

For Lease

Gastonia, NC

GATEWAY85

*ABERDEEN BLVD
GASTONIA, NC*

BUILDINGS 4 & 7 ±79,967 & ±193,502 SF



Spencer Yorke
+ 1 704 927 3004
spencer.yorke@jll.com

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





PHASE I	
1	±286,272 SF DELIVERED, LEASED
2	±625,050 SF DELIVERED, LEASED
3	±1.5M SF DELIVERED, LEASED

PHASE II EXISTING	
4	±241,124 SF PARTIALLY LEASED
7	±705,163 SF PARTIALLY LEASED

Future Buildings	
5	±505,440 SF
6	±291,200 SF
8	±296,400 SF



MARKET LEADING WORKFORCE
High labor availability and low hourly rate



REAL ESTATE TAX INCENTIVES
10 year property tax rebate



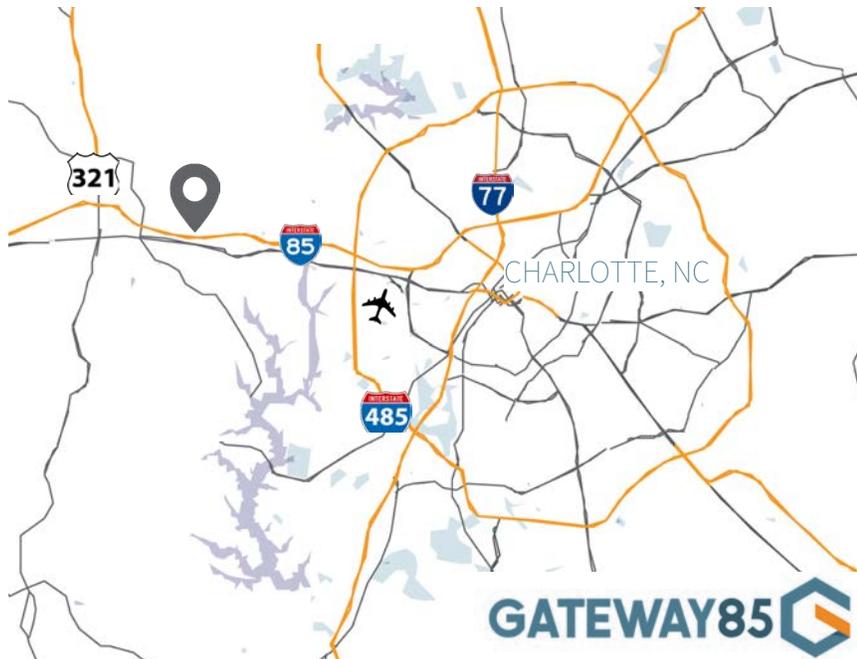
INDUSTRIAL PARK SETTING
Industrial Park Setting on I-85; can accommodate small users and 1M+ sf users

