



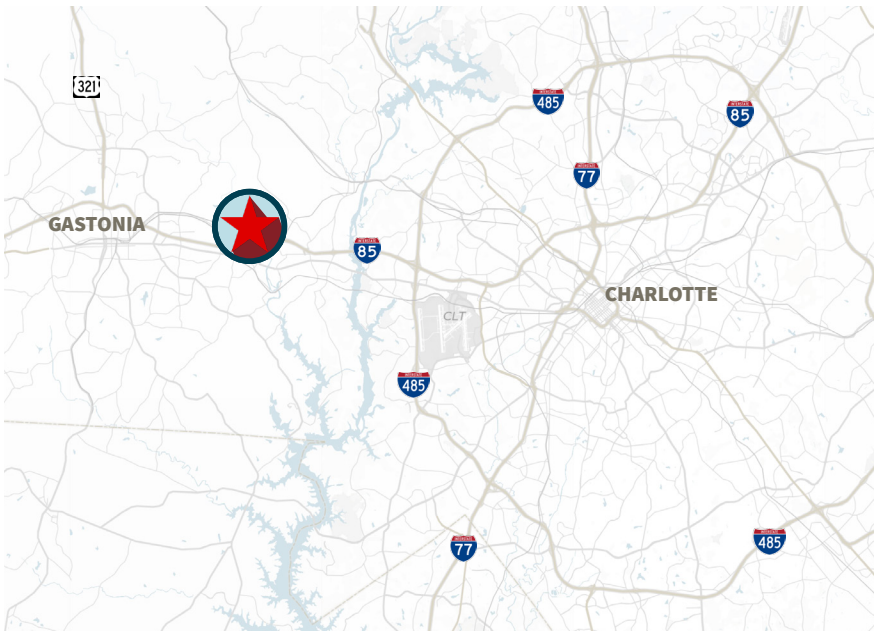
**Renovations
Underway**



**± 161,367 SF
FOR LEASE**

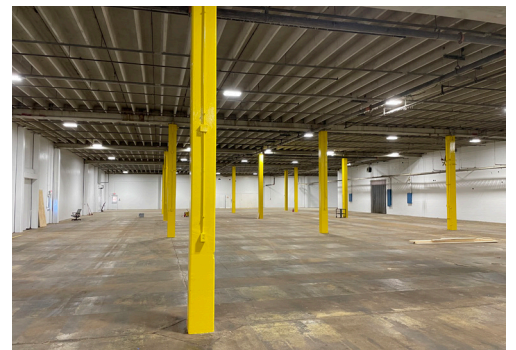
100 SAXONY DR. | MCADENVILLE, NC

Industrial Facility Available For Lease



Property Highlights

- ± 161,367 SF available
- ± 4,000 SF support & office area
- 7200 Amps, Substation on-site
- Outside Storage Available (Expandable)
- ± 0.5 miles to I-85
- 60 Parking spaces
- Zoned I-2



