



# DELTA INDUSTRIAL PARK

1500 DELTA DRIVE

Gastonia, NC

**+/- 264,060 - 878,104 SF AVAILABLE**

**Gaston County Tax Incentives Available**



TRINITYCAPITAL



# THE SITE

1500 DELTA DRIVE IS A +/- 878,104 SF NEW INDUSTRIAL DEVELOPMENT IN GASTONIA, NORTH CAROLINA.

THE SITE IS SITUATED DIRECTLY ALONG INTERSTATE 85, WHICH PROVIDES ACCESS TO I-485, I-77, AND HIGHWAY 321.





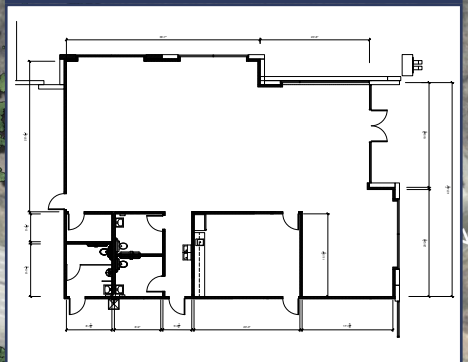
# +/- 264,060 - 878,104 SF AVAILABLE



**Gaston County Investment Grant Program**  
10-year tax abatements in place



**+/- 2,820 SF SPEC OFFICE**





# DIRECT FRONTAGE TO I-85

DELTA INDUSTRIAL PARK IS LOCATED RIGHT OFF  
I-85 BETWEEN CHARLOTTE AND GASTONIA.





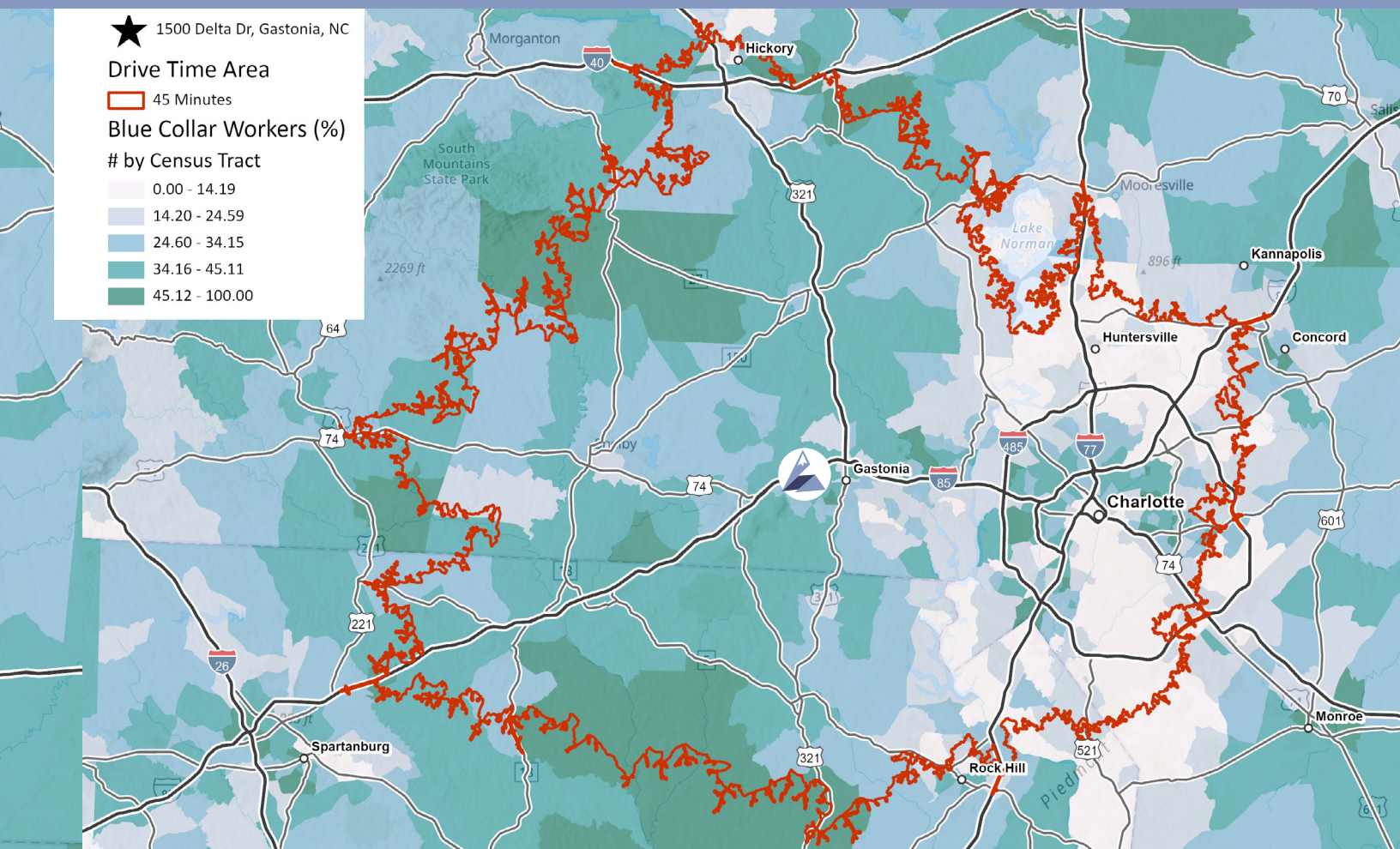
# BUILDING SPECS



Total SF	± 878,104 SF
Building Dimensions	540' x 1630'
Available SF	±264,060 - 878,104 SF
Truck Court Depth	185'
Bay Size	±29,340 SF
Trailer Parking	171 - 275 positions
Office SF	To suit
Auto Parking	196 - 506 positions
Clear Height	40'
Column Spacing	54'4" X 50' (70' speed bays)
Dock Doors	180 (9'x10') with view panels. 16 with 45,000 lb mechanical pit levelers
Sprinkler	ESFR
Drive in Doors	4 (14' X 16')
Lighting	25' FC with motion sensors
Power	Four 1,000 amp 277/480V 8 MW within first 6 months of lease signature
Floors	7" 4,000 psi (70' speed bays - reinforced)



