

For Lease

Gastonia, NC

GATEWAY85

*ABERDEEN BLVD
GASTONIA, NC*

BUILDINGS 4 & 7

±79,967 & ±193,502 SF



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I-85	±0.1 MILES
I-77	±21.2 MILES
I-485	±9.4 MILES
CLT AIRPORT	±12.7 MILES
HWY 321	±4.5 MILES
CHARLOTTE BUSINESS DISTRICT	±18.2 MILES
I-40	±37.5 MILES

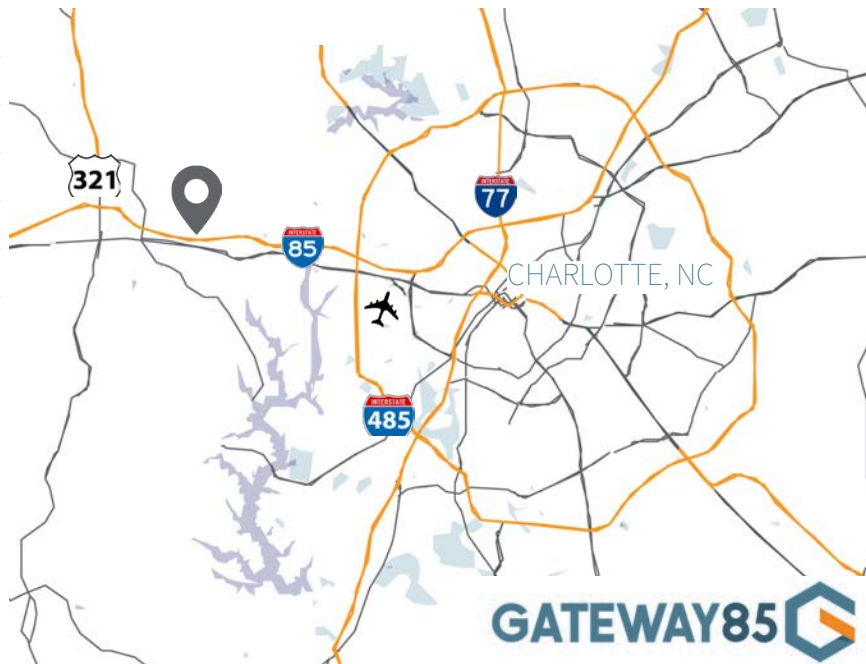
GASTONIA, NC

20%

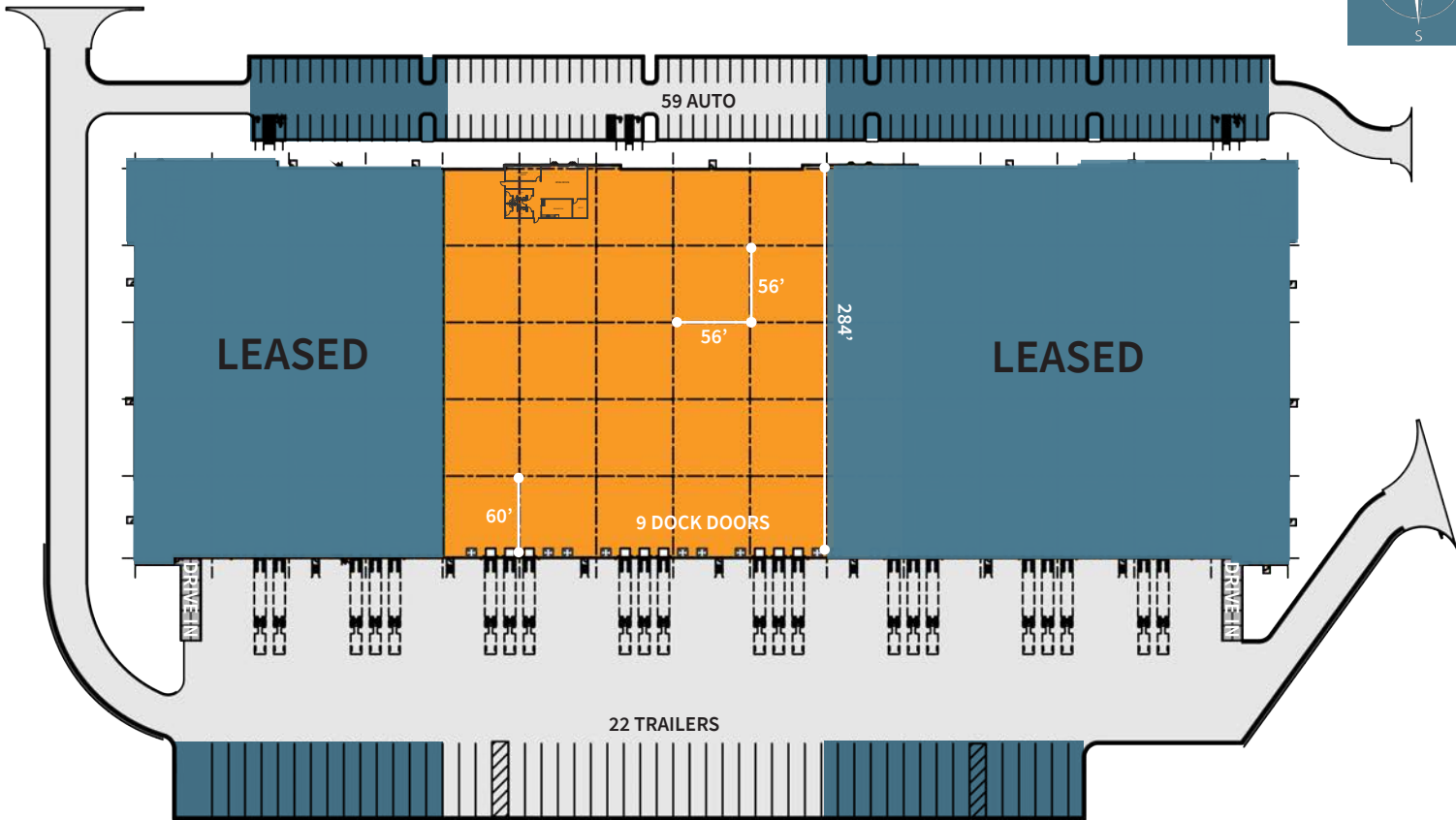
more concentrated warehouse worker targeted demographic labor pool within a 25 minute drive



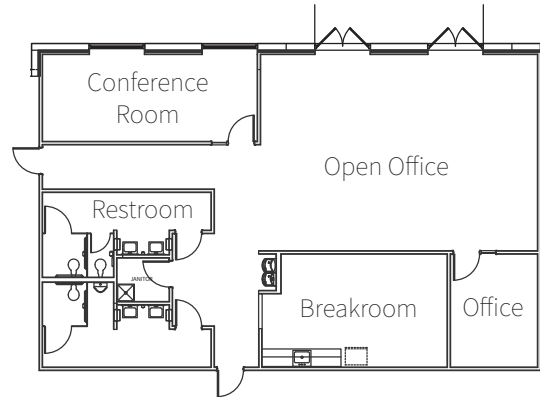
Higher unemployment rate accompanied by a lower working age participation rate & large underemployed pool



