

**COMING
SOON!**
**302,022 SF
CLASS A
DISTRIBUTION
CENTER**



FRIDAY PARK LOGISTICS CENTER

302,022 SF Available

Friday Park Road, Dallas, NC 28034



Friday Park Logistics Center is a 302,022 square foot, Class-A distribution center in Gaston County, North Carolina. Situated just north of the Interstate-85 interchange along highway 321, this site provides excellent access to the Gaston County labor pool, as well as Gaston College and Gaston College Center for Advanced Manufacturing.



302,022 available square feet

CLOSE PROXIMITY TO HWY 321 AND INTERSTATE 85 INCLUDING ALL OF CHARLOTTE'S HIGHWAY INFRASTRUCTURE

ABOVE AVERAGE POPULATION GROWTH IN NEARBY ASHEVILLE, GREENVILLE, RALEIGH AND CHARLOTTE

18 MINUTE DRIVE TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT (CLT) AND INTERMODAL

PROVIDES EXCELLENT ACCESS TO THE BEST LABOR POOL IN THE CHARLOTTE MSA

HIGHLY DESIRABLE LOCATION WITH ACCESS TO THE BEST LABOR POOL IN THE CHARLOTTE MSA!

BUILDING TYPE: Rear-Load

CLEAR HEIGHT: 36' at first column line

AUTO PARKING: 233 spaces

TRAILER PARKING: 56 spaces (with option to expand)

DOCKS: 55 (9' x 10')

DRIVE-IN DOORS: 2 (14' x 16')

BUILDING DIMENSIONS: 310'D x 972'W

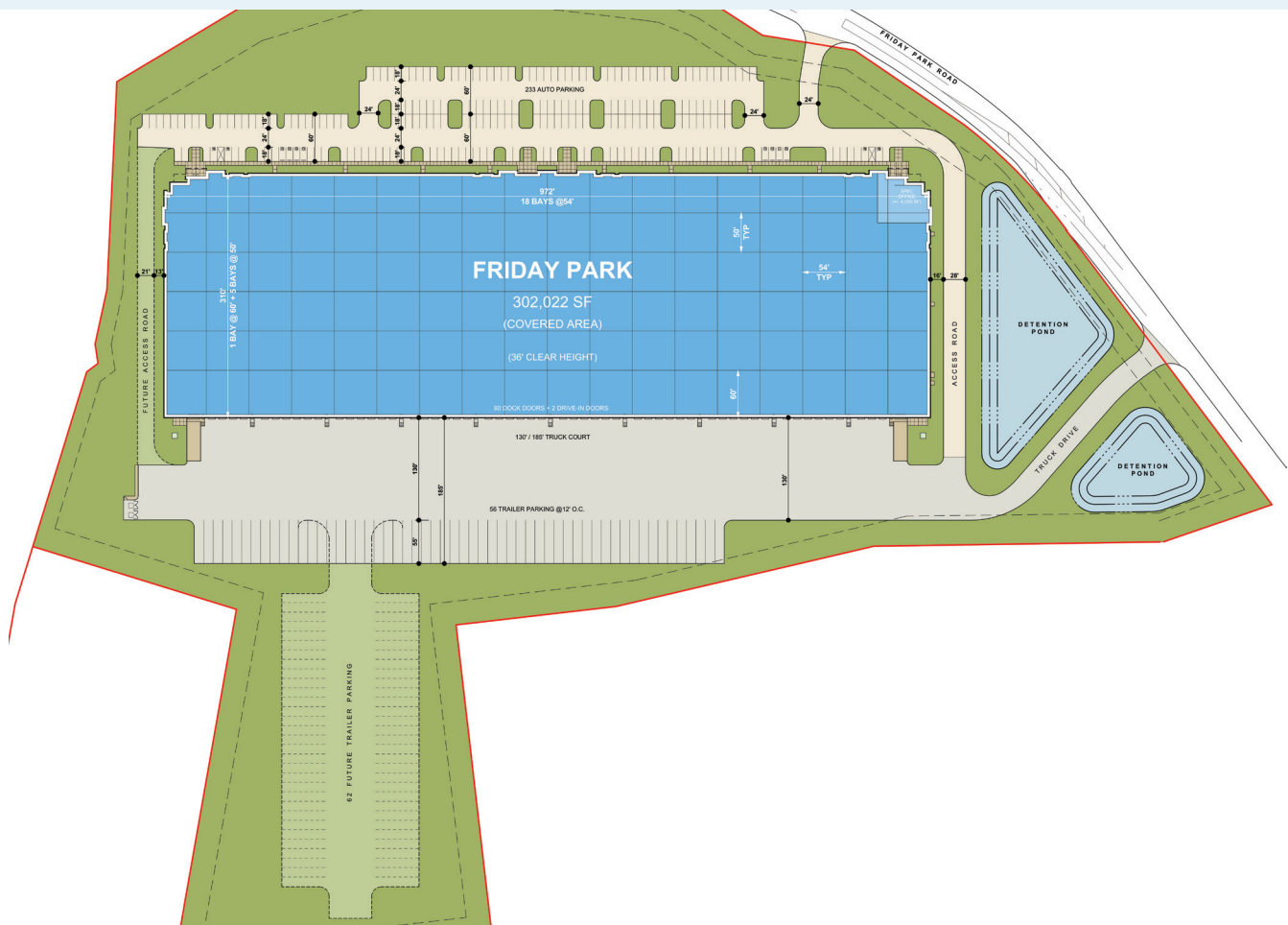
TYPICAL BAY SIZE: 50'D x 54'W

STAGING BAY SIZE: 60'D x 54'W

TRUCK COURT DEPTH: 130' / 185'