# A STRONG WORKFORCE



**2,081,386**  
Total Population



**1,134,497**  
Total Labor Force



**21%**  
of Workers are  
Blue Collar

## INDUSTRY CONCENTRATION



**87,741**  
Transportation/  
Warehouse Employees  
2023

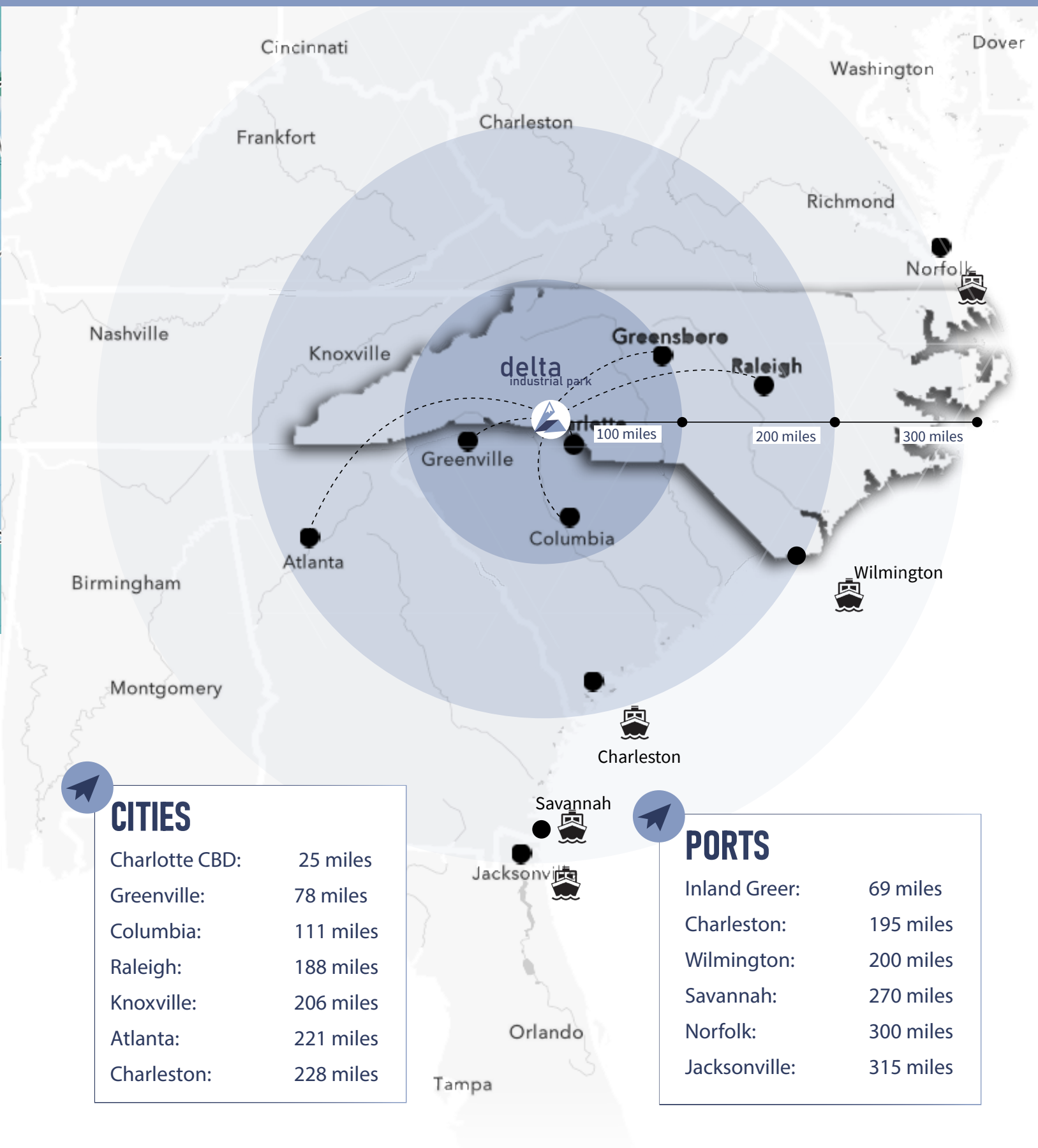
**98,500**  
Transportation/  
Warehouse Employees  
2030



**110,085**  
Manufacturing  
Firms  
2023

**111,638**  
Manufacturing  
Employees  
2030

# ACCESS TO THE SOUTH EAST







Brad Cherry  
+1 704 927 3013  
[brad.cherry@jll.com](mailto:brad.cherry@jll.com)

Spencer Yorke  
+1 704 927 3004  
[spencer.yorke@jll.com](mailto:spencer.yorke@jll.com)



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