



DELTA INDUSTRIAL PARK

1500 DELTA DRIVE

Gastonia, NC

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

FOR LEASE OR SALE

Gaston County Tax Incentives In Place



TRINITYCAPITAL

LOCATION

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

THE BUILDING IS SITUATED JUST HALF A MILE FROM THE INTERSTATE 85 EXIT, WHICH PROVIDES ACCESS TO I-485, I-77, AND HIGHWAY 321.



PARKING EXPANSION AREA
104 TRAILER SPACES OR
310 AUTO SPACES

PROPERTY BOUNDARY
68.7 ACRES

I-85 Exit

90 AUTO SPACES

51 TRAILER SPACES

120 TRAILER SPACES

1,630 FT

+/- 878,104 SF
180 DOCK DOORS
TOTAL AUTO PARKING: 196 - 506 POSITIONS
TOTAL TRAILER PARKING: 171-275
DRIVE IN RAMPS:4

SIGNAGE OPPORTUNITY

540 FT

106 AUTO SPACES

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

Gaston County Investment Grant Program

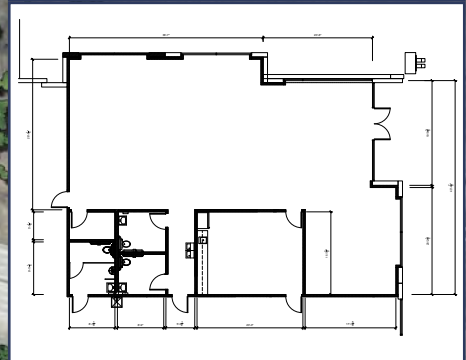
10-year tax abatements in place

85% savings for 5 years

70% savings for an additional 5 years



+/- 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	± 2,820 SF
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

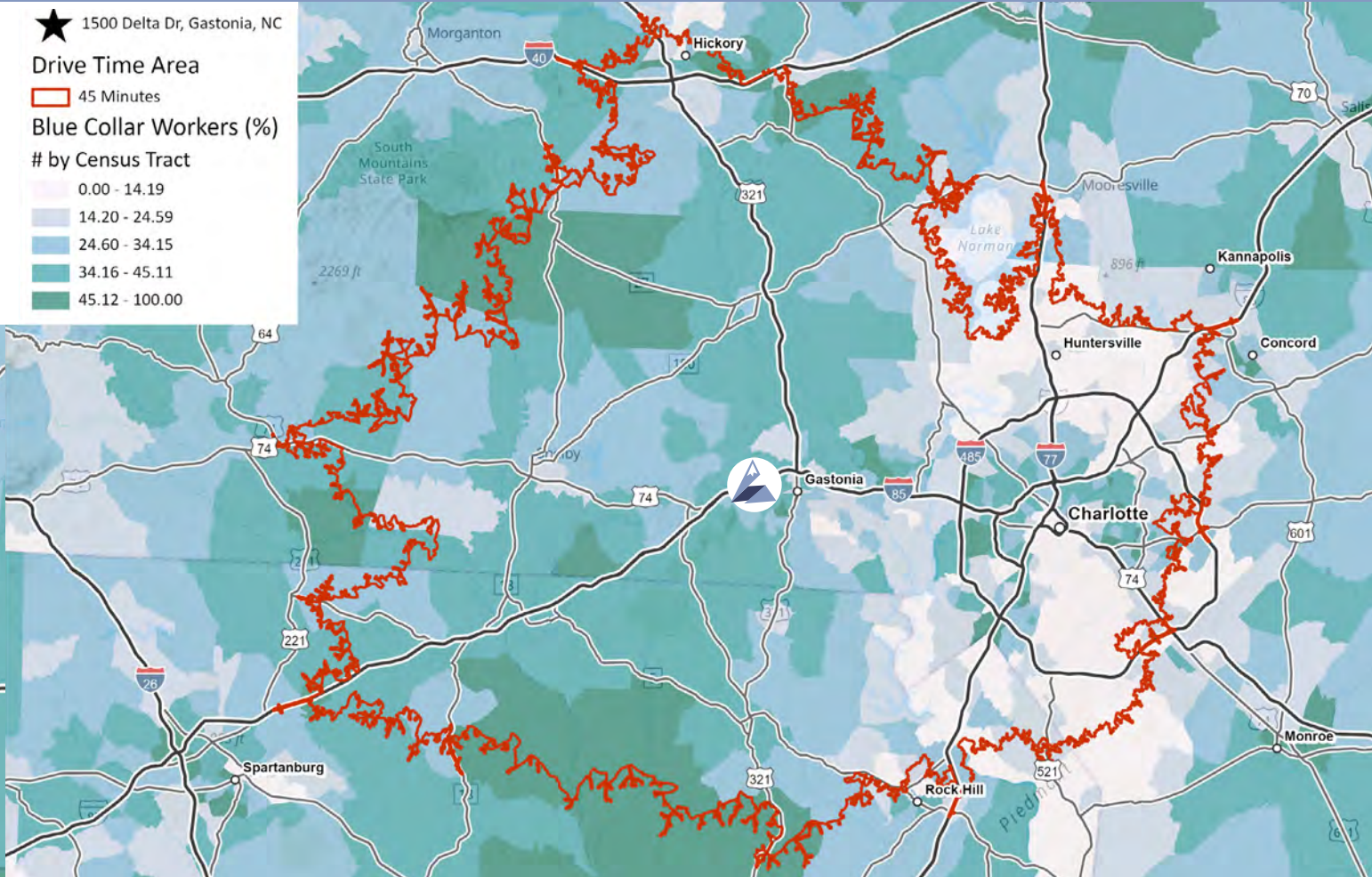
A STRONG WORKFORCE

★ 1500 Delta Dr, Gastonia, NC

Drive Time Area
 45 Minutes

Blue Collar Workers (%)
 # by Census Tract

-  0.00 - 14.19
-  14.20 - 24.59
-  24.60 - 34.15
-  34.16 - 45.11
-  45.12 - 100.00



