

# For Lease

# Gastonia, NC

## GATEWAY85

*ABERDEEN BLVD  
GASTONIA, NC*

## BUILDINGS 4 & 7

**±79,967 & ±705,163 SF**



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PHASE I	
1	±286,272 SF   DELIVERED, LEASED
2	±625,050 SF   DELIVERED, LEASED
3	±1.5M SF   DELIVERED, LEASED

PHASE II EXISTING	
4	±241,124 SF PARTIALLY LEASED
7	±705,163 SF

Future Buildings	
5	±505,440 SF
6	±291,200 SF
8	±296,400 SF



**MARKET LEADING WORKFORCE**  
High labor availability and low hourly rate



**REAL ESTATE TAX INCENTIVES**  
10 year property tax rebate



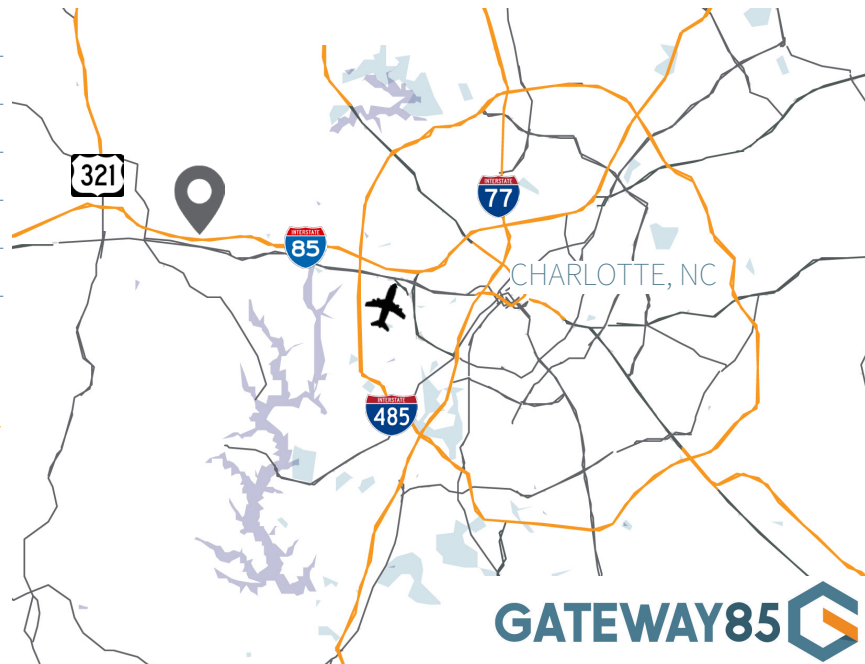
**INDUSTRIAL PARK SETTING**  
Industrial Park Setting on I-85; can accommodate small users and 1M+ sf users

I-85	±0.1 MILES
I-77	±21.2 MILES
I-485	±9.4 MILES
CLT AIRPORT	±12.7 MILES
HWY 321	±4.5 MILES
CHARLOTTE BUSINESS DISTRICT	±18.2 MILES
I-40	±37.5 MILES

