



MAISTRO SHELL BUILDING

2800 Repi Ct
Gastonia NC 28052

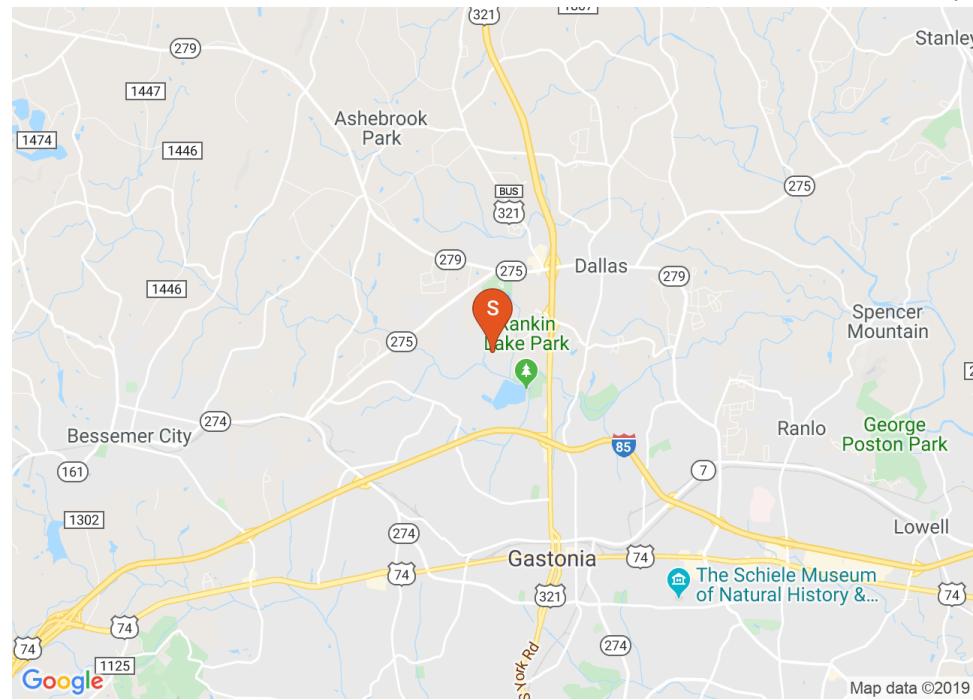


BLANQ

REAL ESTATE

BUILDING HIGHLIGHTS

- +/-50,000 square feet
- Cold dark shell condition
- \$6.75 per square foot NNN



PROPERTY DESCRIPTION

BUILDING SF	50,000
NET RENTABLE AREA (SF)	50,000
LAND SF	589,367
LAND ACRES	13.53
YEAR BUILT	2016
ZONING TYPE	I-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	54 paved
CEILING HEIGHT	29'
DOCK HIGH DOORS	4
GRADE LEVEL DOORS	1
COLUMN SPACING	50'w x 50'd

