



**Gaston**  
Commerce Center

# For Lease

Bldg A: ± 150,000 - 420,261 SF

Bldg B: ± 100,000 - 280,692 SF

State-of-the-art Warehouse/  
Manufacturing facility

Immediate access & frontage to I-85

CROW  
HOLDINGS  
INDUSTRIAL



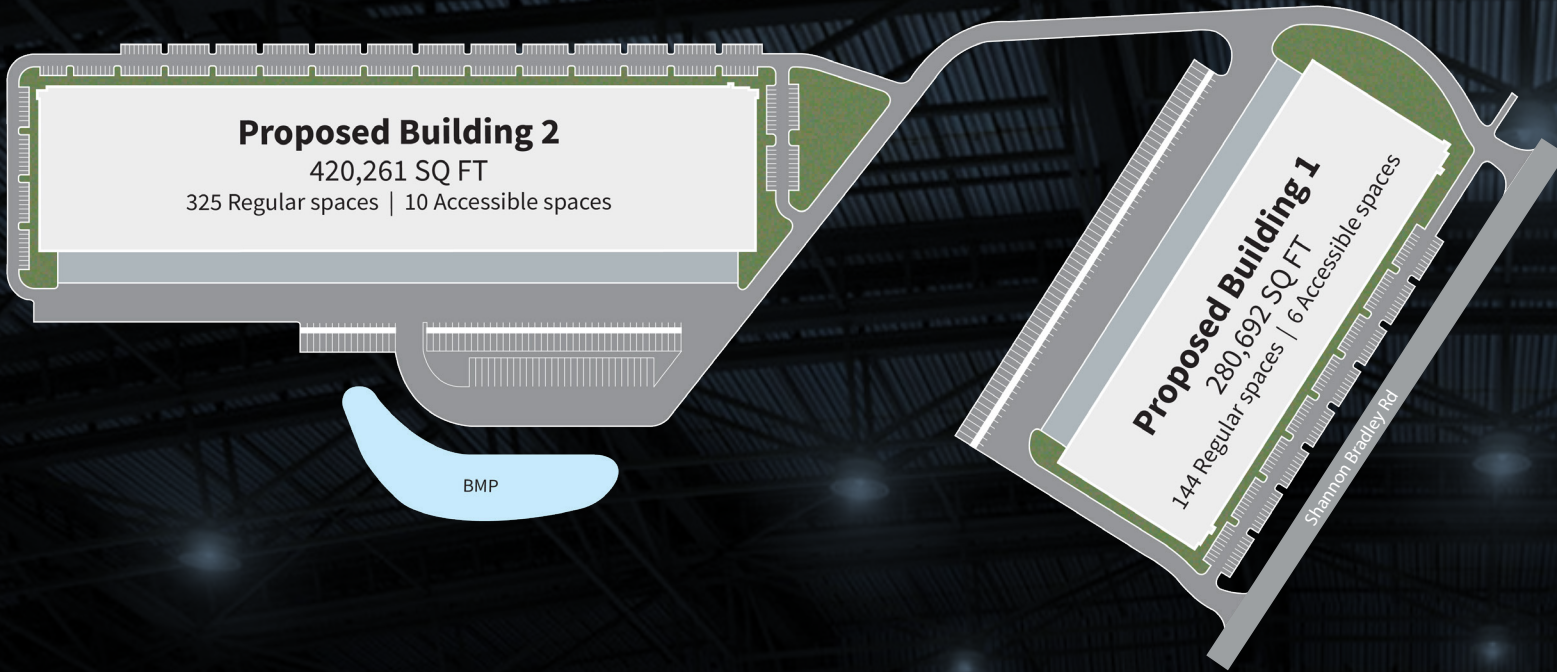
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Under Construction, delivering Q4 2024