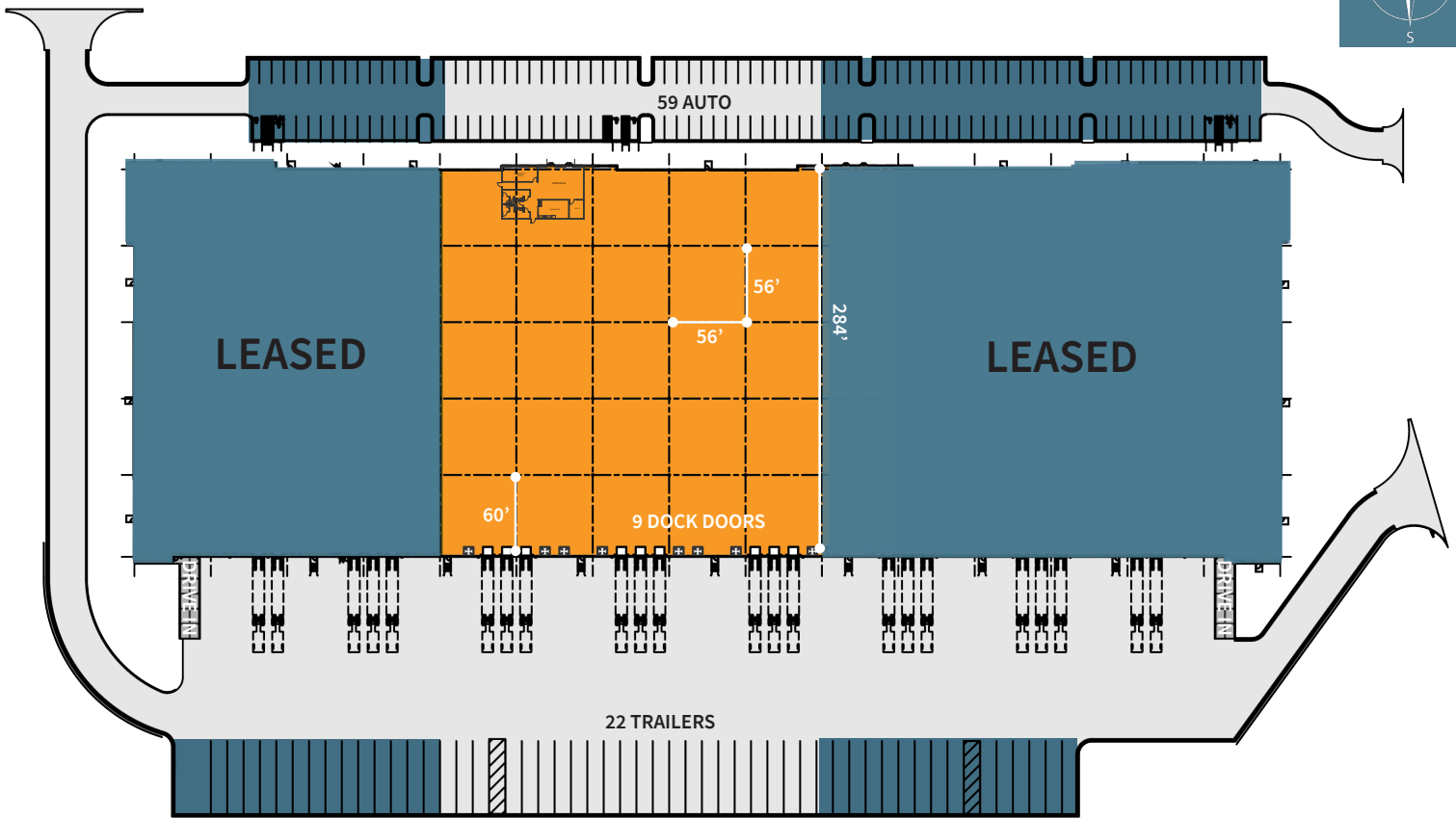
## GASTONIA, NC

**20%** more concentrated warehouse worker targeted demographic labor pool within a 25 minute drive

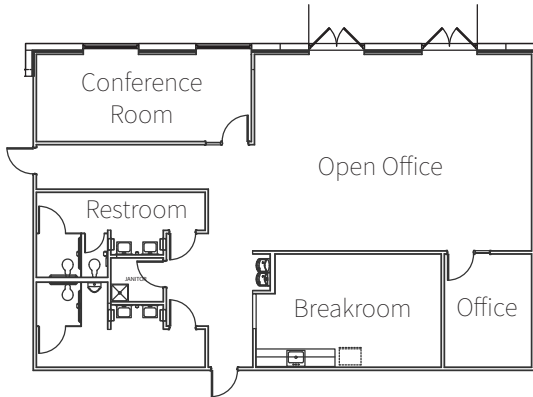
 Higher unemployment rate accompanied by a lower working age participation rate & large underemployed pool



# BUILDING 4



## 3145 ABERDEEN BLVD



Available SF	±79,967 SF
Office SF	±2,134 SF
Clear Height	36'
Sprinkler System	ESFR
Loading	Rear Loading 9 Dock High Doors (expandable to 17)
Building Depth	284'
Power	600 amps, 480V, 3 ph Utility provider is Duke Energy
Truck Court	190'
Auto Parking	57 positions + 2 ADA positions
Trailer Parking	22 positions
Column Spacing	56' X 56' with 60' speedbays
Construction	Tilt-up construction
Roof	Mechanically attached TPO system



