



MAISTRO SHELL BUILDING

2800 Repi Ct
Gastonia NC 28052

BUILDING HIGHLIGHTS

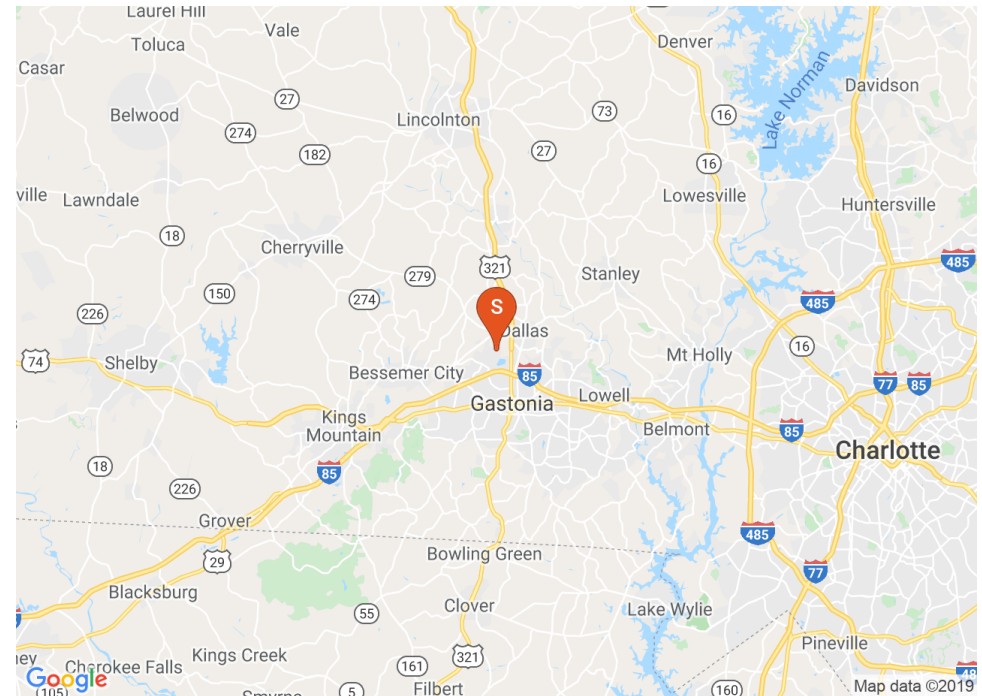
- +/-50,000 square feet
- Cold dark shell condition
- \$6.75 per square foot NNN