# Site Plan & Specs

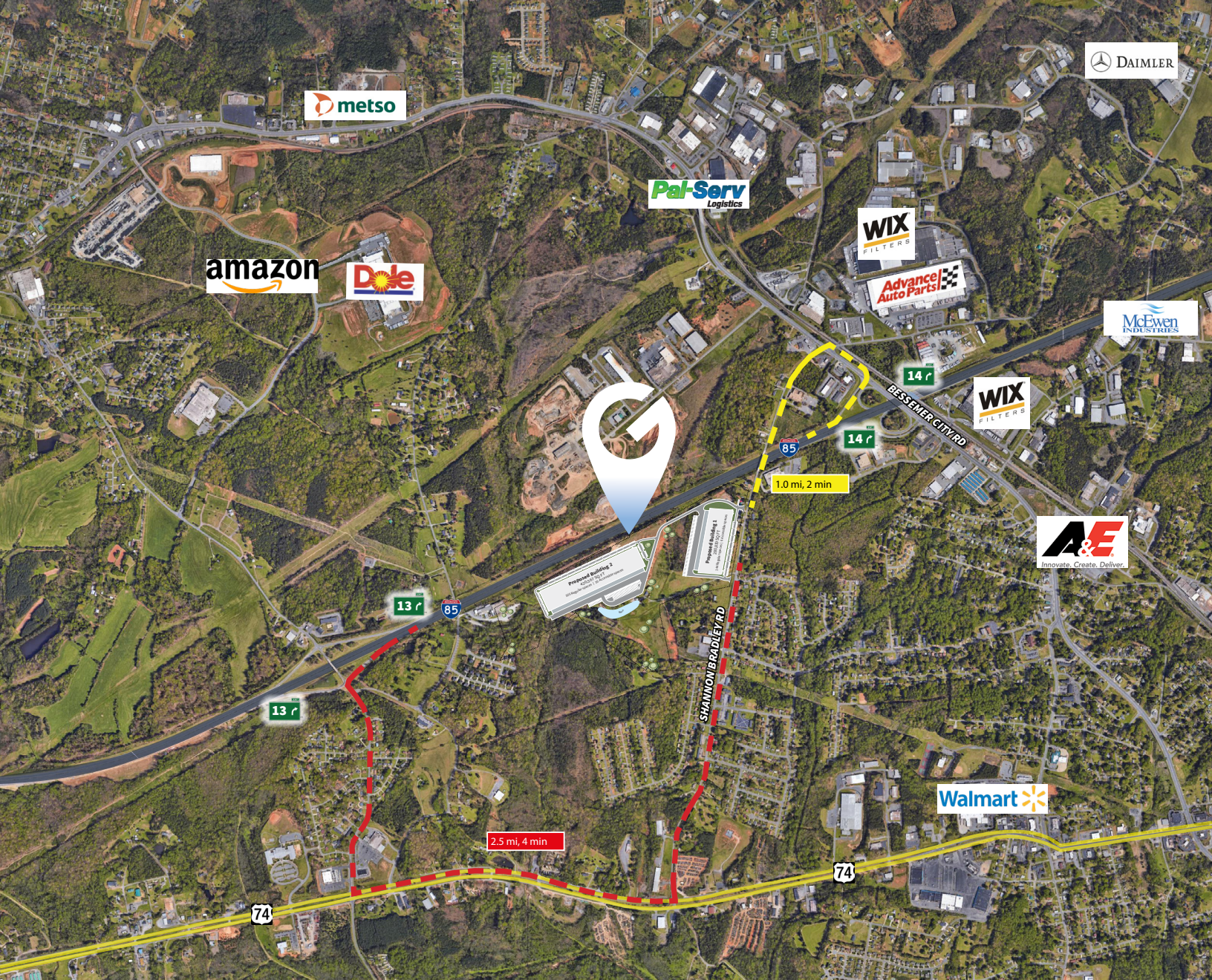


## Building A

Building size	±420,261 SF
Available s.f.	±80,000 - 420,261 SF
Building dimensions	310' X 1,350'
Clear Height	36'
Truck court depth	190'
Loading	(70) 9' x 10' Dock High Doors (2) 14' x 16' Drive In Doors (2) 14' x 16' KO Drive In Doors
Dock Equipment	(18) 8' x 6' with 40k lb levelers
Power	(2) 2500 Amp services
Column Spacing	50' x 56' (60' speed bays)
Fire suppression	ESFR
Auto parking	325 positions
Trailer parking	83 positions