BUILDING 4



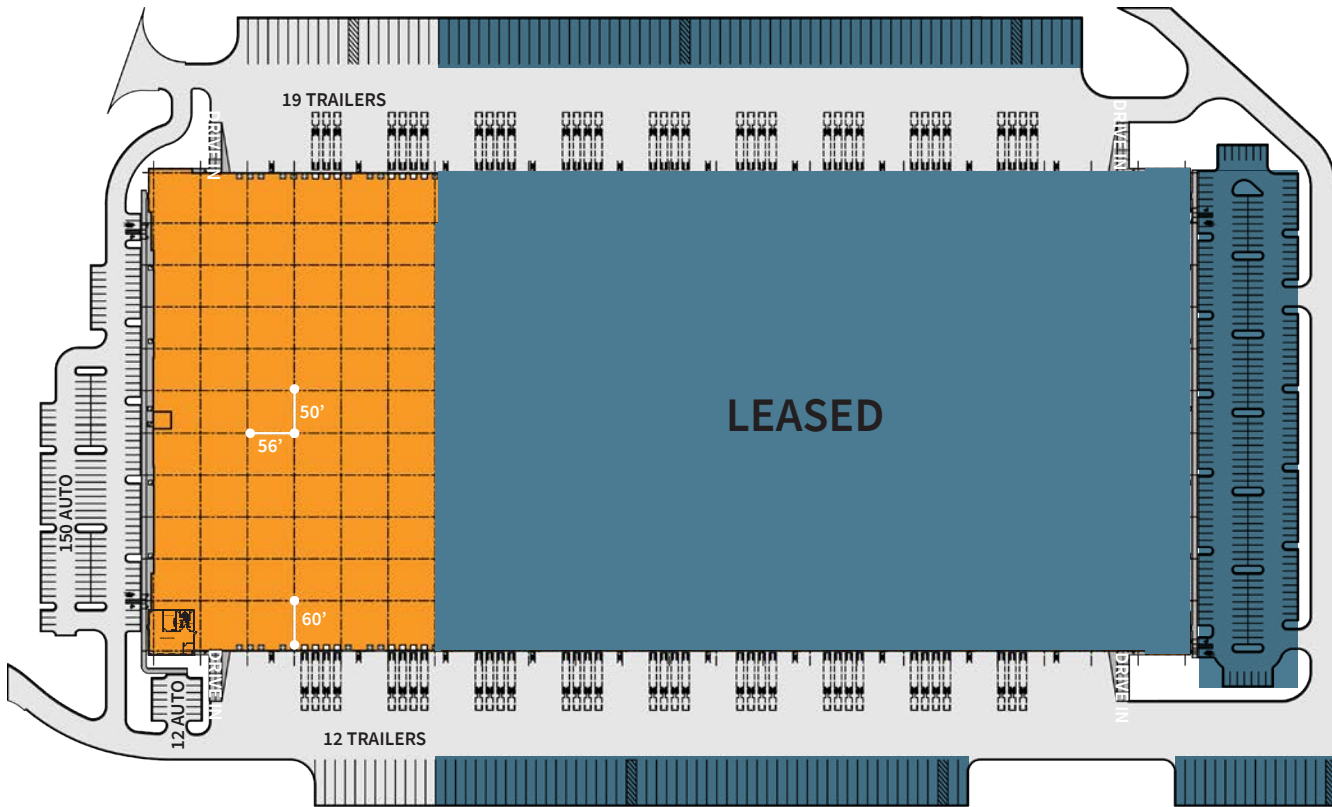
3145 ABERDEEN BLVD



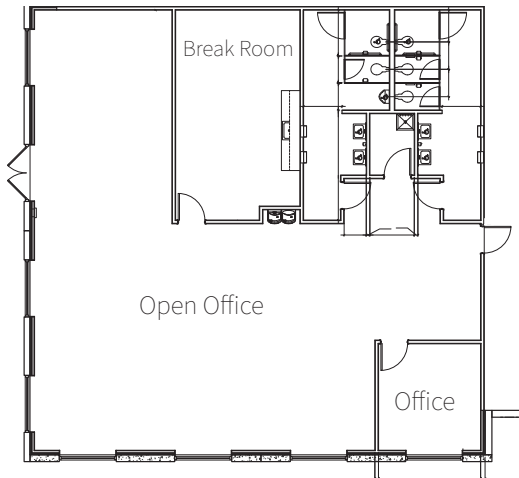
- 36' CLEAR HEIGHT
- 9 DOCK HIGH DOORS
- 22 TRAILER POSITIONS
- 59 AUTO POSITIONS

Available SF	±79,967 SF
Office SF	±2,134 SF
Clear Height	36'
Sprinkler System	ESFR
Loading	Rear Loading 9 Dock High Doors (expandable to 17)
Building Depth	284'
Power	600 amps, 480V, 3 ph Utility provider is Duke Energy
Truck Court	190'
Auto Parking	57 positions + 2 ADA positions
Trailer Parking	22 positions
Column Spacing	56' X 56' with 60' speedbays
Construction	Tilt-up construction
Roof	Mechanically attached TPO system

BUILDING 7



325 LINEBERGER RD



Available SF	±193,502 SF
Office SF	±2,582 SF
Clear Height	40'
Sprinkler System	ESFR
Loading	Cross Dock Loading 15 Dock High Doors (expandable to 34) 2 Drive in Doors
Building Dimensions	570' X 1232'
Power	2,000 amp, 480V, 3 ph Utility provider is Duke Energy
Truck Court	185'
Auto Parking	162 positions + 4 ADA positions
Trailer Parking	31 positions
Column Spacing	56' X 50' with 60' speed bays
Construction	Tilt-up construction
Roof	Mechanically attached TPO system

40' CLEAR HEIGHT

15 DOCK HIGH DOORS

31 TRAILER POSITIONS

162 AUTO POSITIONS