



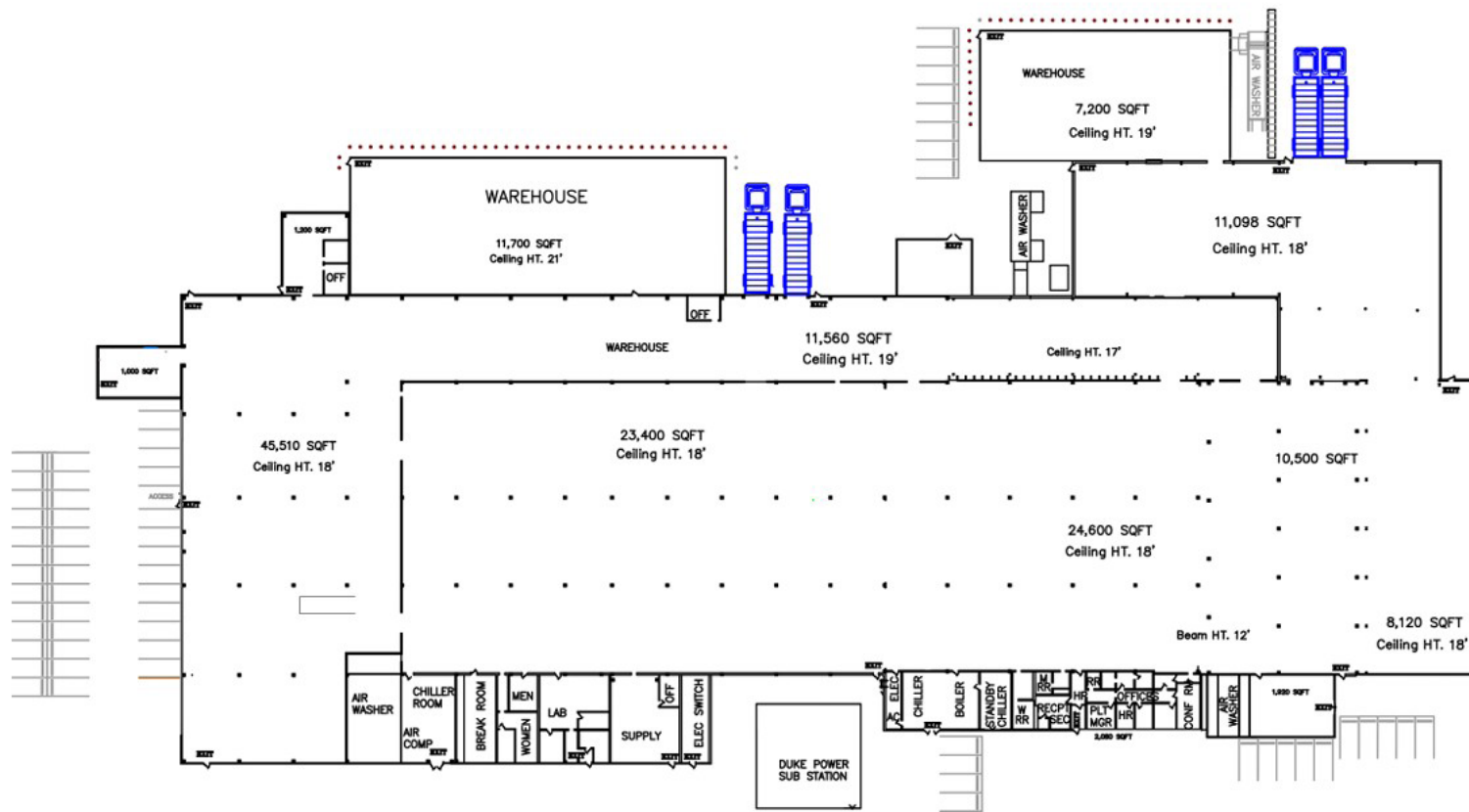
161,367 SF INDUSTRIAL | FOR LEASE

100 SAXONY DRIVE | I-85 | CHARLOTTE MSA

Great stand-alone industrial space available in close proximity to I-85 and Highway 321.