ZONING: I-2 (CD) - Heavy Industrial

LED LIGHTING



Notable Distances

Air

Charlotte Douglas International Airport	17.7 miles
Raleigh-Durham International Airport	174 miles
Hartsfield-Jackson Atlanta International Airport	264 miles

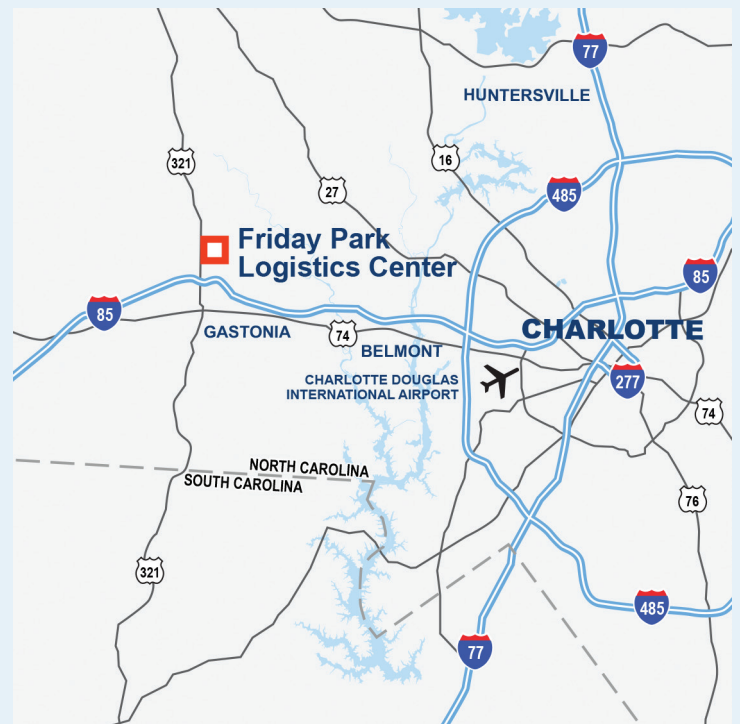
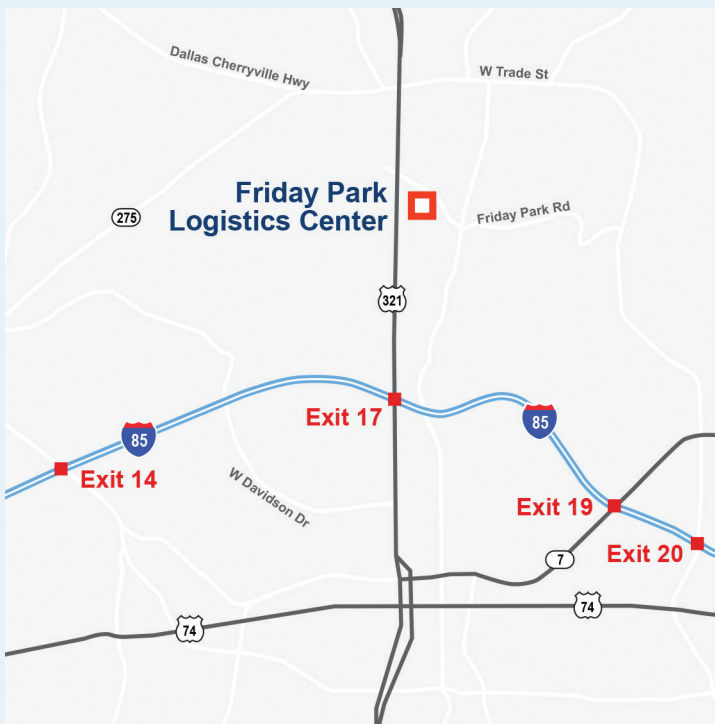
Interstate

I-85	2 miles
I-485	14.9 miles
I-77	22.4 miles
I-40	31.6 miles

Port Cities

Inland Port Greer	68.6 miles
Charleston, SC	224 miles
Savannah, GA	268 miles
Brunswick, GA	343 miles
Norfolk, VA	345 miles
Jacksonville, FL	399 miles

Friday Park Logistics Center provides excellent access to an unparalleled transportation network facilitating a connection to the global economy and close proximity to a growing population.



For more information, or to set up a tour, please contact:



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