



**INDUSTRIAL SPACE | FOR SALE**

**300 Woodlawn Avenue | Mt Holly**

Almost 70,000 SF of industrial space available and perfect for adaptive re-use within walking distance of Downtown Mt Holly.

**SAM KLINE, CCIM**  
o 704 266 5039 c 704 777 6003  
sam.kline@cbcmecca.com







## PROPERTY INFORMATION

### SF\*

68,742 +/- SF

### ACREAGE\*

3.54 Acres

4.24 Acres

### TAX PARCEL

123116

123118

### FEATURES

- Zoned Light Industrial
- 4 Additional acres for parking
- Walking Distance from Downtown Mount Holly
- Perfect for Adaptive Re-use

### LIST PRICE

\$620,000

### SAM KLINE, CCIM

o 704 266 5039 c 704 777 6003

sam.kline@cbcmeca.com

Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012



**COLDWELL  
BANKER  
COMMERCIAL**

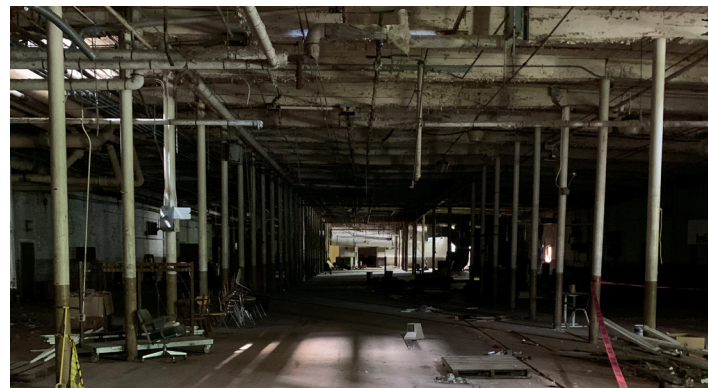
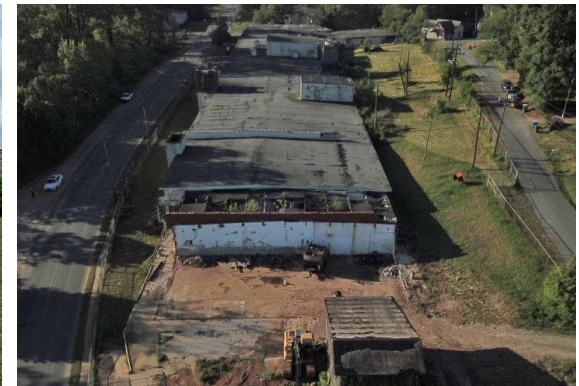
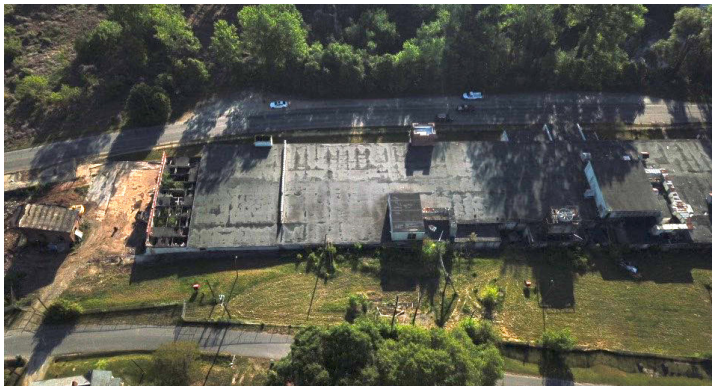
MECA