**ERIC CLAY
BOB CLAY, CCIM**





PROPERTY INFORMATION

Available Space* 161,367± SF

Office Space* 4,000± SF

Warehouse Space* 157,367± SF

Year Built 1969, Renovated in 2004

Clear Height 17'6" - 21' (Typical)

Exterior Walls Double-T Concrete Panels + Metal

Roof 80 mil TPO 2016 (30 year)

Column Spacing 42' x 26' (Typical)

Sprinkler System Wet

Power 7200 amps, 480/277V 3 ph Duke Substation on site

Water Town of McAdenville contracted with Two Rivers Utilities through City of Gastonia

Loading 4 DH, 1 DI (Expandable)

Parking 60 Auto positions

Acreage* 7.27 Acres (Expandable)

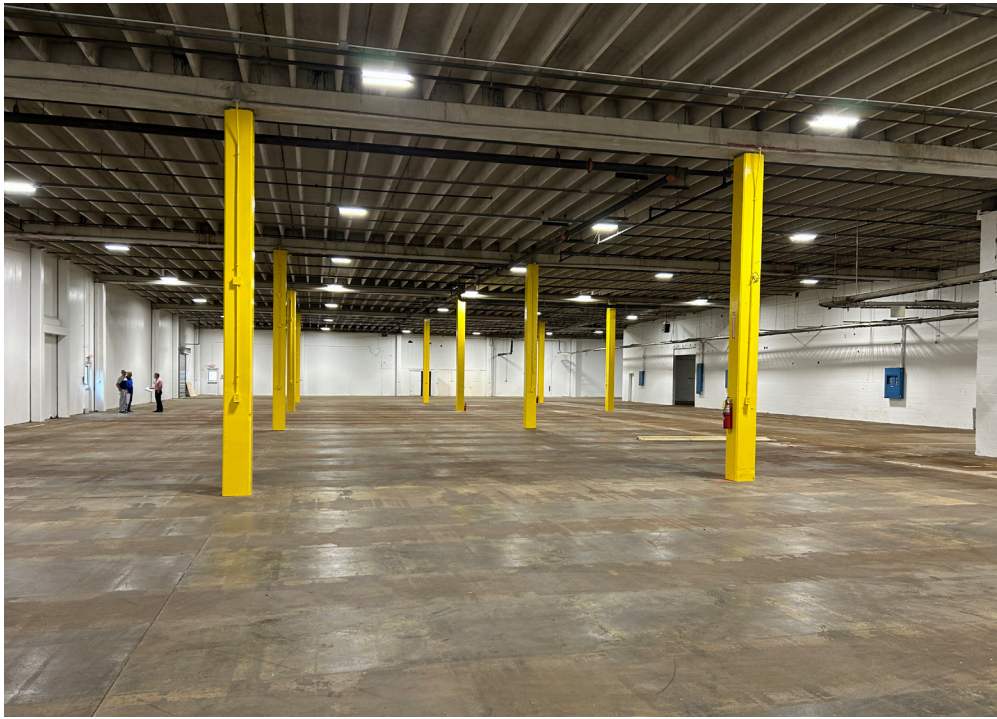