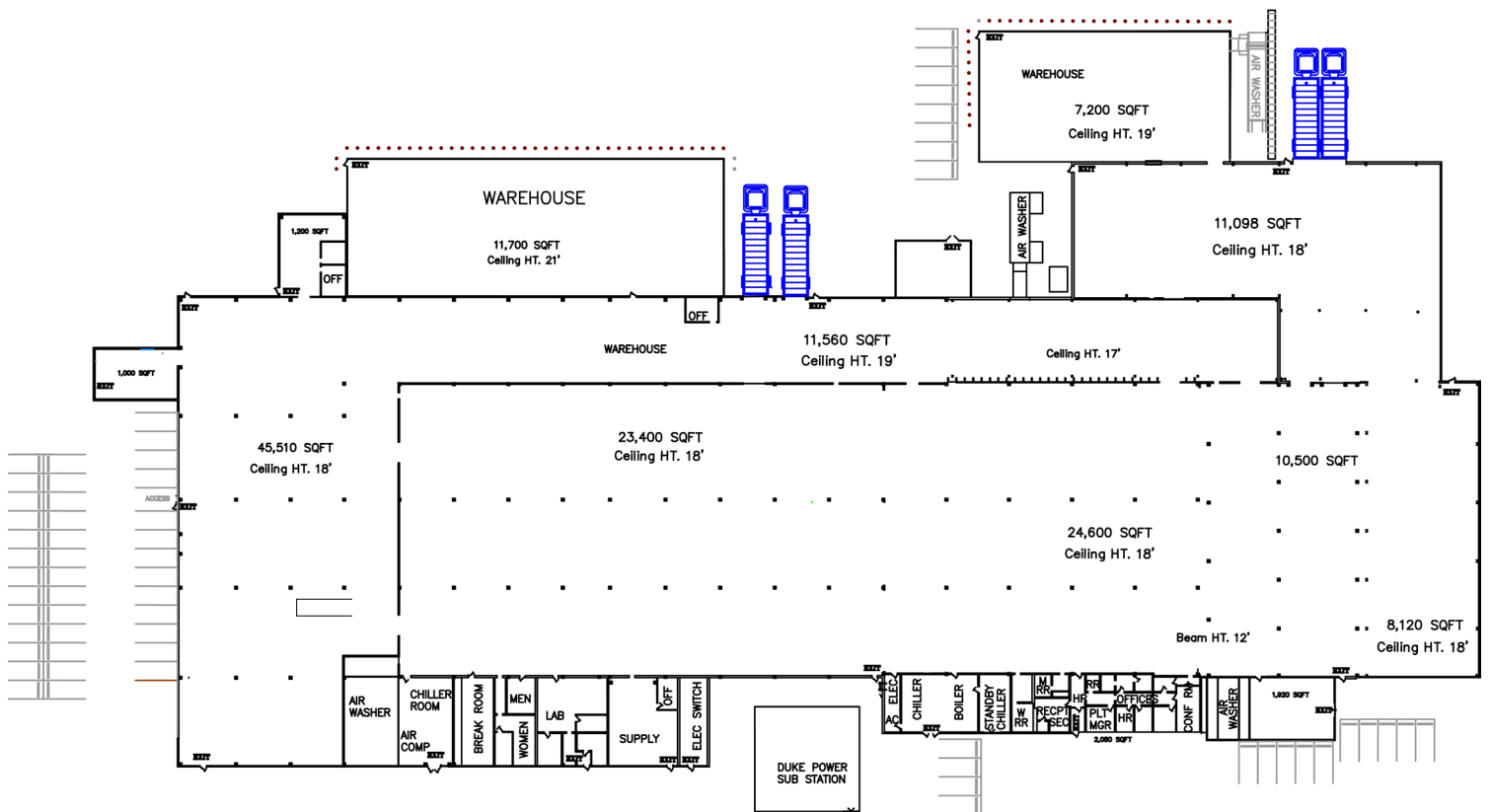
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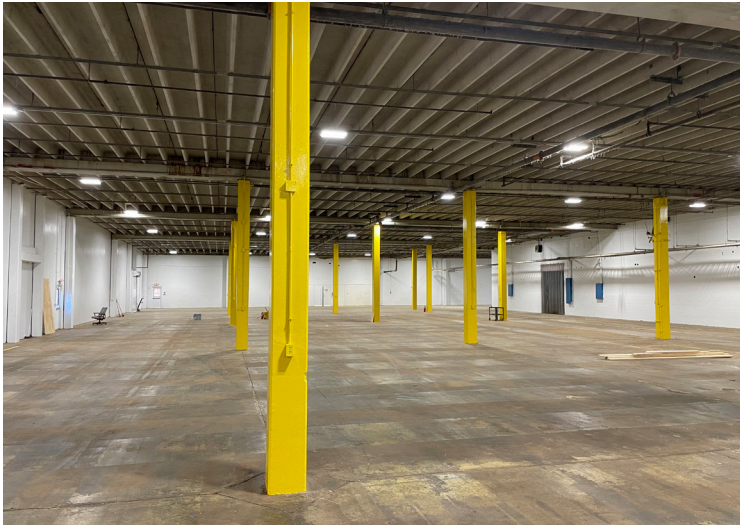
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Property Specifications

