

100 SAXONY DR. | MCADENVILLE, NC

Industrial Facility Available For Lease



Property Highlights

± 161,367 SF available

± 4,000 SF support & office area

7200 Amps, Substation on-site

Outside Storage Available (Expandable)

 \pm 0.5 miles to I-85

60 Parking spaces

Zoned I-2

Matthew Greer, CCIM, SIOR +1 704 804 5762 matthew.greer@jll.com

± 161,367 SF

FOR LEASE

Jay Hill +1 704 804 5754 jay.hill@jll.com

Brad Cherry, CCIM, SIOR +1 704 927 3004 brad.cherry@jll.com

Property Specifications

Available Space	±161,367 SF
Office Space	±4,000 SF
Warehouse Area	±157,367 SF
Year Built	1969, renovated in 2004
Clear Height	17'6" - 21' (Typical)
Exterior Walls	Double-T Concrete Panels + Metal
Roof	80 mil TPO 2016 (30 year)
Column Spacing	42' x 26' (Typical)
Sprinkler System	Wet I-85 .5 miles
Power	7200 amps, 480/277V, 3 ph Duke Substation on Site
Water	Town of McAdenville contracted with Two Rivers Utilities through City of Gastonia
Chillers	(2) Trane 500 Ton
Loading	4 DH, 1 DI (Expandable)
Parking	60 auto positions
Acreage	7.27 Acres (Expandable)
Zoning	WAREHOUSE 11,560 SQFT Ceiling HT, 19' 11,098 SQFT Ceiling HT, 19' 11,098 SQFT Ceiling HT, 18' 23,400 SQFT Ceiling HT, 18' 10,500 SQFT Ceiling HT, 18' 24,510 SQFT Ceiling HT, 18' 24,600 SQFT Ceiling HT, 18' 10,500 SQFT Ceiling HT, 18' 24,600 SQFT Ceiling HT, 18' 10,500