Rate \$5.00 PSF/yr, NNN

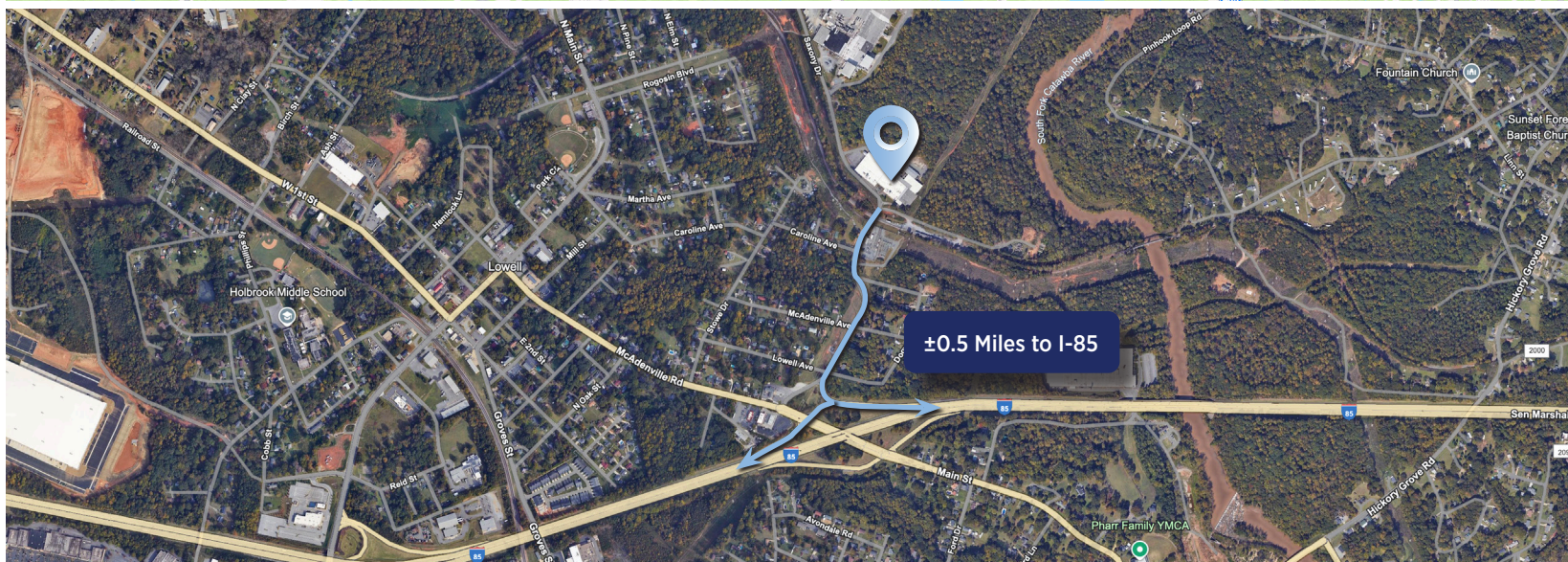
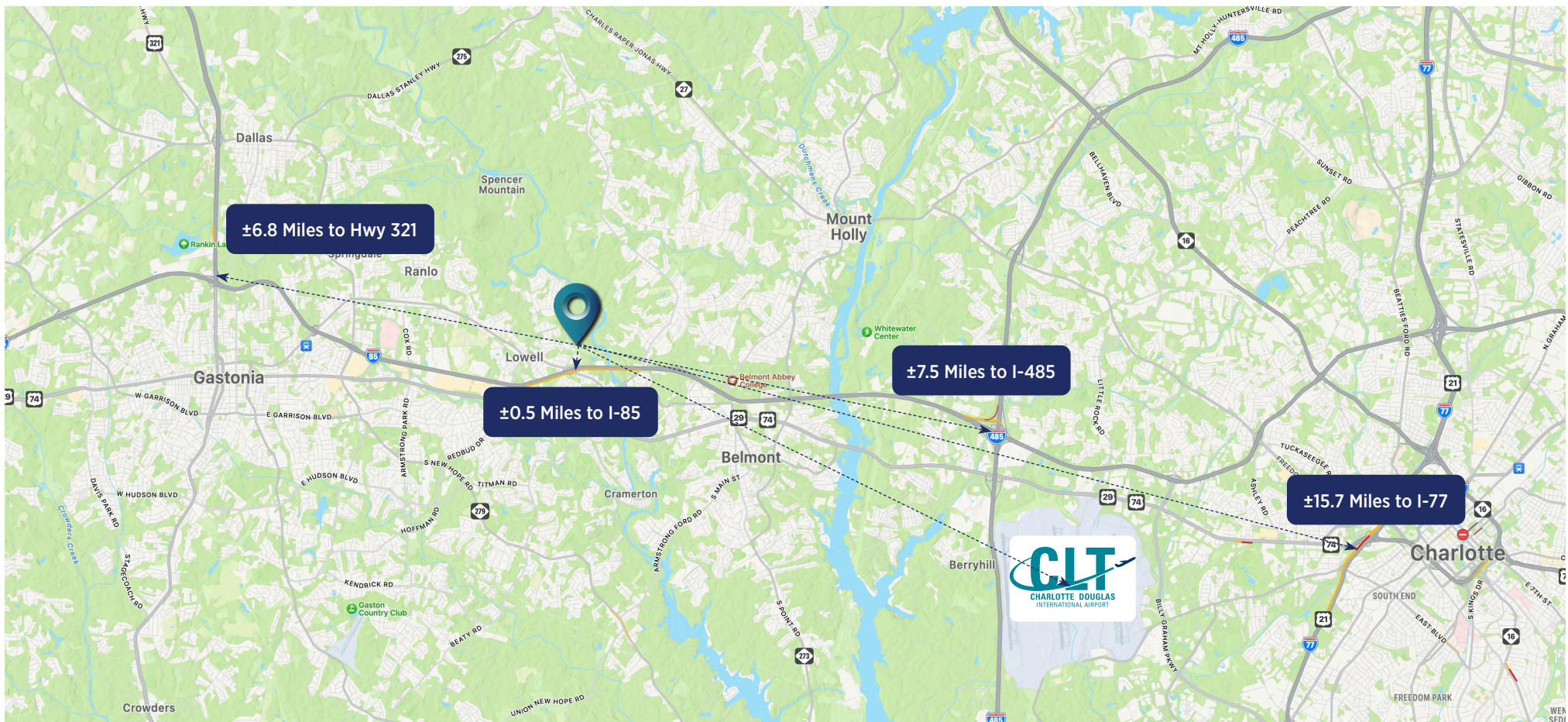
Zoning I-2



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ERIC CLAY
Managing Partner,
Senior Advisor
c| 704 806 9977
o| 704 971 2000
eclay@mecacommercial.com



BOB CLAY, CCIM
Partner, Senior Advisor
c| 704 616 5048
o| 704 971 2000
bclay@mecacommercial.com

MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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102 Main Street, Suite 110
McAdenville, NC 28101

704 917 2000 | www.mecacommercial.com



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