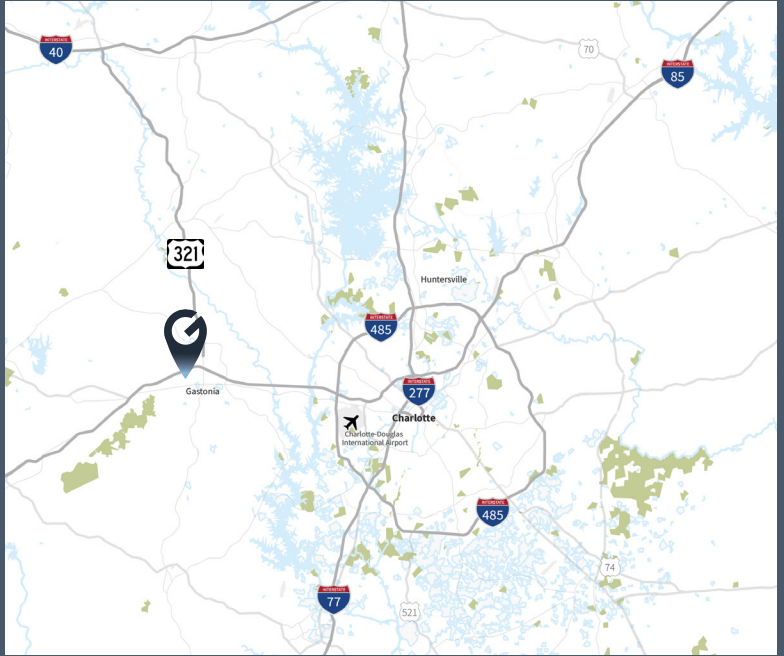
## Building B

Building size	±280,692 SF
Available s.f.	±60,000 - 280,692 SF
Office s.f.	3,742 SF
Building dimensions	310' X 900'
Clear Height	36'
Truck court depth	190'
Loading	(46) 9' x 10' Dock High Doors (2) 14' x 16' Drive In Doors
Dock Equipment	(12) 8' x 6' with 40k lb levelers
Power	(2) 2500 Amp services
Column Spacing	50' x 56' (60' speed bays)
Fire suppression	ESFR
Auto parking	144 positions
Trailer parking	70 positions (expandable)



# Location and Access

Interstate 85	±1.0 miles
Highway 321	±3.5 miles
Interstate 485	±16 miles
Interstate 277	±23 miles
Interstate 77	±24 miles
Interstate 40	±36 miles



# Location Advantages

Gaston County partners with businesses considering a location or expansion in the region, drawing on a range of private and public financing options.

The Gaston County Investment Grant Program (GCIGP) is intended to provide an inducement for new business to locate in Gaston County and encourage existing business to expand.

	Charlotte	Atlanta	Nashville	Washington DC
Total Industrial Market Size	268,422,447	657,383,442	215,092,257	102,361,876
MSA Population	2,783,189	6,266,565	2,029,661	6,419,745
100 Mile Population	8,307,894	9,202,856	4,238,141	14,283,883
300 Mile Population	39,036,603	37,722,051	40,825,445	68,415,298
500 Mile Population	103,523,669	88,288,378	111,182,053	118,635,630

(Source: EMSI)

Distance (miles)	5M	10M	25M
Manufacturing	7,962	13,084	66,271
Transportation & Warehousing	545	2,780	54,506

(Source: EMSI)



## Industrial Labor

## Make Ready Office



## 3,742 SF of New Spec Office