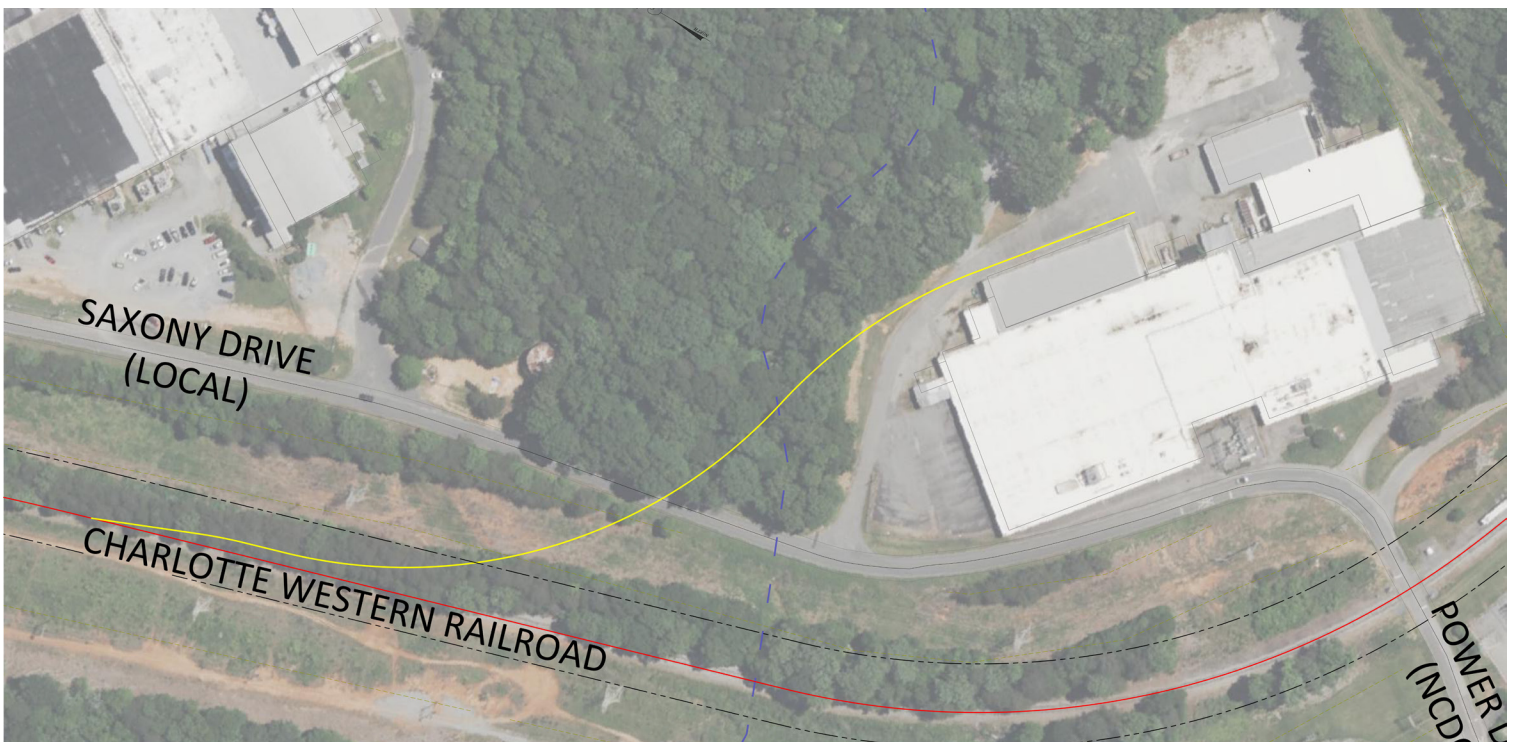
Available Space	±161,367 SF	Power	7200 amps, 480/277V, 3 ph Duke Substation on Site
Office Space	±4,000 SF	Water	Town of McAdenville contracted with Two Rivers Utilities through City of Gastonia
Warehouse Area	±157,367 SF	Loading	4 DH, 1 DI (Expandable)
Year Built	1969, renovated in 2004	Parking	60 auto positions
Clear Height	17'6" - 21' (Typical)	Acreege	7.27 Acres (Expandable)
Exterior Walls	Double-T Concrete Panels + Metal	Rate	Please Call Broker
Roof	80 mil TPO 2016 (30 year)	Zoning	I-2
Column Spacing	42' x 26' (Typical)		
Sprinkler System	Wet		



Property Photos



Conceptual Rail Diagram along Jaguar Transport short-line serving both CSX and NS



Location Features



Distances

Interstate I-85	± 0.5 miles
Hwy 321	± 6.8 miles
Interstate I-485	± 7.5 miles
Charlotte Int'l Airport	± 9.8 miles
Charlotte CBD	± 15.4 miles
Interstate I-77	± 15.7 miles