CLEAR HEIGHT



DOCK HIGH DOORS



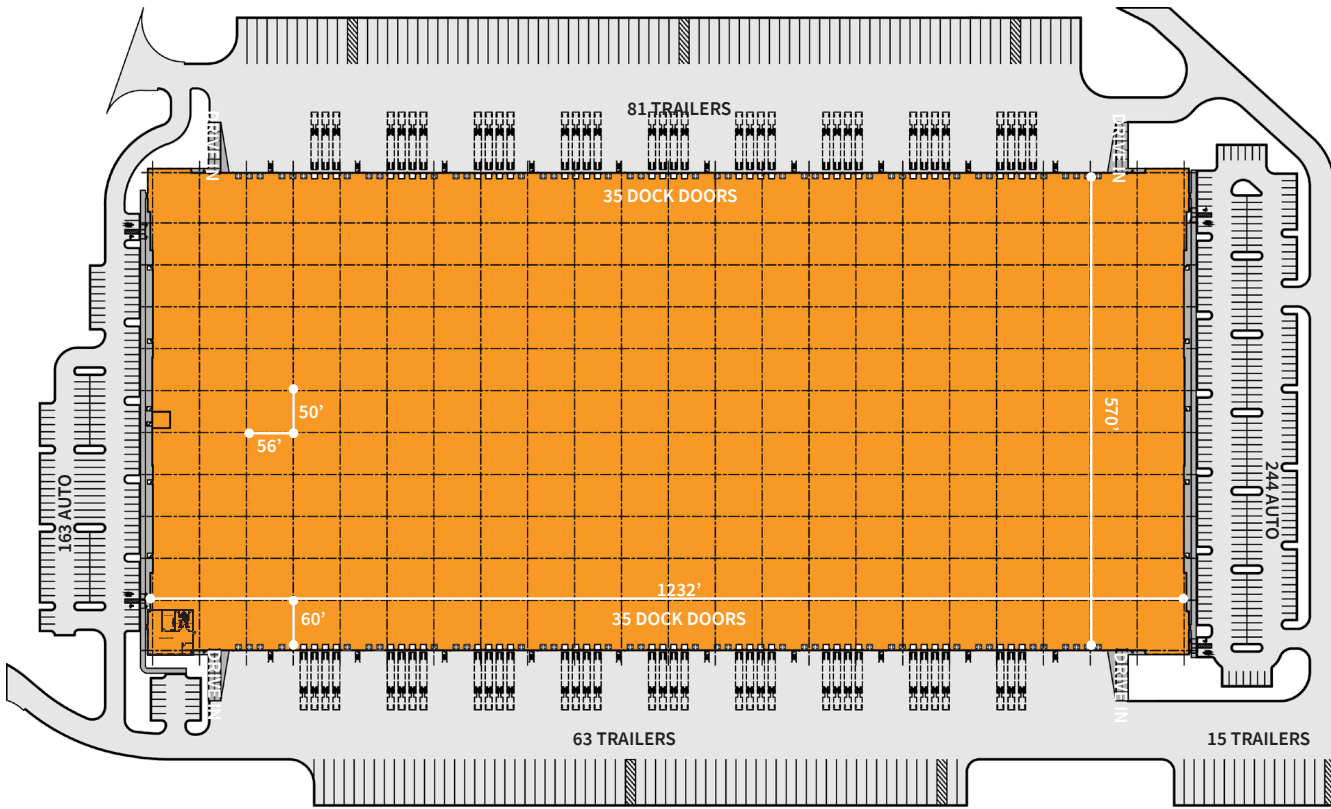
TRAILER POSITIONS



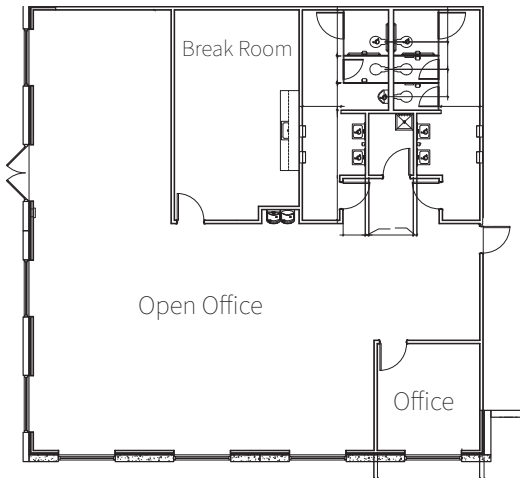
AUTO POSITIONS



# BUILDING 7



## 325 LINEBERGER RD



Total SF / Available SF	±705,163 SF
Office SF	±2,582 SF
Clear Height	40'
Sprinkler System	ESFR
Loading	Cross Dock Loading 70 Dock High Doors (expandable to 140) 4 Drive in Doors
Building Dimensions	570' X 1232'
Power	4,000 amp, 480V, 3 ph Utility provider is Duke Energy
Truck Court	185'
Auto Parking	399 positions + 8 ADA positions
Trailer Parking	159 positions
Column Spacing	56' X 50' with 60' speed bays
Construction	Tilt-up construction
Roof	Mechanically attached TPO system

- 40'** CLEAR HEIGHT
- 70** DOCK HIGH DOORS
- 159** TRAILER POSITIONS
- 407** AUTO POSITIONS