## CBCMECA.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.





**SAM KLINE, CCIM**  
 o 704 266 5039 c 704 777 6003  
 sam.kline@cbcmeca.com

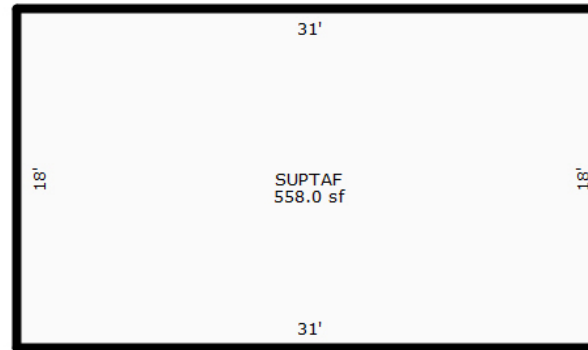
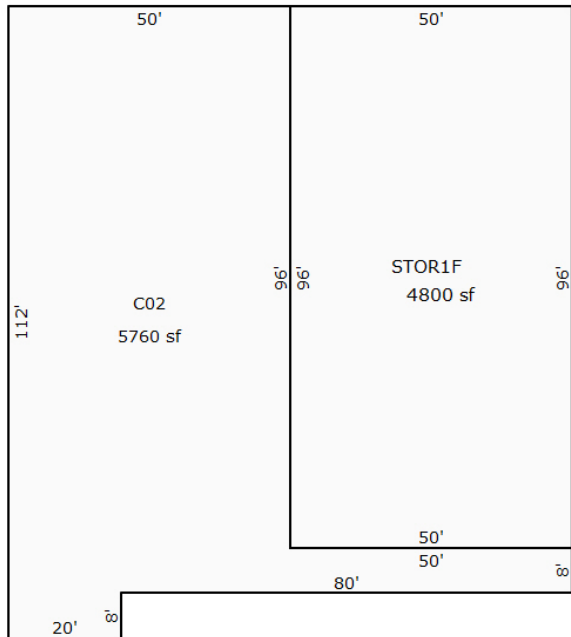
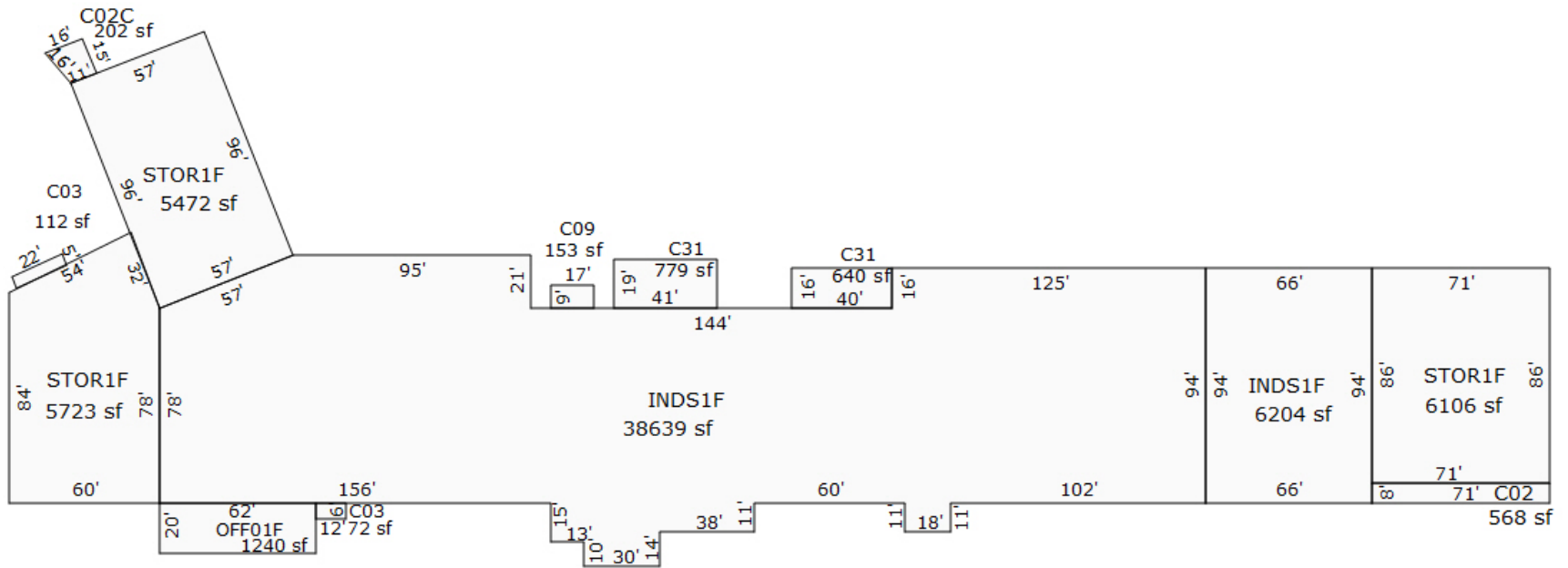
Coldwell Banker Commercial  
 MECA  
 100 N. Main St.  
 Belmont, NC 28012



**CBCMECA.COM**

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.