MECHANICAL

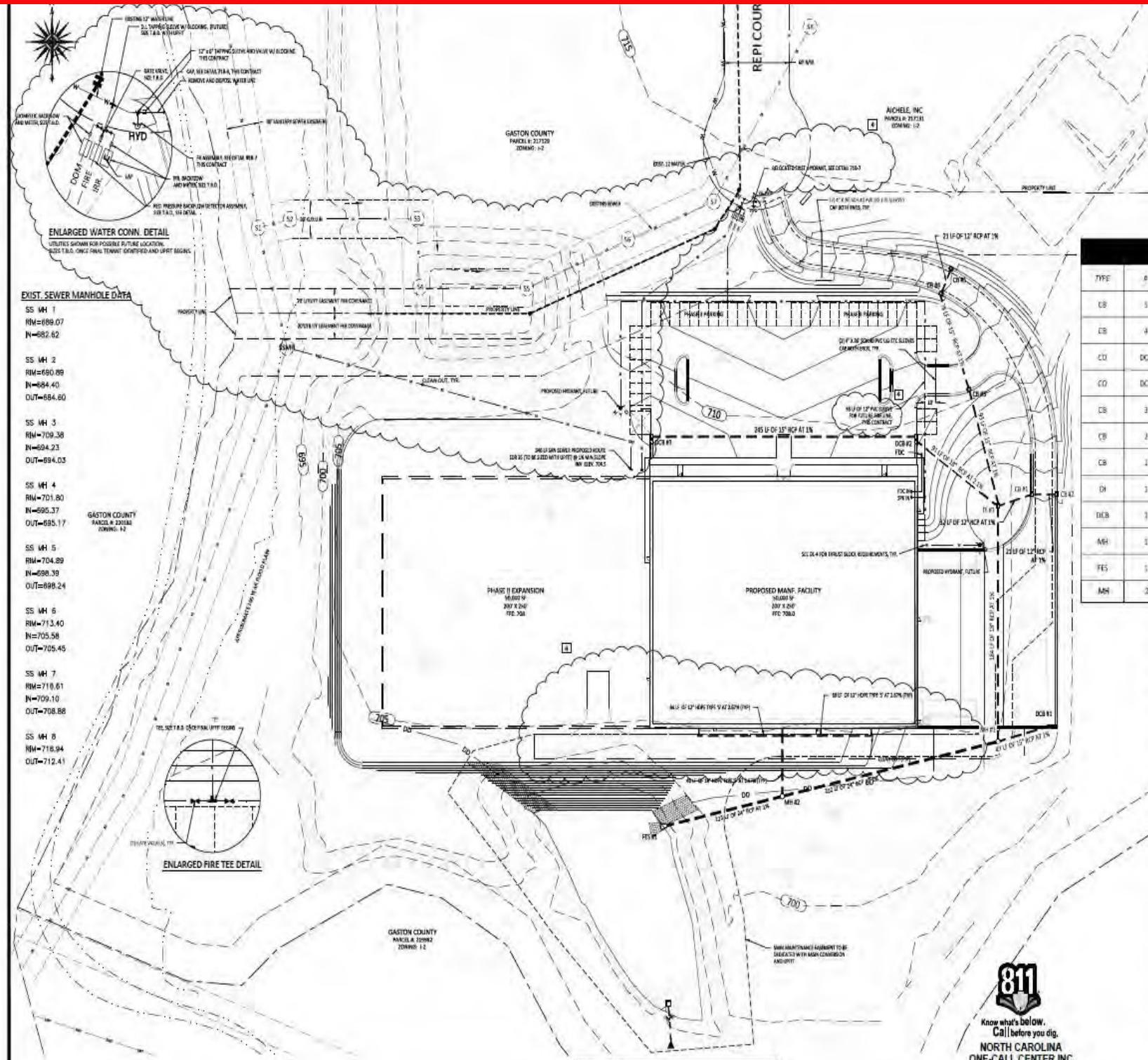
FIBER OPTICS	AT&T Fiber Ready
NATURAL GAS	4" Line/ 60 PS
ELECTRICAL / POWER	50,000 KW substation at site
WATER	12" Line/100 PSI static

TRANSPORTATION HIGHLIGHTS

US-321	Less Than 1 mile
INTERSTATE 85	2.5 miles
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT	22 miles
INTERMODAL	23.5 miles
CHARLESTON PORT	209 miles







DRAINAGE STRUCTURES				
TYPE	#	RIM / GRATE ELEV.	INV. OUT	NOTES
CB	5	710.00	706.00	
CB	4	710.00	705.20	
CD	DCB	706.10	701.10	DOUBBLE CS
CD	DCS	706.10	699.50	DOUBBLE CS
CB	3	707.00	703.00	
CB	2	702.25	695.85	
CB	1	702.25	695.55	
DH	1	702.00	695.20	
DCB	1	701.10	693.85	DOUBBLE CS
MH	1	702.40	693.25	
FE5	5	NA	690.00	HOT
MH	2	703.40	691.13	

REVISIONS		
NO.	ISSUE	DATE
1	MONO-INDEL, EAST	07/29/01
2	DRAWS & UTILS REVISED	08/17/01
3	MINOR CHANGES	09/15/01
4	STY / COUNTY REVIEW	10/26/01

CES GROUP
ENGINEERS, LLP
2774 N. HWY. 16, SUITE 300
DENVER, CO 80237



Gastonia Tech Park SITE E
2800 Repl Court
Gastonia, North Carolina

100

DRAWN BY:
TFC
CHECKED BY:
DSL
PROJECT NO:
6683

DATE SUBMITTED / APPROVED:
06/26/15
SCALE:
1" = 40'
DRAWING TITLE:
DRAINAGE &

DRAWING NUMBER:
C-5

81

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STORMWATER NOTE:
FINAL DEVELOPER/OWNER SHALL SUBMIT STORM WATER PLAN WITH LIPIT DRAWINGS.
SUBMITTAL SHALL INCLUDE PLAN, FINANCIAL RESPONSIBILITY FORM AND \$2,450.00
REVIEW FEE TO GASTON NATURAL RESOURCES.

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