

For Lease

Gastonia, NC

GATEWAY85

*ABERDEEN BLVD
GASTONIA, NC*

BUILDINGS 4 & 7

±95,722 & ±705,163 SF



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MARKET LEADING WORKFORCE
High labor availability and low hourly rate



REAL ESTATE TAX INCENTIVES
10 year property tax rebate



INDUSTRIAL PARK SETTING
Industrial Park Setting on I-85; can accommodate small users and 1M+ sf users

I-85	±0.1 MILES
I-77	±21.2 MILES
I-485	±9.4 MILES
CLT AIRPORT	±12.7 MILES
HWY 321	±4.5 MILES
CHARLOTTE BUSINESS DISTRICT	±18.2 MILES
I-40	±37.5 MILES

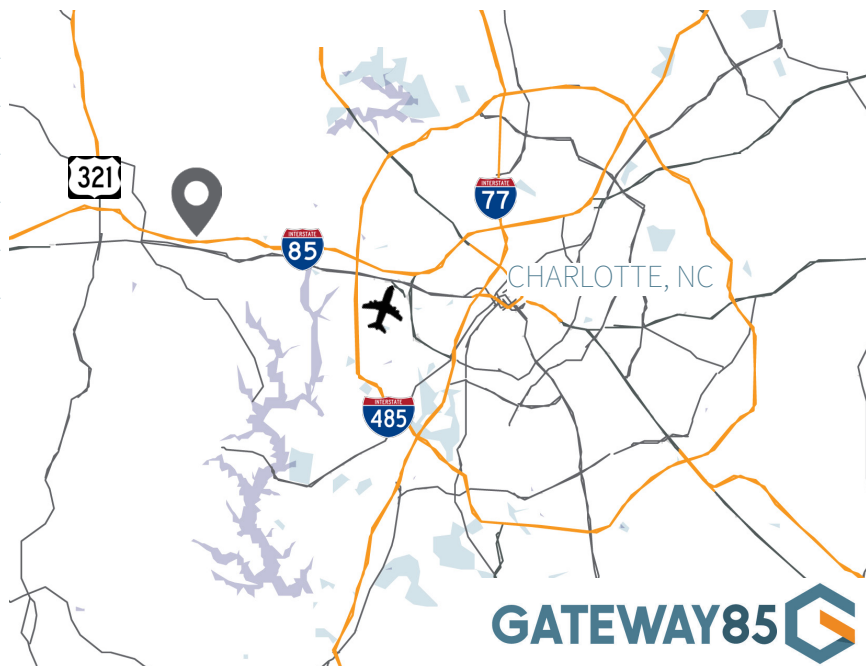
GASTONIA, NC

20%

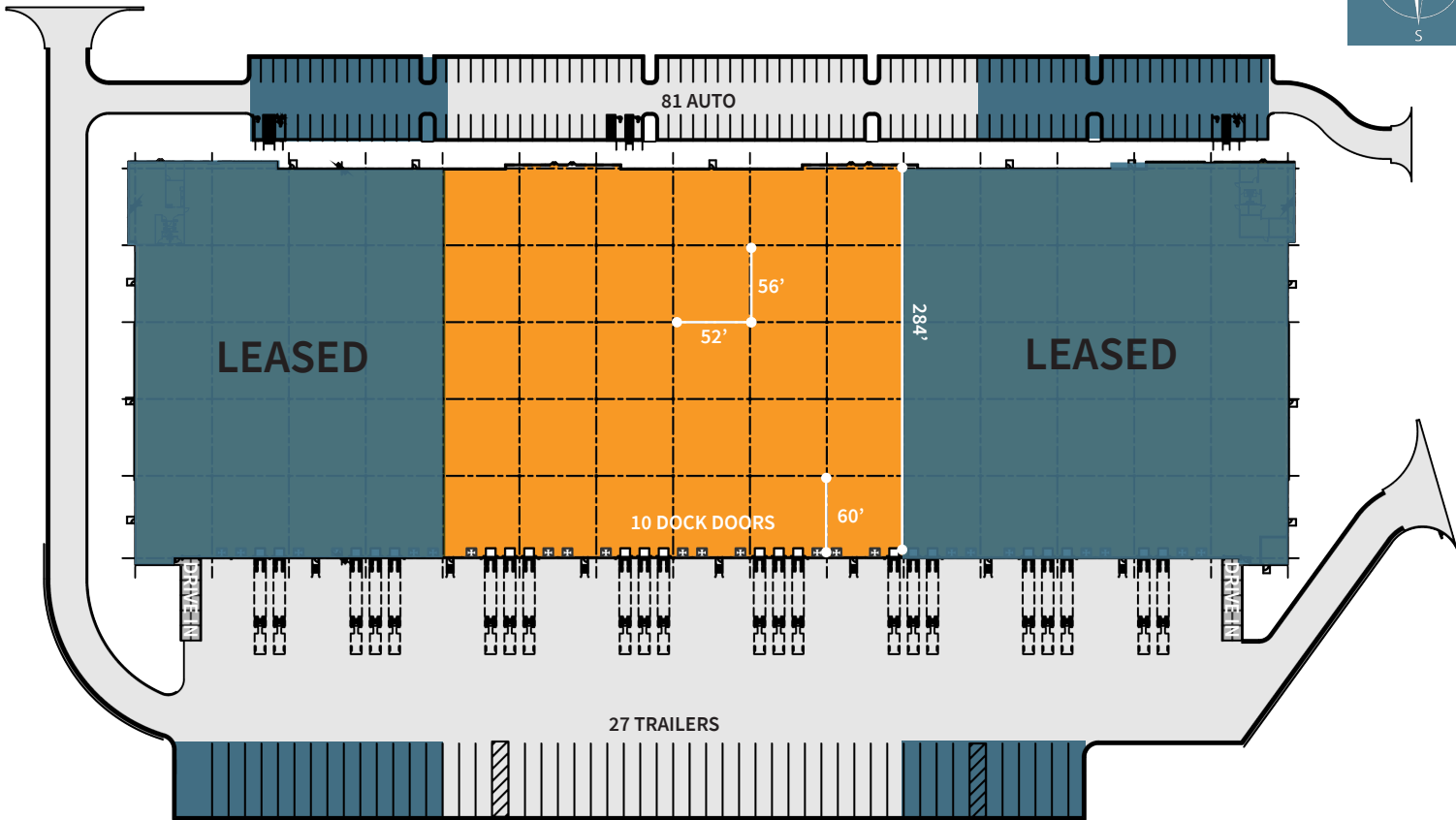
more concentrated warehouse worker targeted demographic labor pool within a 25 minute drive



Higher unemployment rate accompanied by a lower working age participation rate & large underemployed pool



