

For Lease

Available Immediately



2100 Gaston Center Ct.

Gastonia, NC 28052

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

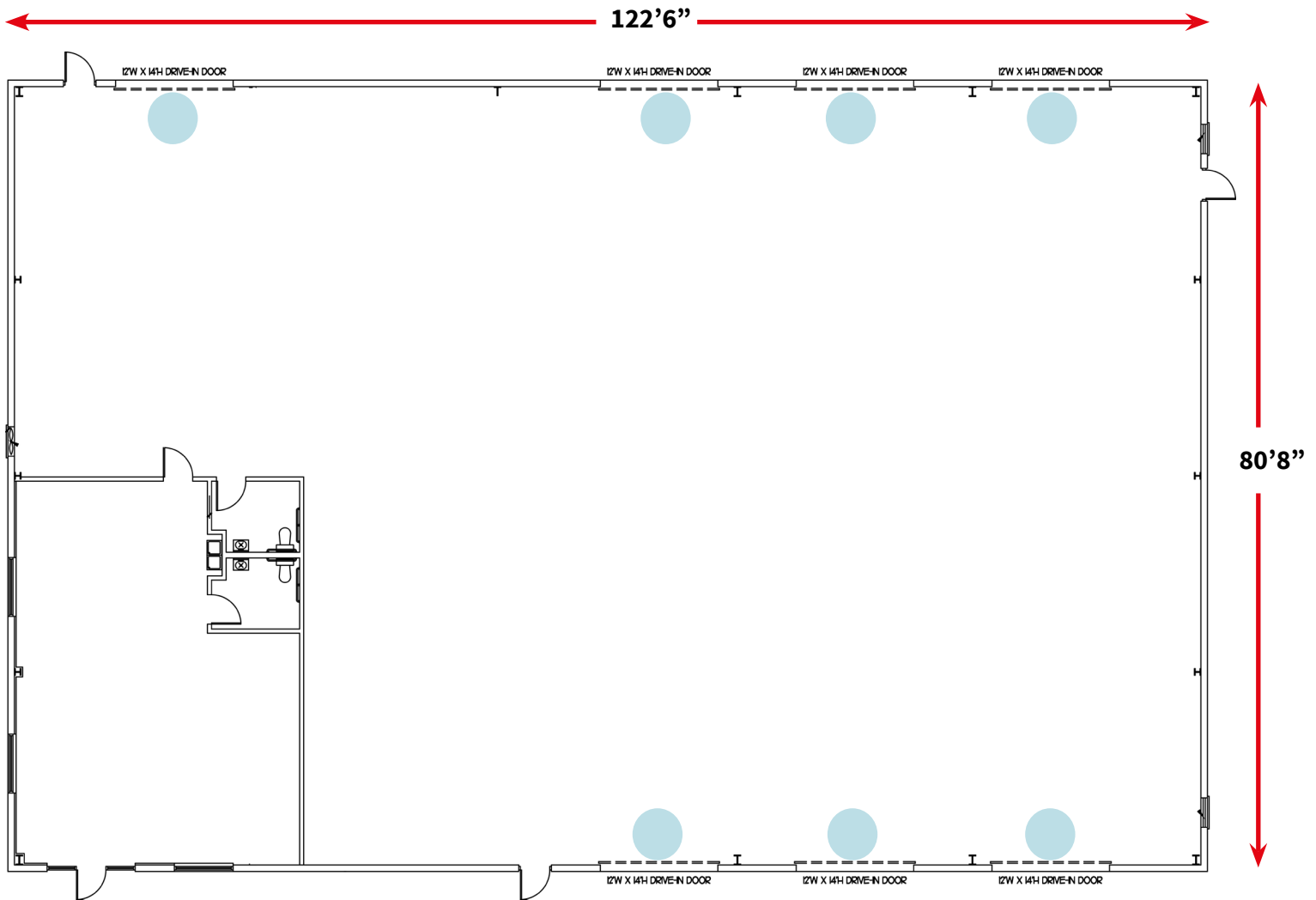
Zoned I-2 (Outdoor storage permitted)



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 Drive In Door

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	
TICAM	\$1.78/SF	
Delivery	Q2 2024	
Location	I-85	± 0.8 miles
	I-485	± 15 miles
	CLT Airport	± 17 miles
	I-77	± 23 miles