

FOR SALE

KINGS MOUNTAIN NORTH CAROLINA

DATA CENTER DEVELOPMENT SITE

450 COUNTRYSIDE RD.
KINGS MOUNTAIN, NC



LEGEND

- AT&T
- Time and Warner
- RST
- Dukenet
- Power 100k V
- City Water
- County Water
- Waste Water

1 mi

±36 Acres

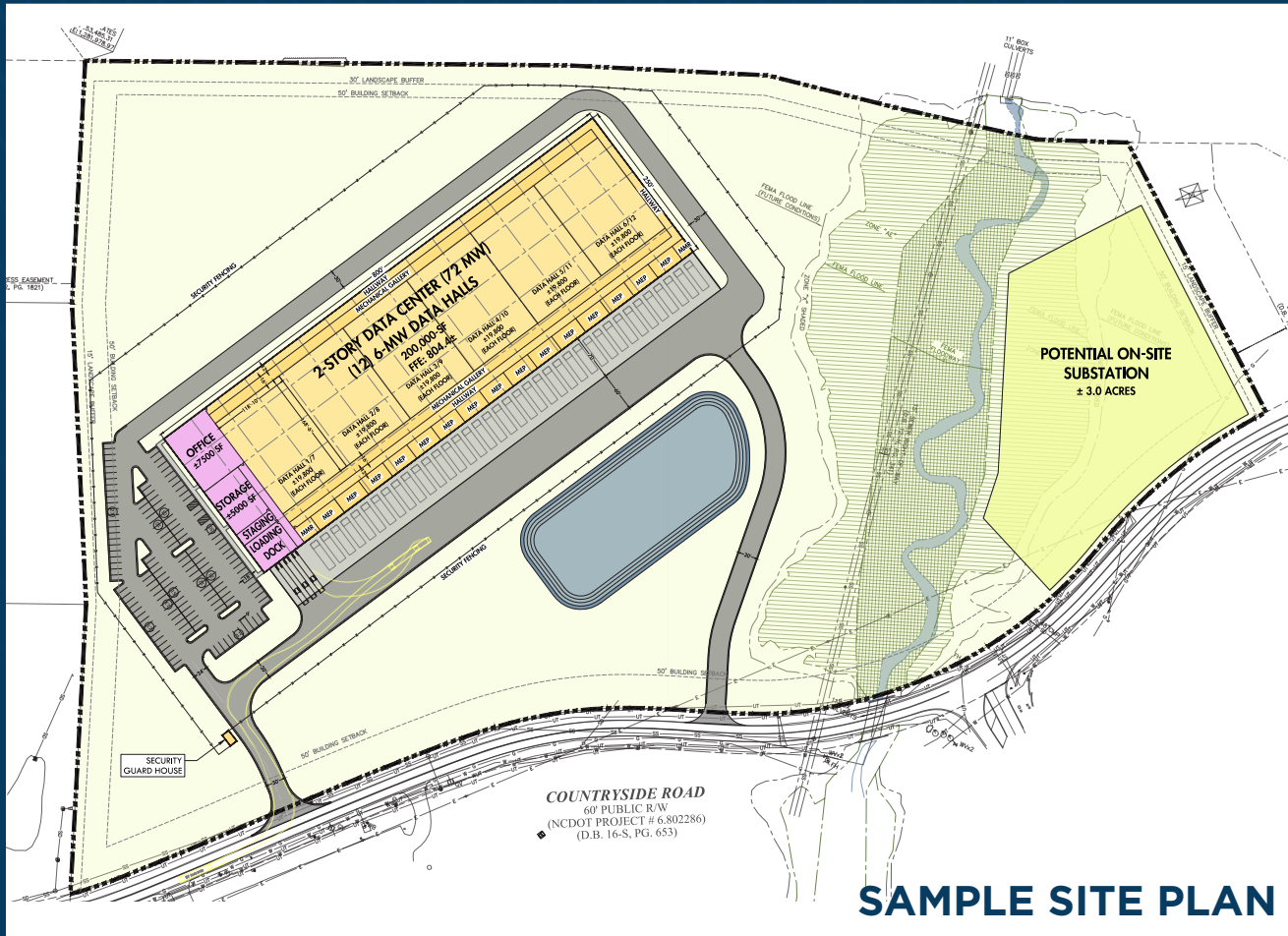
BO BOND
Executive Managing Director
+1 972 663 9749
bo.bond@cushwake.com

ALI GREENWOOD
Executive Director
+1 972 663 9750
ali.greenwood@cushwake.com

MIKE DEAN
Senior Director
+1 704 892 1402
mike.dean@cushwake.com

The information above was retained from sources we believe reliable. However we make no guarantee warranty or representation about it. It is submitted subject to the possibility of errors, omissions, prior sale, lease, or financing or withdrawal without notice. You and your tax and legal and other advisors should conduct your own investigation of the property and transaction.

450 COUNTRYSIDE ROAD KINGS MOUNTAIN, NC 28086



SITE INFO

Total Acreage ±36 Acres

Duke Energy - Dual circuit 100 kV grid connector (built-in redundancy at transmission level)

Ample room for on-site substation

Utilities

Water: Primary from City of Kings Mountain - 12" main (3300GPM)

Water: Redundant from Cleveland County - 8" main (600GPM)

Waste water treatment: Town of Kings Mountain - 18" main - all gravity fed

Diverse Fiber Connectivity

Taxes

Local and state tax incentive opportunities; Tier 1 County

Site Attributes

- Low natural disaster risk
- 4.9 miles to I-85 (route distance)
- Drive from Charlotte Douglas International Airport = 31 miles/ 35 minutes
- Drive to Charlotte CBD = 35 miles/ 40 minutes
- Located in a fully master planned data center park

FOR SALE | KINGS MOUNTAIN DATA CENTER DEVELOPMENT SITE

NORTH CAROLINA DATA CENTER CORRIDOR



FOR SALE KINGS MOUNTAIN DATA CENTER DEVELOPMENT SITE



For information:

BO BOND
Executive Managing Director
+1 972 663 9749
bo.bond@cushwake.com

ALI GREENWOOD
Executive Director
+1 972 663 9750
ali.greenwood@cushwake.com

MIKE DEAN
Senior Director
+1 704 892 1402
mike.dean@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.