



Northwest Gateway Logistics Park

1215 JENKINS RD & 3035 NORTHWEST BLVD | GASTONIA, NC

±242,485 sf available for lease

GATEWAY NW
1215 JENKINS RD.
3035 NORTHWEST BLVD.



360°
VIEW
TOUR

SCAN QR CODE TO ACCESS

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Abby Rights
Vice President
704 413 0235
abby.rights@avisonyoung.com

GCP
GROWTH
CAPITAL
PARTNERS

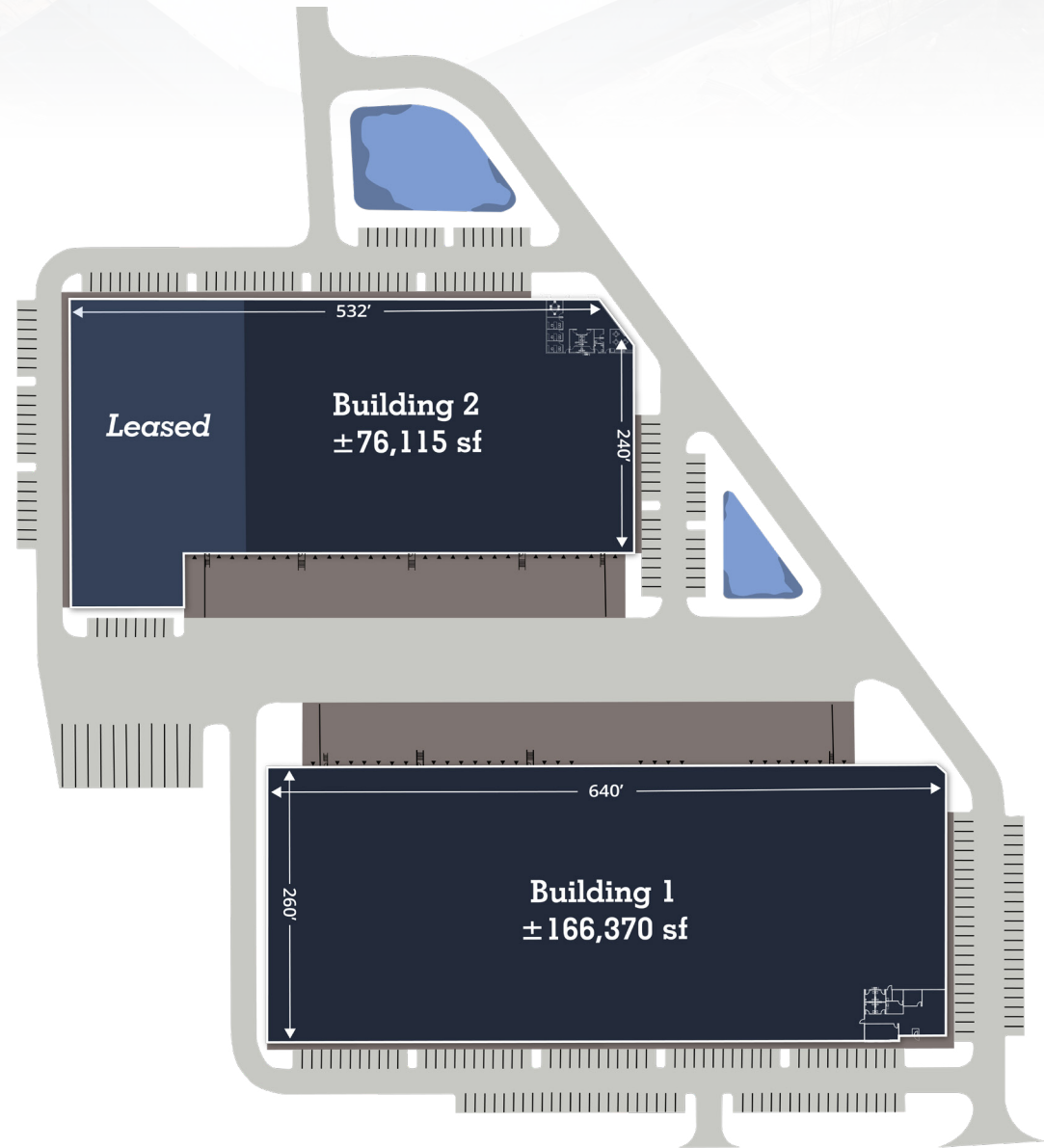
**AVISON
YOUNG**

1215 JENKINS RD & 3035 NORTHWEST BLVD

Northwest Gateway Logistics Park

OVERALL SITE SPECIFICATIONS

Address:	1215 Jenkins Rd & 3035 Northwest Blvd, Gastonia, NC 28052
Total Available:	±242,485 sf
Trailer Parking:	11 spaces
Parcel ID:	201884
County:	Gaston
Zoning:	I-2 <i>(Qualified Opportunity Zone)</i>
Site Area (ac):	±17.299 ac
Interstate Access:	±0.5 mi
Pricing:	Call for pricing



