FLOORS	Reinforced Concrete
YEAR BUILT	1964
YEAR RENOVATED	2023
FIRE SUPPRESSION	Wet
PARKING	200 Surface Spaces
POWER	Heavy - 8,000 Amp/40 Volt
LAND AREA	58.22 Acres
ZONING	Industrial
PARCEL ID	5556-18-31-9548
RAIL ACCESS	Possible Rail Spur Available





# FLOOR PLAN

300 KENT STREET | ANDREWS, NC



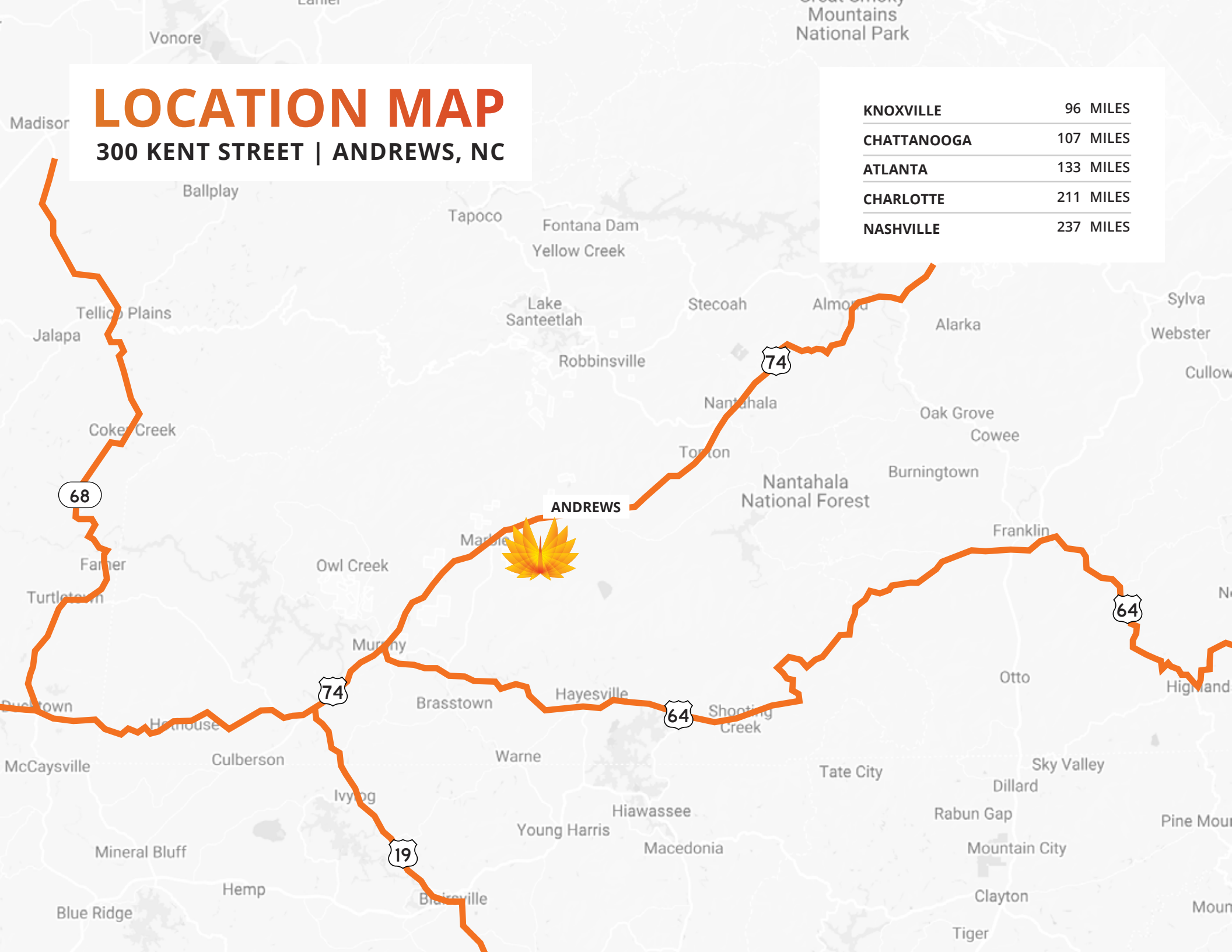
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	30' x 40'	21' 0"	276,406 SF
2	EXTERIOR STORAGE	N/A	20' 0"	20,640 SF
TOTAL				297,046 SF