Locator Map



Regional Map



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

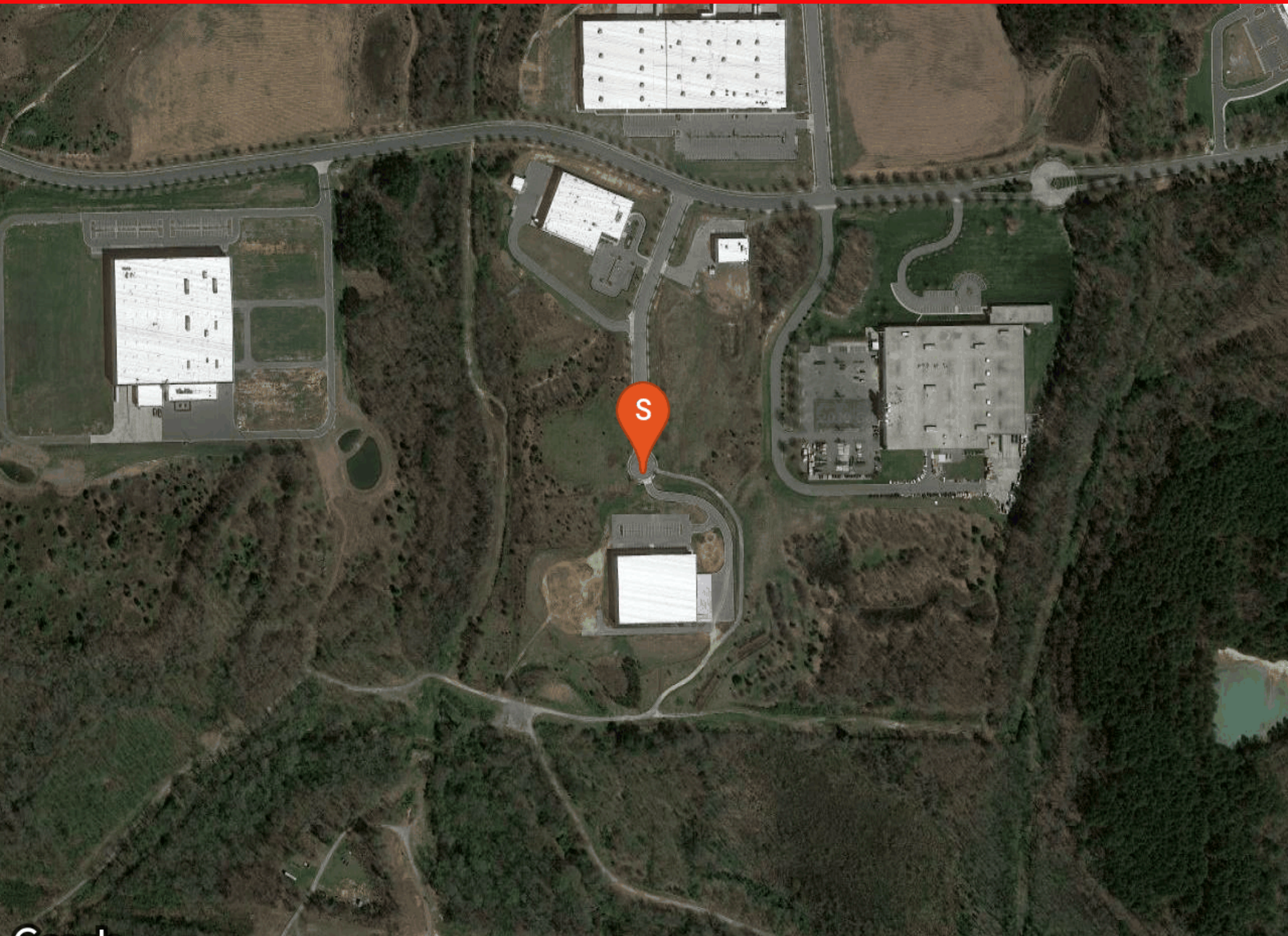
MECHANICAL

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







NO.	REVISION	DATE
1	ISSUED FOR BIDDING	07/15/15
2	ISSUED FOR BIDDING	08/17/15
3	ISSUED FOR BIDDING	09/15/15
4	ISSUED FOR BIDDING	10/15/15

