304 LINWOOD ROAD — ELECTRICAL INFRASTRUCTURE SUMMARY

Kings Mountain, NC 28086 • 276,260 SF • Three independent 12.47 kV utility services

Overview. The property is served by three independent electrical services totaling approximately 1,950 kVA of utility transformer capacity at 480 V (roughly 2,346 A combined), with a secondary distribution network of 50+ transformers and 480 V, 600 V, and 208/240 V panels. All three services are documented in a 2019 PE-sealed arc-flash and short-circuit study (Recore Electrical Contractors). Service assignments below are mapped to the building numbering used in the property marketing materials.

Utility Services

Service	Building	Utility Transformer	Secondary Voltage	Approx. Amps (480 V)	Main Protection
Service #1	**Building 2**	1500 kVA (12.47 kV – 480 V)	480 V, 3-phase	~1,805 A	Switchgear, six 800 A breakers (C-H MDN-608)
Service #2	**Building 3**	150 kVA (12.47 kV – 480 V)	480 V, 3-phase	~180 A	600 A MDP with six 200 A breakers (equipment upgraded 2019; transformer not upsized)
Service #3	**Building 1**	300 kVA (12.47 kV – 480 V)	480 V → 208 V	~361 A	Multiple 200–400 A service disconnects

Secondary Distribution — Transformer Highlights

Transformer	Rating	Voltage	Serves
TX-1 (Main)	1500 kVA	12.47 – 0.48 kV	Primary power, Service #1 (Building 2)
TX-S1-F6	660 kVA	0.48 – 0.6 kV	600 V process equipment
TX-PNL-P4-2	300 kVA	0.48 – 0.6 kV	600 V distribution
TX-600V PNL / S4-F2-B5	150 kVA (×2)	0.48 – 0.6 kV	600 V panels
TX-GEN 1–4	112.5 kVA (×4)	0.48 – 0.24 kV	Generator / process step-down
TX-230/133V	118 kVA	0.6 – 0.23 kV	Low-voltage process loads
Plus 30+ smaller units	1.5–75 kVA	various	Lighting, controls, HVAC, 208/240 V panels

Installed Process & Support Loads

Connected loads documented in the study include:

- **Overhead cranes:** 8 three-ton overhead bridge cranes.
- **Compressed air:** multiple industrial air compressors and air dryers.
- **Process ovens & boilers:** multiple calcining ovens, press-room and Johnston boilers, heat-trace systems.
- **Wet-process pumping:** numerous tank and transfer pumps, R/O skid, filter presses, and DA pumps associated with the on-site wastewater pretreatment system.
- **Ventilation & thermal:** penthouse fans, exhaust fans, rooftop HVAC, and control-room cooling.
- **Specialty systems:** four ultrasonic systems with dedicated generators, a 600 V dye-beck line, and calender drives.

Summary of Available Infrastructure

- **Total capacity:** approximately 1,950 kVA (~2,346 A at 480 V) across three independent 12.47 kV services, with a secondary distribution network of 50+ transformers.
- **Voltages available:** 480 V three-phase, 600 V, and 208/240 V.
- **Documentation:** PE-sealed arc-flash and short-circuit study (2019) on file for all three services, including short-circuit values, breaker/fuse coordination, and arc-flash energy levels.
- **Prior use:** the system supported continuous industrial operation (catalyst regeneration) with recorded consumption of approximately 100,000–280,000 kWh/month.

Source: Service #1/#2/#3 one-line schematics, short-circuit values, and arc-flash energy levels — Recore Electrical Contractors, Inc. (Gastonia, NC), 09/18/2019. Amperage values are approximate, calculated from transformer kVA at 480 V, 3-phase. Full PE-sealed drawings available to qualified prospects under NDA.