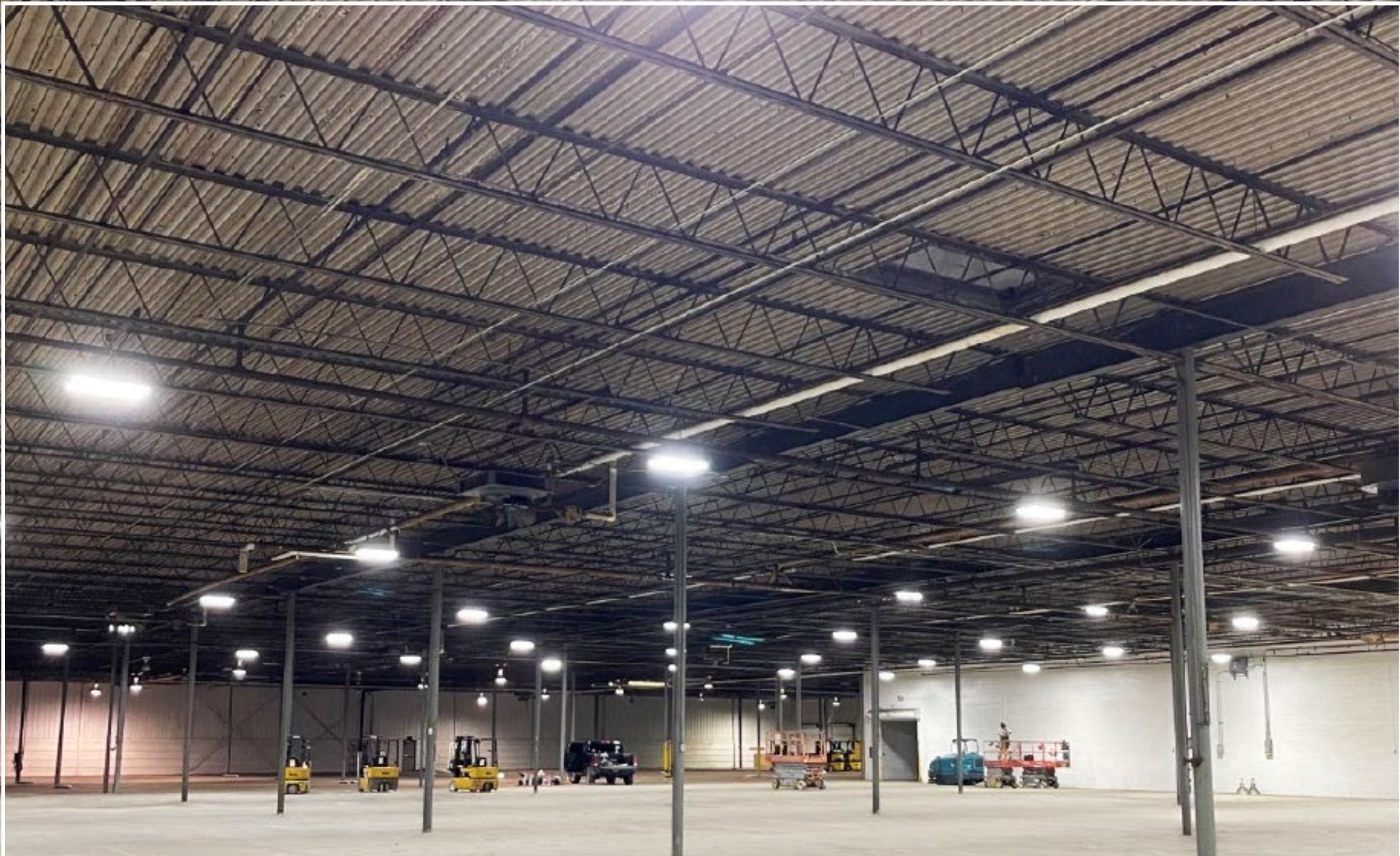
# LOCATION MAP

300 KENT STREET | ANDREWS, NC

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







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