**SAM KLINE, CCIM**  
 704 266 5039 c 704 777 6003  
 sam.kline@cbcmecca.com

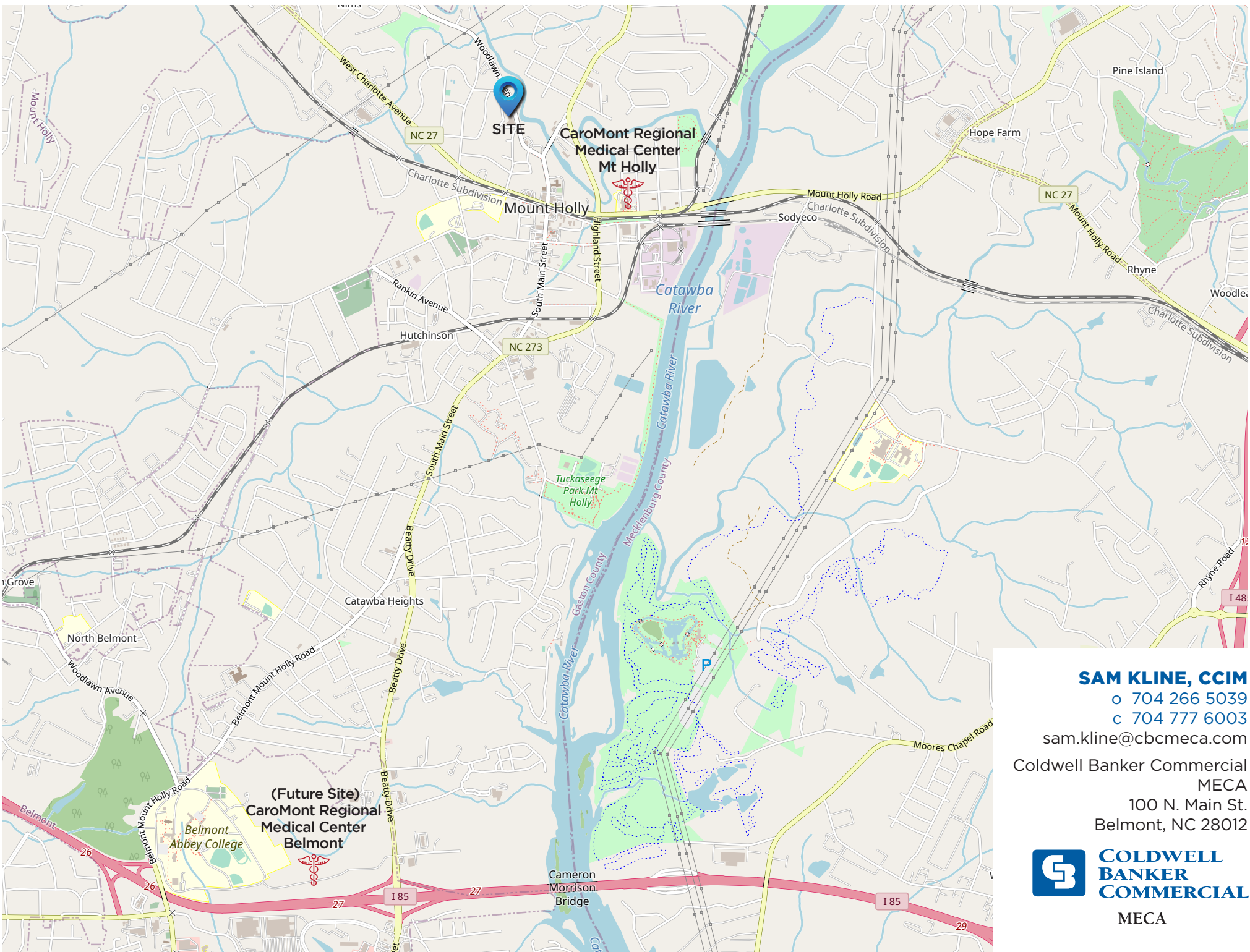
Coldwell Banker Commercial  
 MECA  
 100 N. Main St.  
 Belmont, NC 28012



MECA

**CBCMECA.COM**

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**SAM KLINE, CCIM**

o 704 266 5039

c 704 777 6003

sam.kline@cbcmecca.com

Coldwell Banker Commercial  
MECA  
100 N. Main St.  
Belmont, NC 28012



**COLDWELL  
BANKER  
COMMERCIAL**

MECA



CaroMont Health has announced plans to invest more than \$300 million in capital projects and facility improvements in Gaston County over the next five years. One of the most significant projects is the construction of a second hospital in Belmont, which will be located on Belmont Abbey Monastery land, adjoining the main campus of Belmont Abbey College.

“CaroMont Health has provided life-changing and life-saving medical care to the citizens of Gaston County for nearly 75 years,” said Chris Peek, President and Chief Executive Officer at CaroMont Health. “This investment is a reflection of our unwavering commitment to this community and the thousands of patients who trust us to care for them.”

While services are still being planned for CaroMont Regional Medical Center-Belmont, the facility is expected to offer an emergency department, inpatient units for patients requiring admission or observation, a labor and delivery unit, and a full complement of diagnostic services including laboratory and imaging. Pending CON approval, the hospital could open as early as 2023.

CaroMont Health has selected a site near the crossing of Highway 273 and Interstate 85 to build the new hospital. Owned by Belmont Abbey, adjacent to the campus. The health system will enter into a long-term agreement to lease the land and support Belmont Abbey College’s future plans to establish health sciences programs. Specifically, CaroMont Health plans to support Belmont Abbey’s health sciences programs through clinical rotation opportunities.

Source: <https://www.belmontabbeycollege.edu/2019/05/caromont-health-to-build-new-hospital-adjointing-belmont-abbey-college>

**SAM KLINE, CCIM**  
 o 704 266 5039 c 704 777 6003  
 sam.kline@cbcmecca.com

Coldwell Banker Commercial  
 MECA  
 100 N. Main St.  
 Belmont, NC 28012



**CBCMECA.COM**

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.