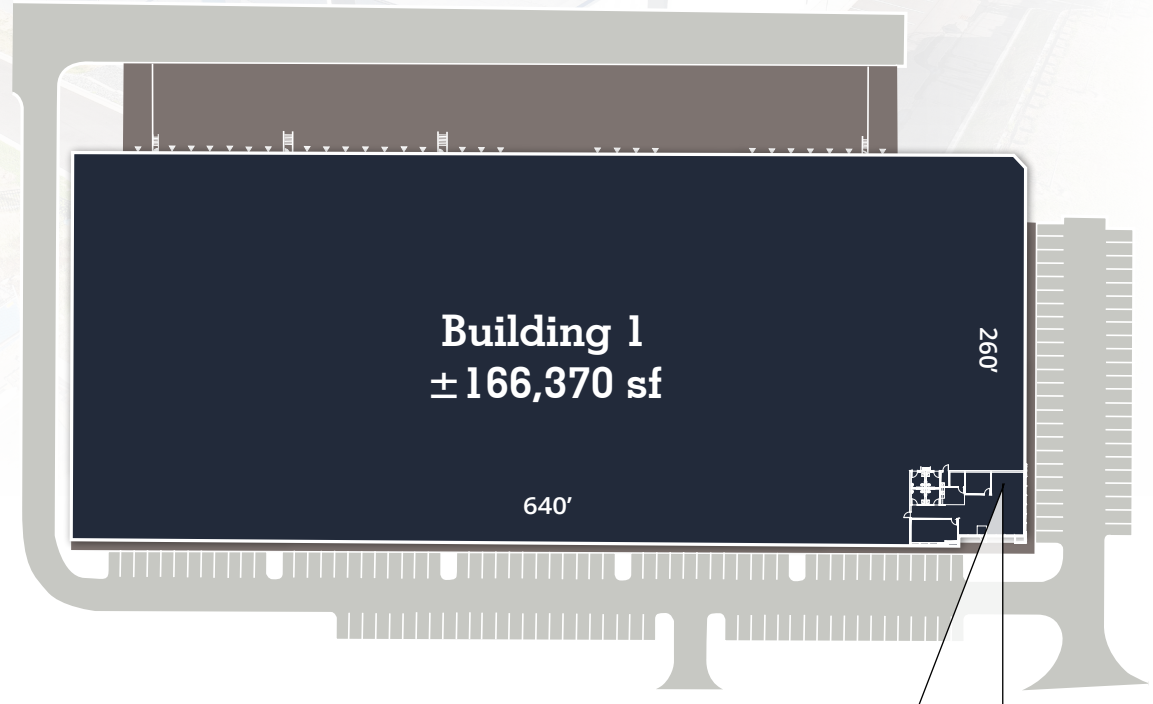


Building 1

SITE PLAN

BUILDING 1 DETAILS

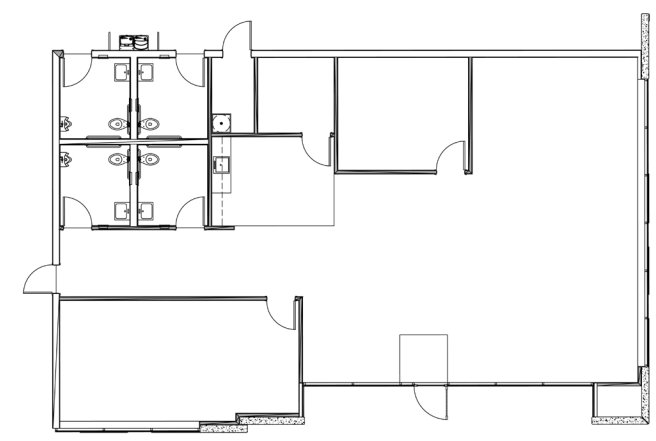
Address:	1215 Jenkins Rd Gastonia, NC 28052
Available:	±166,370 sf
Office:	±2,270 sf
Building Depth:	260'
Column Spacing:	50' x 52'
Clear Height:	32'
Dock High Doors:	Thirty Two (32) doors
Drive-In Doors:	Two (2) doors
Speed Bay:	60'
Truck Court:	200' (shared)
Parking:	140 vehicle stalls
Lighting:	LED
Fire Protection:	ESFR
Electrical:	480 volt, three-phase, 4 wire 1200 amp service
Roof Insulation:	ISO Board Insulation, R-20 (LTTR)