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

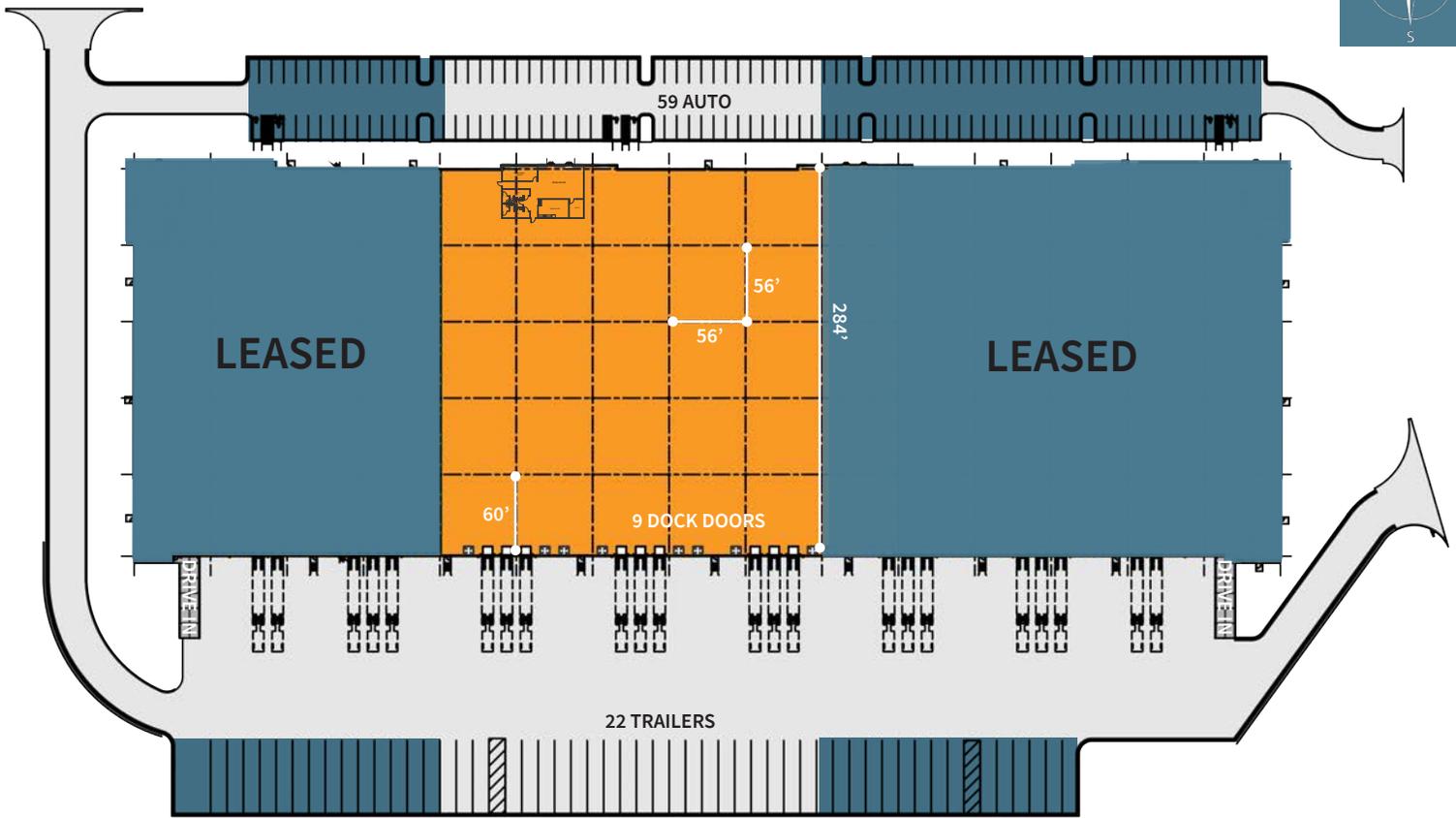
GASTONIA, NC

20% more concentrated warehouse worker targeted demographic labor pool within a 25 minute drive

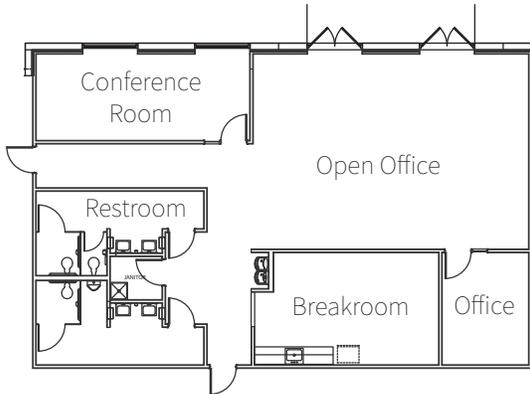
Higher unemployment rate accompanied by a lower working age participation rate & large underemployed pool



BUILDING 4



3145 ABERDEEN BLVD



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



CLEAR HEIGHT



DOCK HIGH DOORS

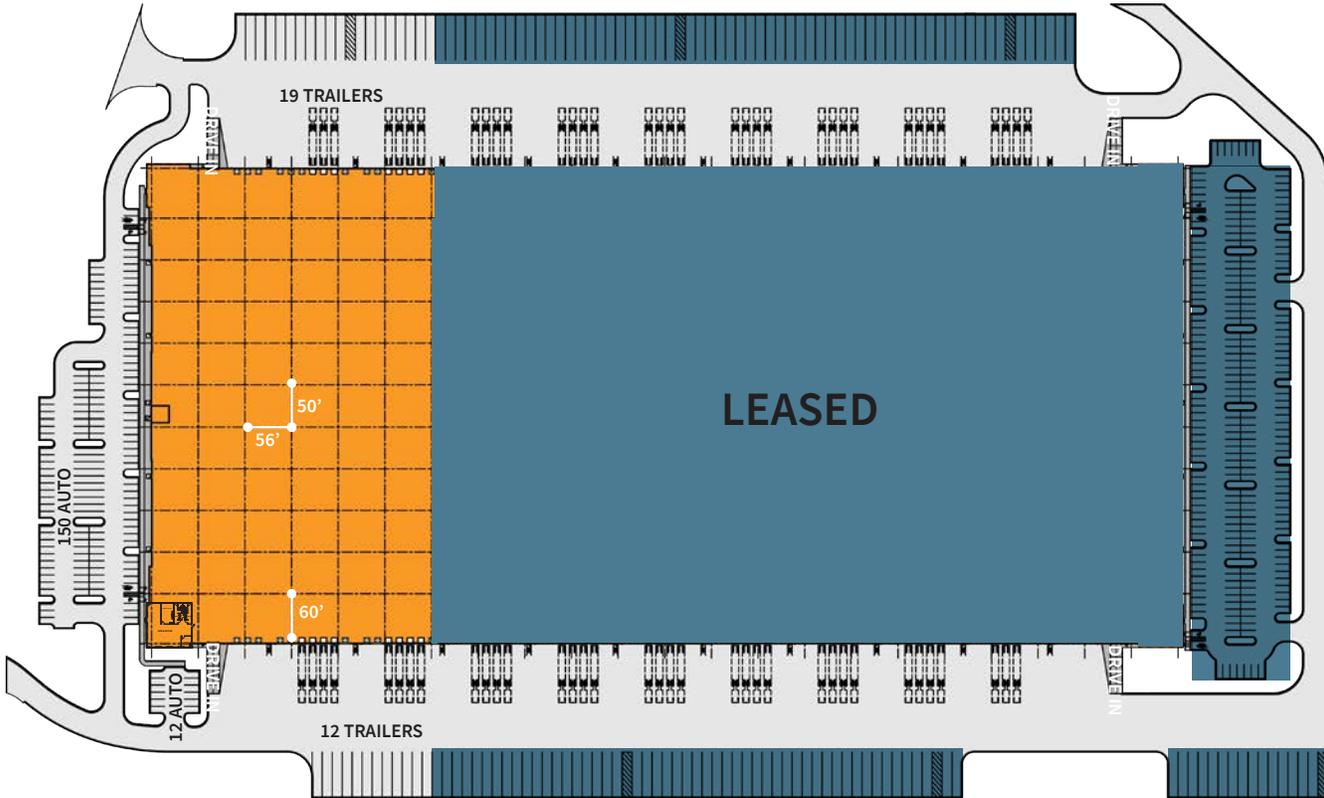


TRAILER POSITIONS



AUTO POSITIONS

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