BUILDING 4

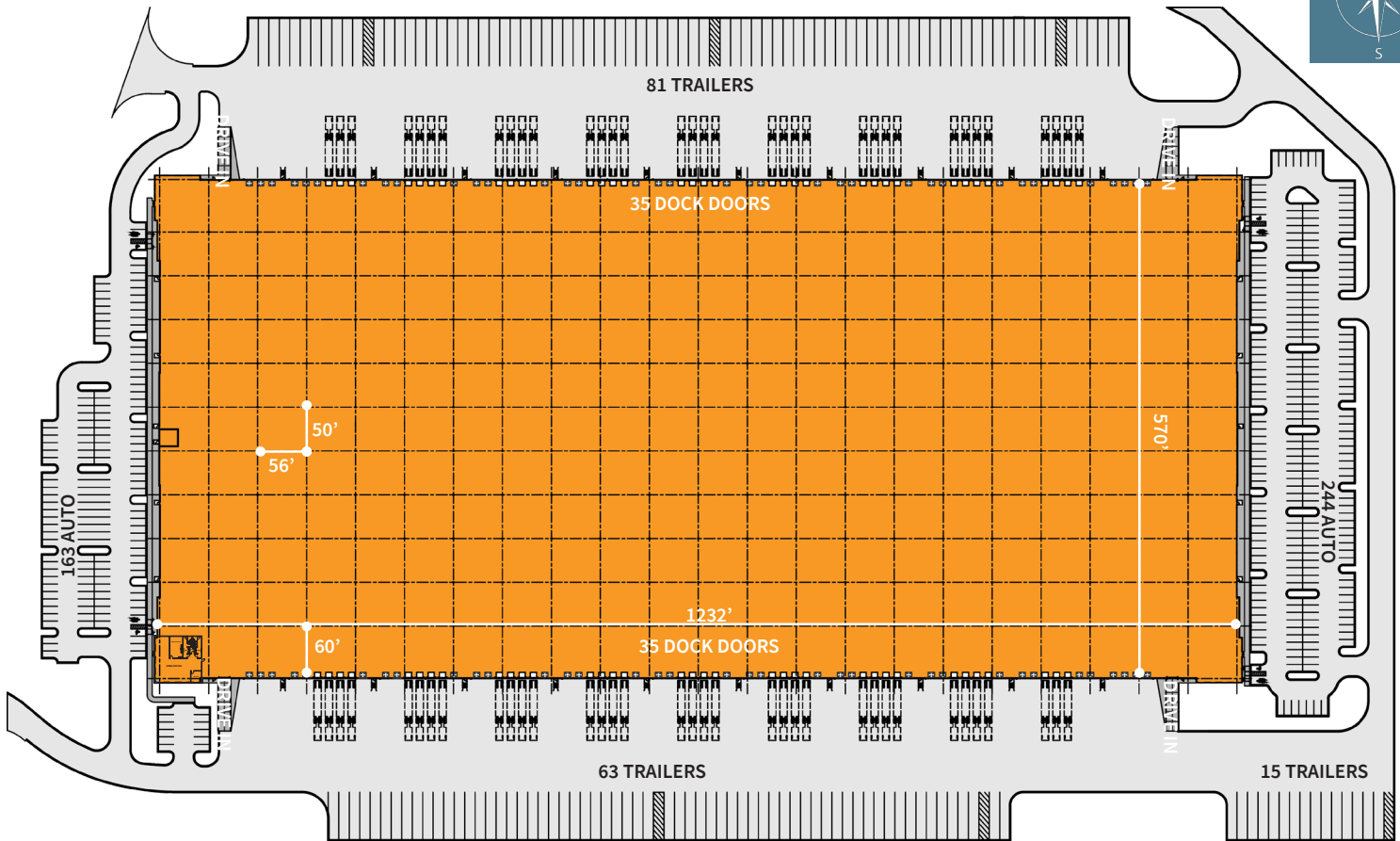


3145 ABERDEEN BLVD

- 36' CLEAR HEIGHT
- 10 DOCK HIGH DOORS
- 27 TRAILER POSITIONS
- 81 AUTO POSITIONS

Available SF	±95,722 SF
Office SF	To suit
Clear Height	36'
Sprinkler System	ESFR
Loading	Rear Loading 10 Dock High Doors (expandable to 20)
Building Depth	284'
Power	1,800 amp, 480V, 3 ph Utility provider is Duke Energy
Truck Court	190'
Auto Parking	79 positions + 2 ADA positions
Trailer Parking	27 positions
Column Spacing	52' X 56' with 60' speedbays
Construction	Tilt-up construction
Roof	Mechanically attached TPO system

BUILDING 7



325 LINEBERGER RD

- 40'** CLEAR HEIGHT
- 70** DOCK HIGH DOORS
- 4** DRIVE IN DOORS
- 159** TRAILER POSITIONS
- 407** AUTO POSITIONS

Total SF / Available SF	±705,163 SF
Office SF	±2,582 SF
Clear Height	40'
Sprinkler System	ESFR
Loading	Cross Dock Loading 70 Dock High Doors (expandable to 140) 4 Drive in Doors
Building Dimensions	570' X 1232'
Power	4,000 amp, 480V, 3 ph Utility provider is Duke Energy
Truck Court	185'
Auto Parking	399 positions + 8 ADA positions
Trailer Parking	159 positions
Column Spacing	56' X 50' with 60' speed bays
Construction	Tilt-up construction
Roof	Mechanically attached TPO system