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
Employees
2023

111,638
Manufacturing
Employees
2030

ACCESS TO THE SOUTH EAST

AIRPORTS

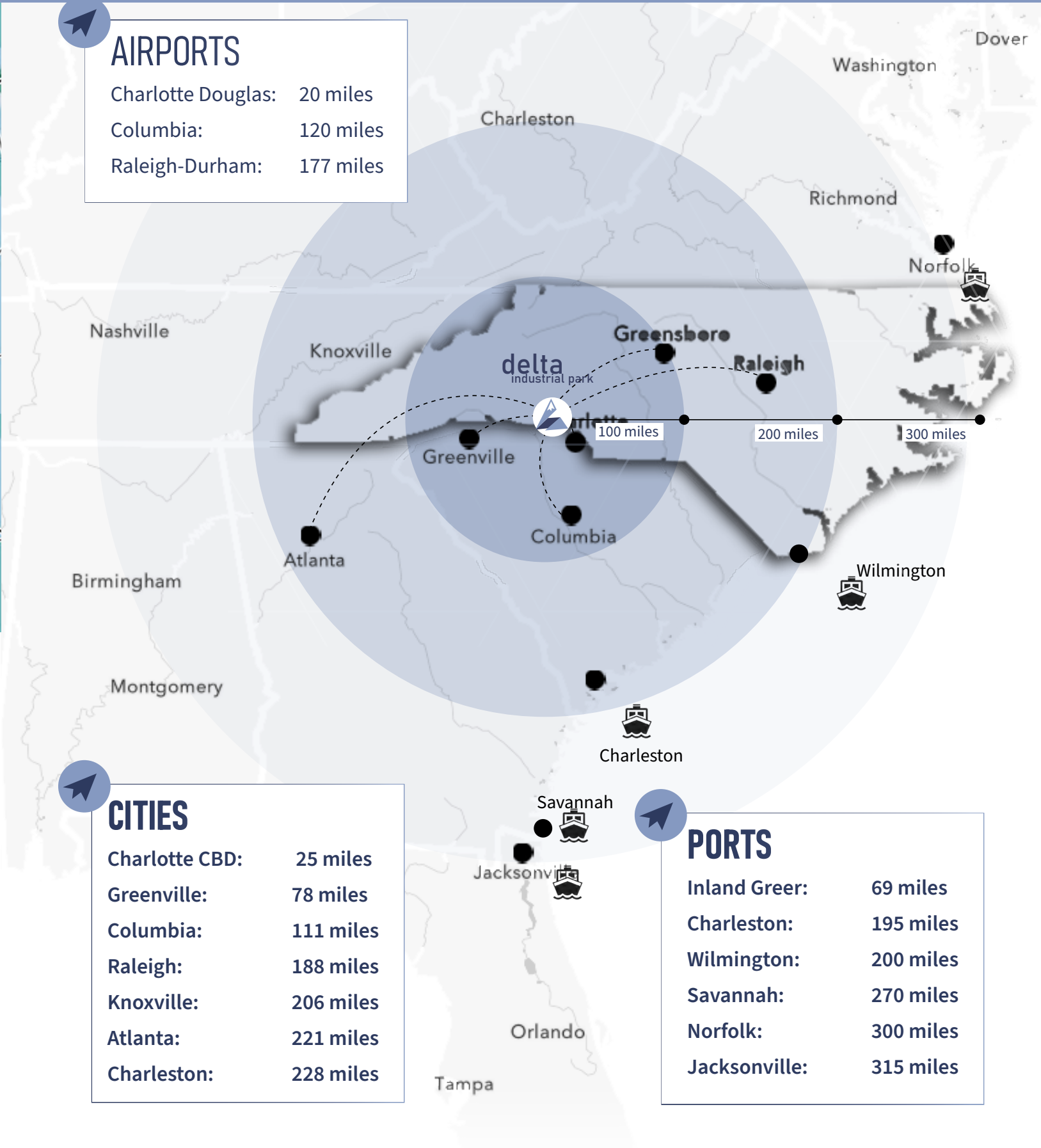
Charlotte Douglas:	20 miles
Columbia:	120 miles
Raleigh-Durham:	177 miles

CITIES

Charlotte CBD:	25 miles
Greenville:	78 miles
Columbia:	111 miles
Raleigh:	188 miles
Knoxville:	206 miles
Atlanta:	221 miles
Charleston:	228 miles

PORTS

Inland Greer:	69 miles
Charleston:	195 miles
Wilmington:	200 miles
Savannah:	270 miles
Norfolk:	300 miles
Jacksonville:	315 miles





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