

# For Lease

# Gastonia, NC

## **GATEWAY85**

*DELIVERING 2021*  
*PHASE I*

**BUILDING 1**  
±286,272 SF

**BUILDING 2**  
±622,400 SF



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| PHASE I |                               |
|---------|-------------------------------|
| 1       | ±286,272 SF   DELIVERING 2021 |
| 2       | ±622,400 SF   DELIVERING 2021 |

| PHASE III |             |
|-----------|-------------|
| 7         | ±430,920 SF |
| 8         | ±595,080 SF |
| 9         | ±272,160 SF |

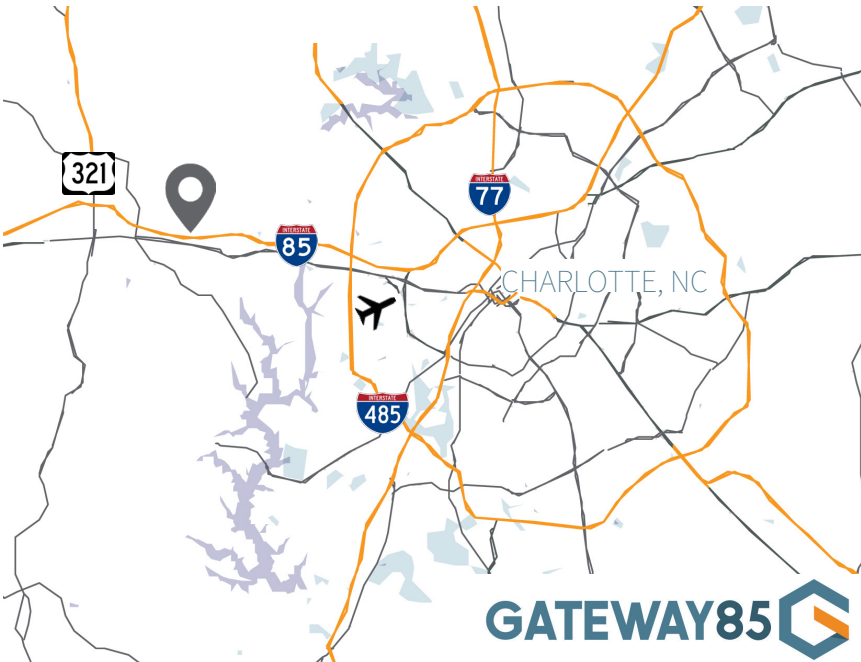
| PHASE II |             |
|----------|-------------|
| 3        | ±203,840 SF |
| 4        | ±250,880 SF |
| 5        | ±644,800 SF |
| 6        | ±285,000 SF |

**LARGE POPULATION**  
*With a strong labor force*

**LOW AVG HOURLY WAGES**  
*\$14.82/hr*

**STATE-OF-THE-ART, CLASS A**  
*Distribution center with generous build out package*

|                             |             |
|-----------------------------|-------------|
| 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 1 SPECS

- 36'** CLEAR HEIGHT
- 28** DOCK HIGH DOORS
- 2** DRIVE IN DOORS
- 62** TRAILER POSITIONS
- 266** AUTO POSITIONS

|                         |   |
|-------------------------|---|
| Total SF / Available SF | ±286,272 SF   |
| Office SF               | BTS   |
| Clear Height            | 36'   |
| Sprinkler System        | ESFR  |
| Loading                 | Rear Load<br>28 Dock High Doors<br>2 Drive in Doors |
| Building Dimensions     | 280' X 1000'  |
| Power                   | 1,500 amp, 480V, 3 ph                               |
| Truck Court             | 210'  |
| Auto Parking            | 266 positions                                       |
| Trailer Parking         | 62 positions  |
| Column Spacing          | 56' X 50'   |
| Construction            | Site-cast concrete structural wall panels           |
| Roof                    | Mechanically attached TPO system                    |



## BUILDING 2 SPECS

- 36'** CLEAR HEIGHT
- 62** DOCK HIGH DOORS
- 4** DRIVE IN DOORS
- 155** TRAILER POSITIONS
- 405** AUTO POSITIONS

|                         |  |
|-------------------------|--|
| Total SF / Available SF | ±622,400 SF  |
| Office SF               | BTS  |
| Clear Height            | 36'  |
| Sprinkler System        | ESFR   |
| Loading                 | Cross Dock Loading<br>62 Dock High Doors<br>4 Drive in Doors |
| Building Dimensions     | 570' X 1092'   |
| Power                   | 2,000 amp, 480V, 3 ph  |
| Truck Court             | 190'   |
| Auto Parking            | 405 positions  |
| Trailer Parking         | 155 positions  |
| Column Spacing          | 56' X 50'  |
| Construction            | Site-cast concrete structural wall panels                    |
| Roof                    | Mechanically attached TPO system                             |