

NEWMARK

1000 Tulip Drive

O'HAIR FACILITY
GASTONIA, NC 28052

20,000 SF ON 2.0 ACRES

AVAILABLE FOR
IMMEDIATE LEASE

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For Lease | 20,000 SF on 2 Acres

Gastonia, NC

Address	1000 Tulip Drive Gastonia, NC 28052
Year Built	1978
Office Description	3,500 SF - Lobby and reception area, 4 private offices, IT room , conference room, restrooms, and breakrooms. Additional, ~3,000 SF of wood-paneled, partially-finished space above the office.
Quality	Good
Dimensions	100' X 200'
Ceilings	Metal Deck
Ceiling Height	16' (Min) - 16' (Max) Exposed painted 22 gage metal deck
Column Spacing	32' x 50'
Columns	Steel Tubular 6" circular steel columns

Property Features



Less than 1 mile off I-85 & .7 miles from 4-lane Hwy 321



17 Miles from CLT Airport



Gaston County designated Tier 2 County for State Incentives



3,500+ SF Office Space



2 – 8' x 10' Dock High Manual Overhead Loading Doors

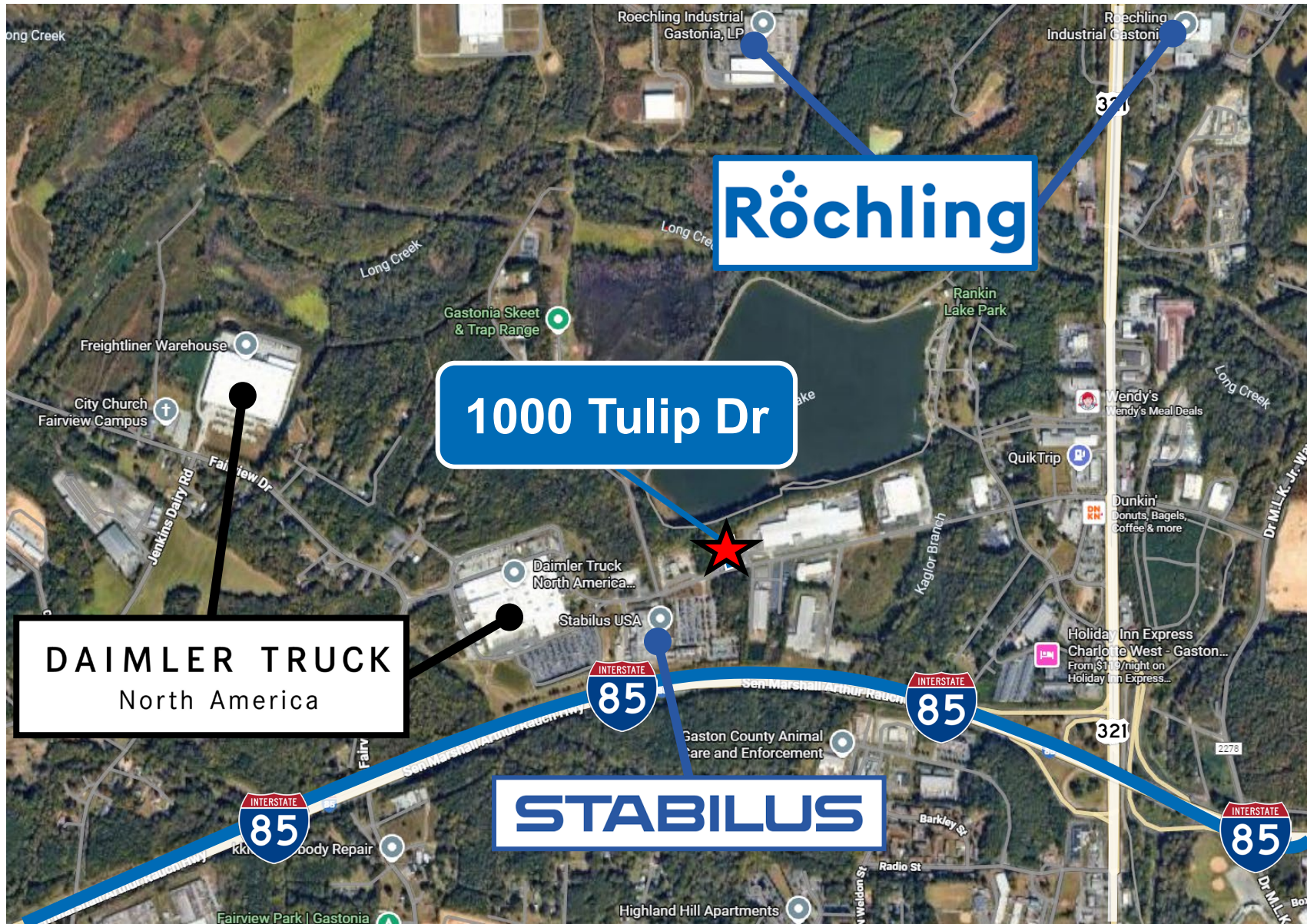
Property Overview

Gastonia, NC

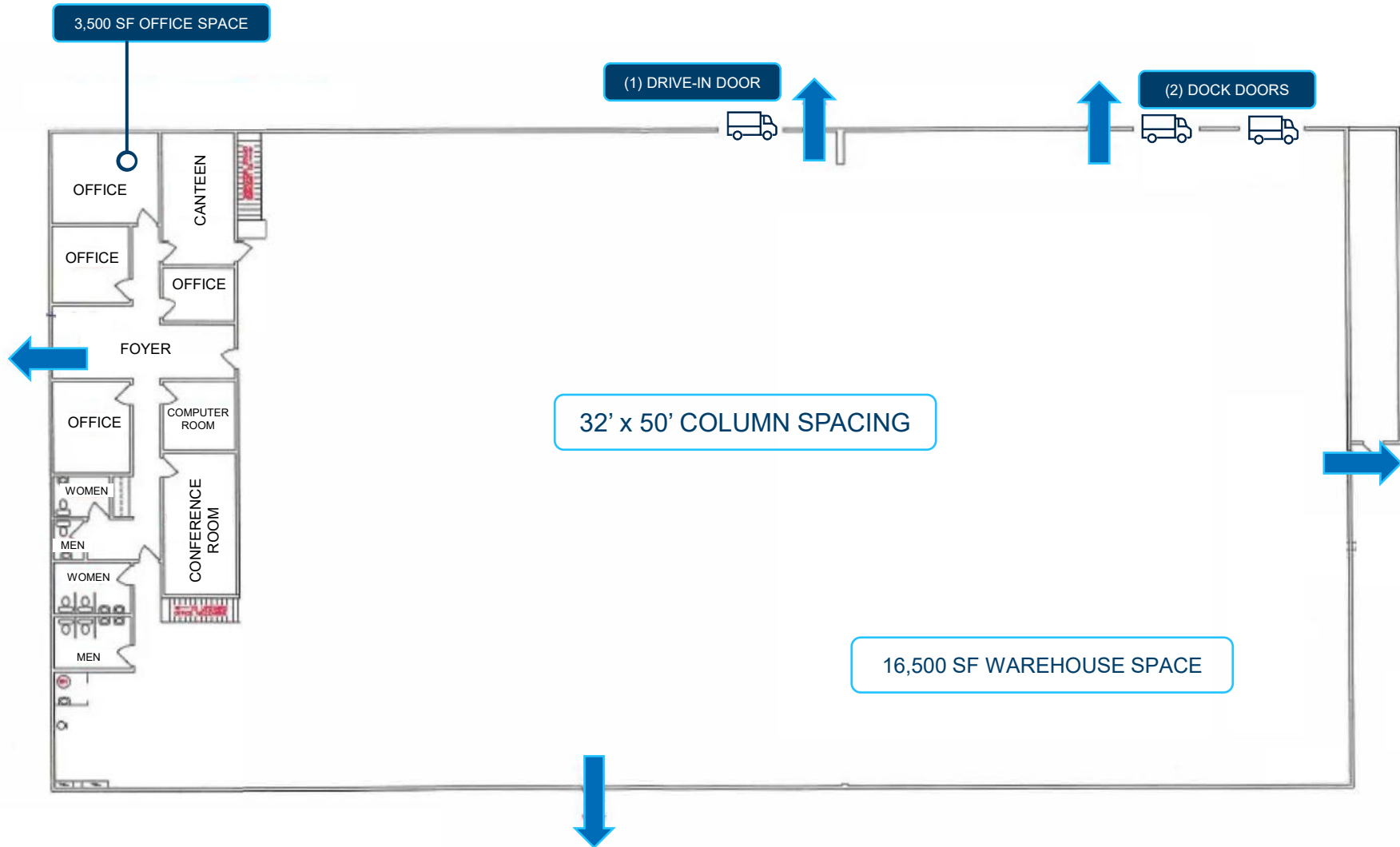
Roof	Mechanically fastened white TPO roof system installed in 2024 . Exterior gutters & downspouts
Floors	6" concrete floors over a polyethylene vapor barrier over a 4" stone base
Walls	Jumbo brick cavity walls
Lighting	50% of the plant area has T5 light fixtures and 50% of the plant area has LED light fixtures
Loading	4 exterior vapor light fixtures over parking lot 2- 8' x 10' dock high manual overhead loading doors 1- 10' X 10' ramped drive-in door
Gas	Source: Piedmont Natural Gas
Water	Size lin: 2" City - Provider: City of Gastonia
Sewer	Size line: 4" City - Provider: City of Gastonia:

Power	Size line: 6" Duke Energy - Source: Duke Power Company 3-25 KVA pole mounted transformers Interior switchgear: (2) 800 Amp panels, 120/208 volt, 3-phase
Heat	The plant area is heated by gas-fired ceiling hung unit heaters
Air Conditioning	The plant is air conditioned by 4 electric fired ceiling hung direct expansion units with exterior ground mounted refrigeration units
Sprinklers	100% wet system
Parking	17 paved, marked and lighted car parking spaces and 4 tractor trailer marked parking spaces
Last Use	Warehousing of parts for Stabilus, supplier of motor controls to Freightliner

Site Aerial



Floor Plan



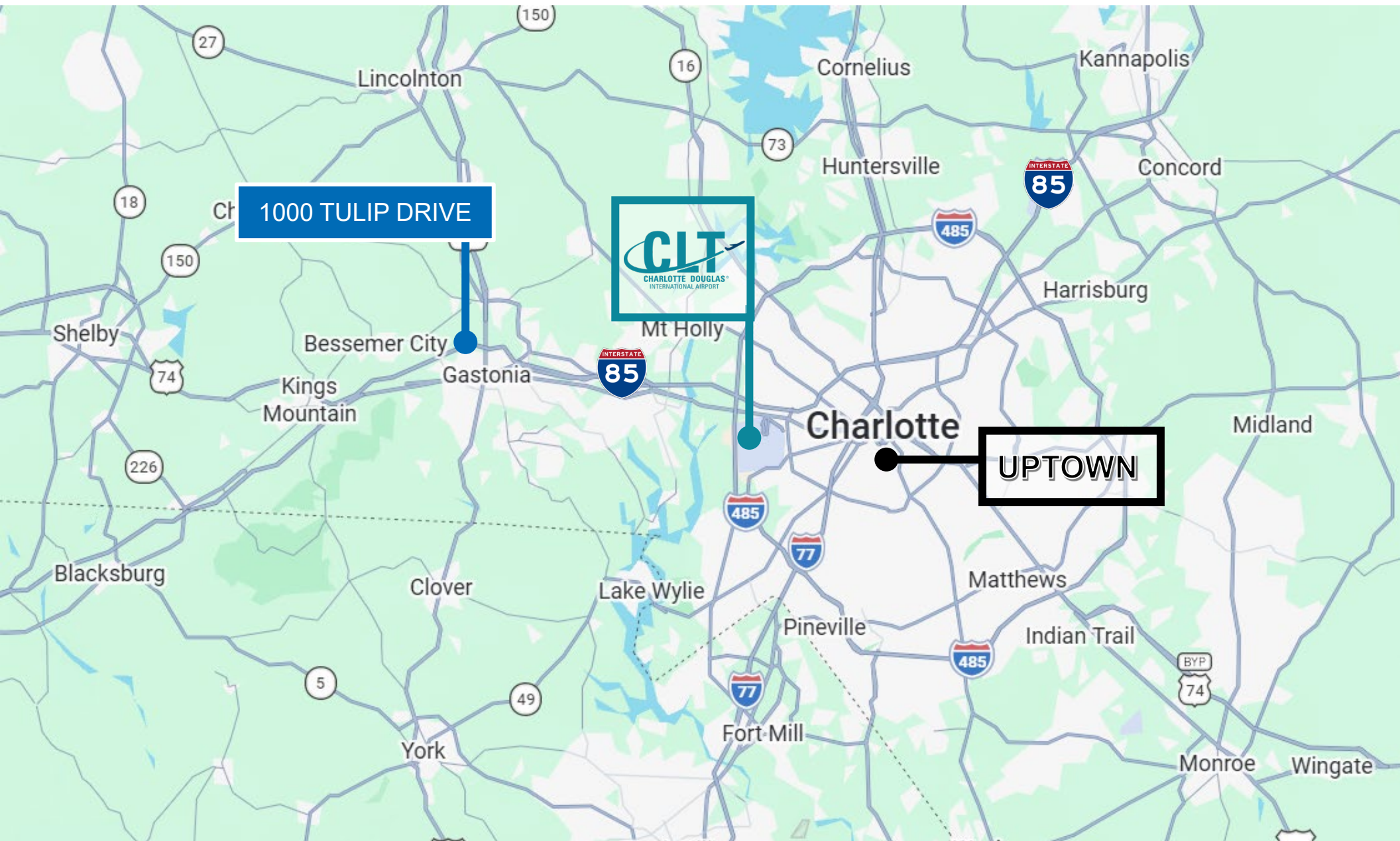
Exterior Property Photos



Interior Property Photos



Proximity Map



Newmark | Charlotte
615 S College Street, Suite 450
Charlotte, NC



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