Spec Office
Matterport Tour:
SCAN CODE TO ACCESS FLYER



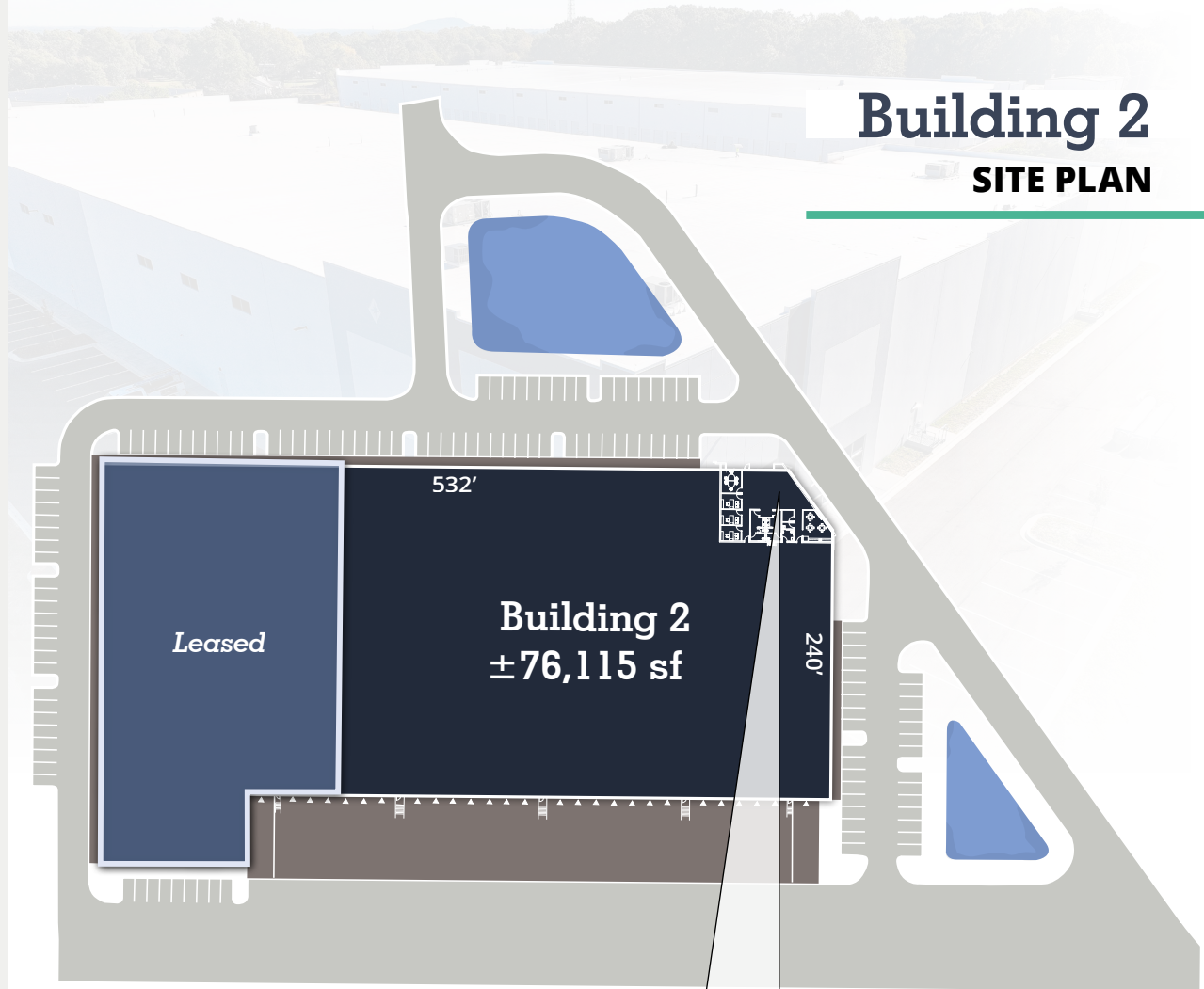
±2,270 SF SPEC OFFICE





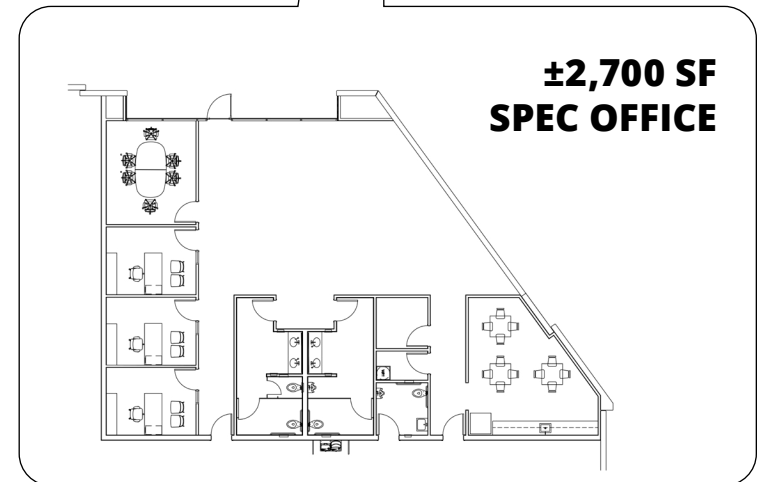
BUILDING 2 DETAILS

Address:	3035 Northwest Blvd Gastonia, NC 28052
Available:	±76,115 sf
Office:	±2,700 sf
Building Depth:	240'
Column Spacing:	60' x 52'
Clear Height:	32'
Dock High Doors:	Eighteen (18) doors
Drive-In Doors:	One (1) 12' x 14' door
Speed Bay:	60'
Truck Court:	200' (shared)
Parking:	113 vehicle stalls
Lighting:	LED
Fire Protection:	ESFR
Electrical:	480 volt, three-phase, 4 wire 1200 amp service
Roof Insulation:	ISO Board Insulation, R-20 (LTTR)



