

Available Space: ±87,360 SF

State-of-the-art Class A industrial building with direct access to I-85

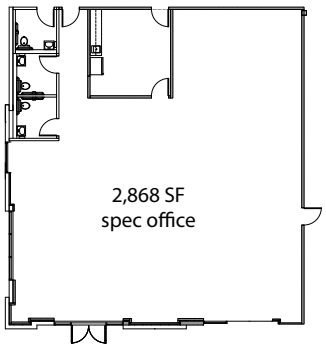
Site Plan

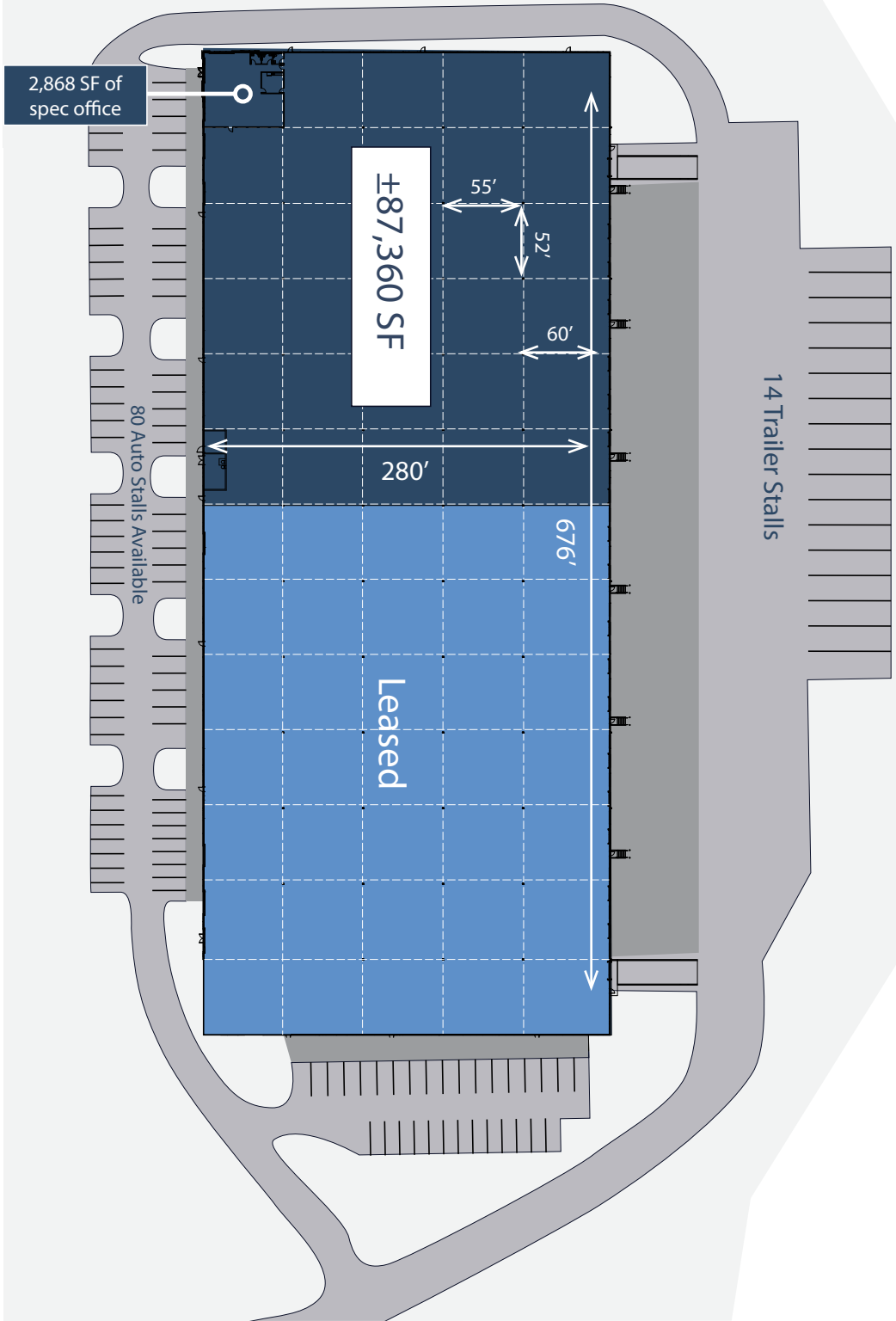
Gaston County Investment Grant Program
5-year tax abatements in place



Building Specs

Available SF	±87,360 SF
Office SF	±2,868 SF
Clear Height	32′
Loading	9 Dock High Doors, 1 Drive In Door 3 Existing Dock Packages (Pit Levelers, Bumpers, Seals, Lights & Fans)
Sprinkler System	ESFR
Trailer Parking	14 Stalls
Auto Parking	80 Stalls
Building Dimensions	280′ X 676′
Column Spacing	55′ X 52′ with 60′ Speed Bays
Power	1,400 amps, 277/480V 6 Existing Forklift Charging Stations
Lighting	30 Foot-Candles
HVAC	1 HVLS Fan 55-Degree Heating





Location Map



Amenities within 5 miles

AutoZone
Bojangles' Famous Chicken 'n Biscuits
Waffle House
Subway
McDonald's
Food Lion
QuikTrip
Taco Bell
Walmart
Tractor Supply Co.
Big Lots!
CVS pharmacy
Wendy's
Zaxby's



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