



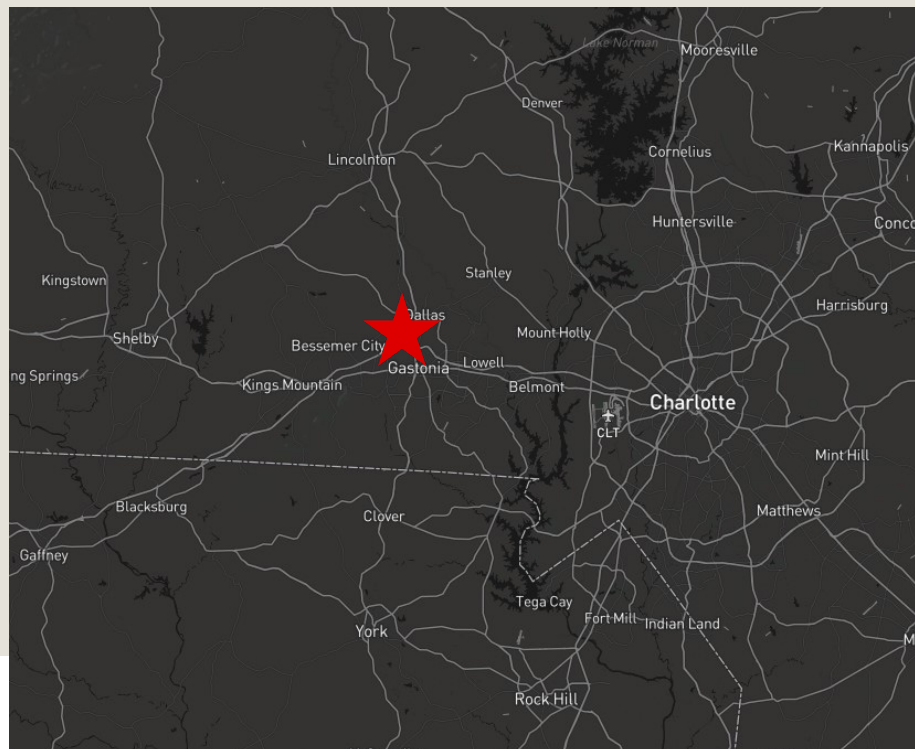
For Lease

2100 Gaston Center Ct.

Gastonia, NC 28052

**±10,000 s.f. stand-alone facility
with fenced and gated yard**

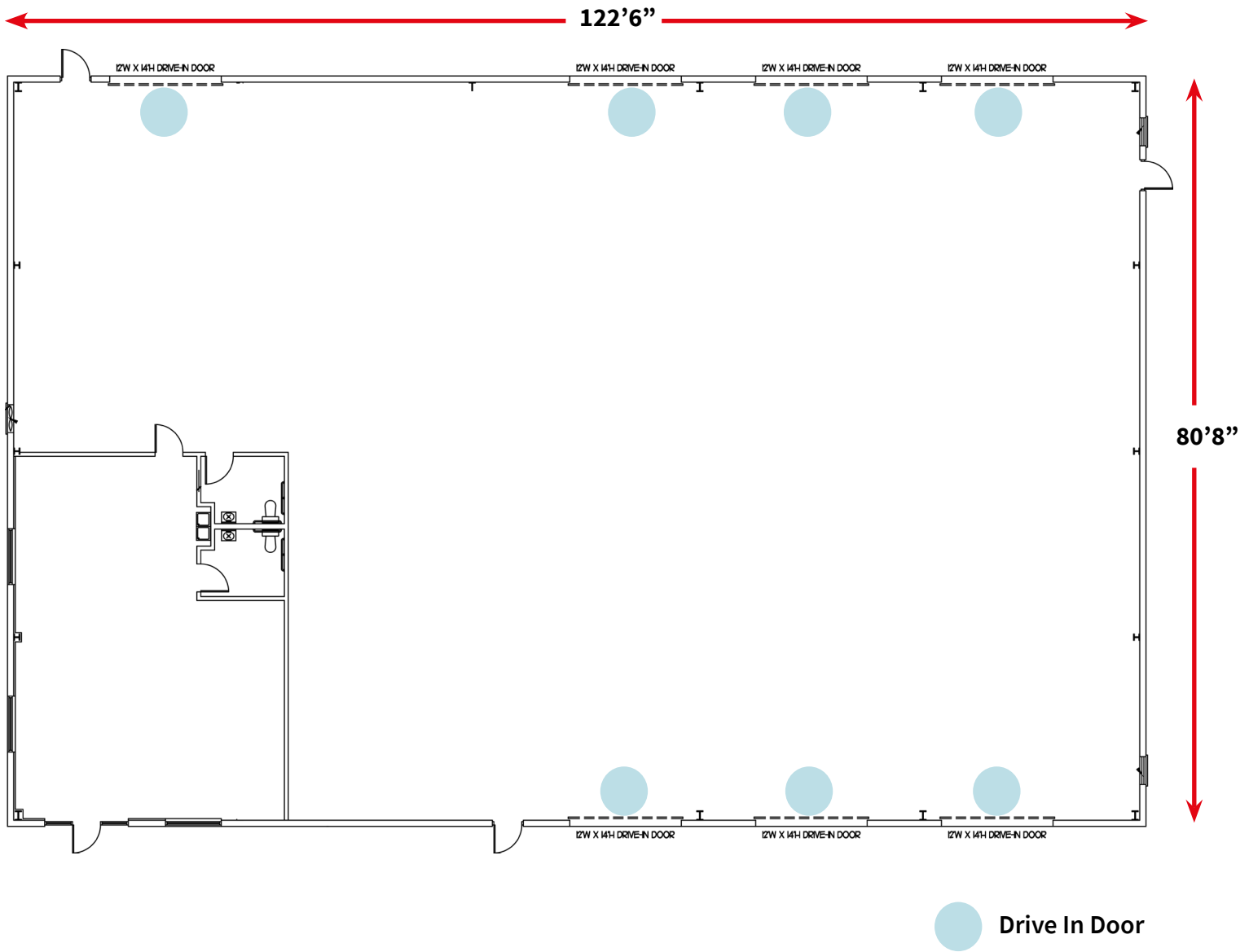
Zoned I-2 (Outdoor storage permitted)



Jay Hill
Vice President
704 804 5754
jay.hill@jll.com

Brad Cherry, CCIM, SIOR
Executive Managing Director
704 927 3013
brad.cherry@jll.com





Property specifications

Available s.f.	±10,000 SF
Parcel size	2.43 AC
Office s.f.	±1,200 SF
Building dimensions	122'6" x 80'8"
Clear height	20'
Construction	PEMB (clear span)
Grade level doors	7 (12' x 14')
Warehouse lighting	LED
Power	400 amps, 277/480V

Warehouse Heat	Suspended gas fired	
Zoning	I-2	
Auto Parking	10 positions	
Asking Rate	\$14.00/SF NNN	
Delivery	Q2 2024	
Location	I-85	± 0.8 miles
	I-485	± 15 miles
	CLT Airport	± 17 miles
	I-77	± 23 miles