Building 2 SITE PLAN

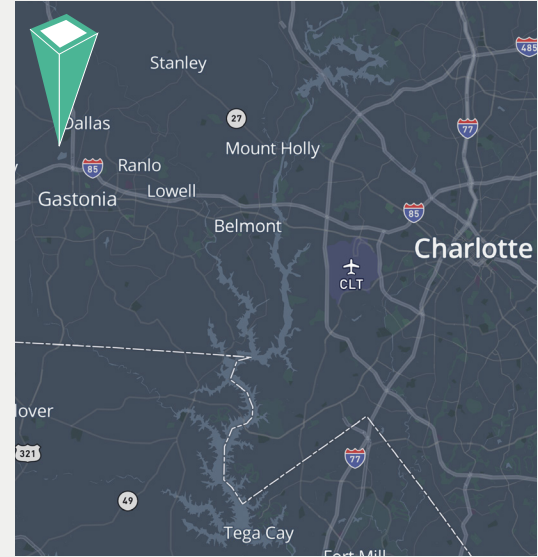
**Spec Office
Matterport Tour:**
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1215 JENKINS RD & 3035 NORTHWEST BLVD

Northwest Gateway Logistics Park

INTERSTATE ACCESS



INTERSTATE I-85
0.9 miles



**CHARLOTTE-DOUGLASS
INTERNATIONAL AIRPORT**
19.6 miles



INTERSTATE 77
23.7 miles

For more information:

Henry Lobb, SIOR

Principal

704 469 5964

henry.lobb@avisonyoung.com

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521 E Morehead Street | Suite 101 | Charlotte, NC 28202

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