CES GROUP
ENGINEERS, LLP
374 N. HWY. 16, SUITE 300
DENVER, CO 80202



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

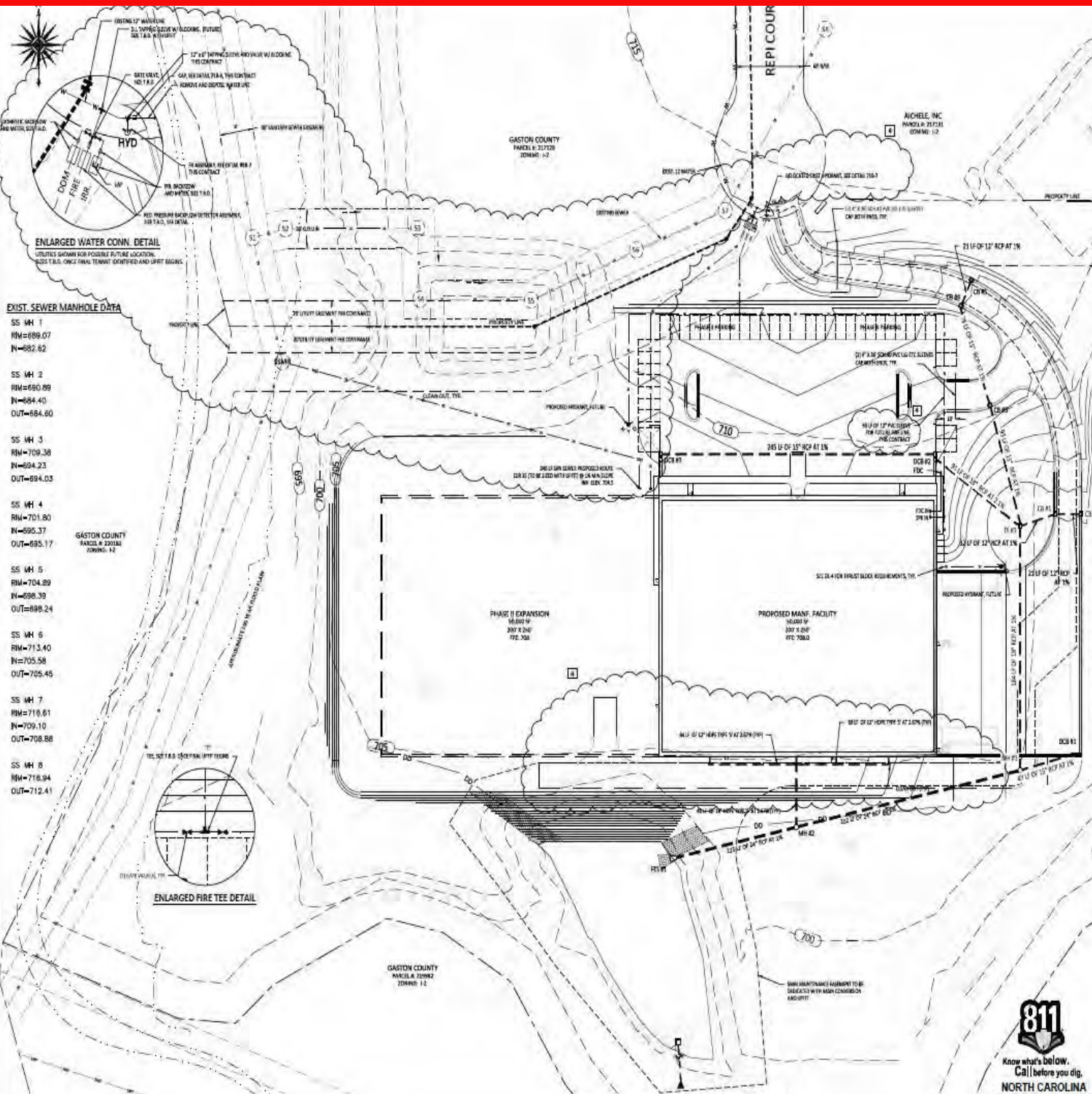
DRAWN BY:
TFC
CHECKED BY:
DSL
PROJECT NO.:
6683
COMMENTS:

DATE SUBMITTED / APPROVED:
06/26/15
SCALE:
1" = 40'

DRAWING TITLE:
DRAINAGE & UTILITY PLAN

DRAWING NUMBER:

C-5



DRAINAGE STRUCTURES				
TYPE	#	RIM / GRATE ELEV.	INV. OUT	NOTES
CB	5	710.00	706.00	
CB	4	710.00	705.70	
CD	DCB	706.10	701.10	DOUBLE CB
CD	DCB	706.10	699.50	DOUBLE CB
CB	3	707.00	703.00	
CB	2	702.25	695.85	
CB	1	702.25	695.55	
CH	3	702.00	695.20	
DICB	1	701.10	693.85	DOUBLE CB
MH	1	702.40	693.25	
FES	1	NA	690.00	FEED
MH	2	703.40	691.13	

NOTHING EXISTENT

PARCEL # 172336
ZONING: L-2

UTILITY NOTES

- ALL WATER AND SEWER MAINS SHALL COMPLY WITH THE LOCAL MUNICIPALITY AND/OR WATER PROVIDER'S STANDARDS AND SPECIFICATIONS.
- SEWER MAINS SHALL BE INSTALLED TO A MINIMUM OF 18" DEPTH.
- THE LOCATION OF UTILITIES IS APPROXIMATE. ANY EXISTING UTILITIES SHALL BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
- ALL CONDUITS SHALL BE 18" MIN.
- SEWER MAINS SHALL BE 18" MIN.
- CONNECTION TO EXISTING SEWER MAINS SHALL BE MADE AT THE PROPERTY LINE TO THE EXISTING SEWER MAINS AND NOT AT THE EXISTING SEWER MAINS.
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STORMWATER NOTE:
FINAL DEVELOPER/OWNER SHALL SUBMIT STORM WATER PLAN WITH LATEST DRAINAGE
COMMITTEE SHALL INCLUDE FINAL FINANCIAL RESPONSIBILITY FOR AND CLOSURE
REVIEW FOR GASTON NATURAL RESOURCES.

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