

# 286,272 SF Available For Sublease



## 525 Scalybark Road

Gastonia, NC 28054 (Submarket of Charlotte, NC)



**286,272 SF Available**



**Ample power (9000A) in an Area with Power Constraints**



**36' Clear Height**



**Excellent Freeway Access .75mi to I-85, Providing Further Access to Sun Belt**



**Visibility to I-85 With Potential Building Signage to 131K Cars/Day**



**28 Dock Doors 2 Drive-Ins**



**Fully Conditioned**

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**FOUNDRY**  
COMMERCIAL

**KBCADVISORS**

# Property Specifications & Site Plan

525 Scalybark Road, Gastonia, NC 28054

**286,272 SF**  
AVAILABLE

**36'**  
CLEAR  
HEIGHT

**28**  
DOCK HIGH  
DOORS & 2 DRIVE-  
IN DOORS

**62**  
TRAILER  
POSITIONS

**210'**  
TRUCK  
COURT

**CONSTRUCTION**  
SITE-CAST CONCRETE  
STRUCTURAL WALL  
PANELS

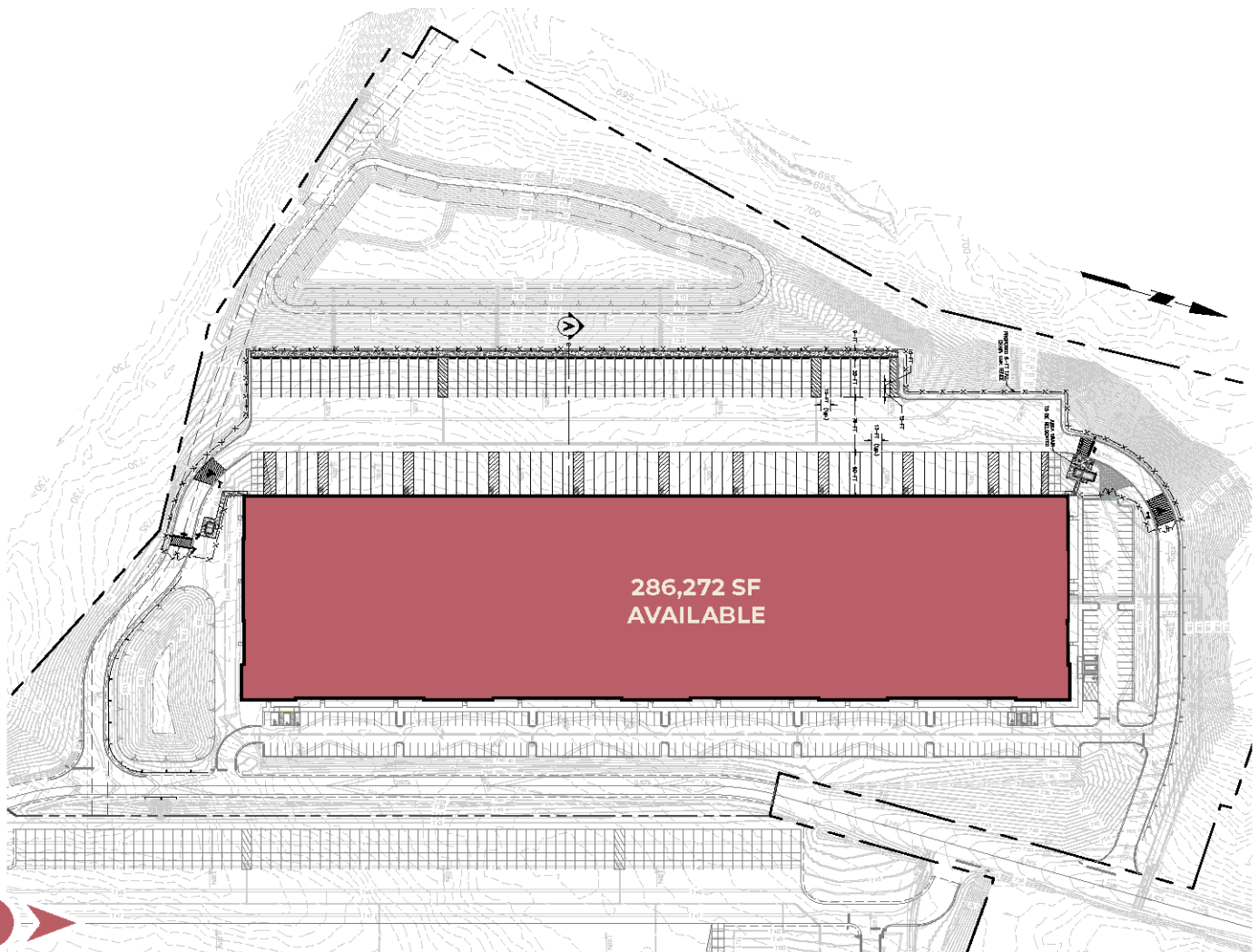
**266**  
AUTO  
POSITIONS

**ESFR**  
SPRINKLER  
SYSTEM

**56' x 50'**  
COLUMN  
SPACING

**280' x 1000'**  
BUILDING  
DIMENSIONS

**ROOF**  
MECHANICALLY ATTACHED  
TPO SYSTEM



# Property Aerials

525 Scalybark Road, Gastonia, NC 28054



# Immediate access to I-85 & Highway 74

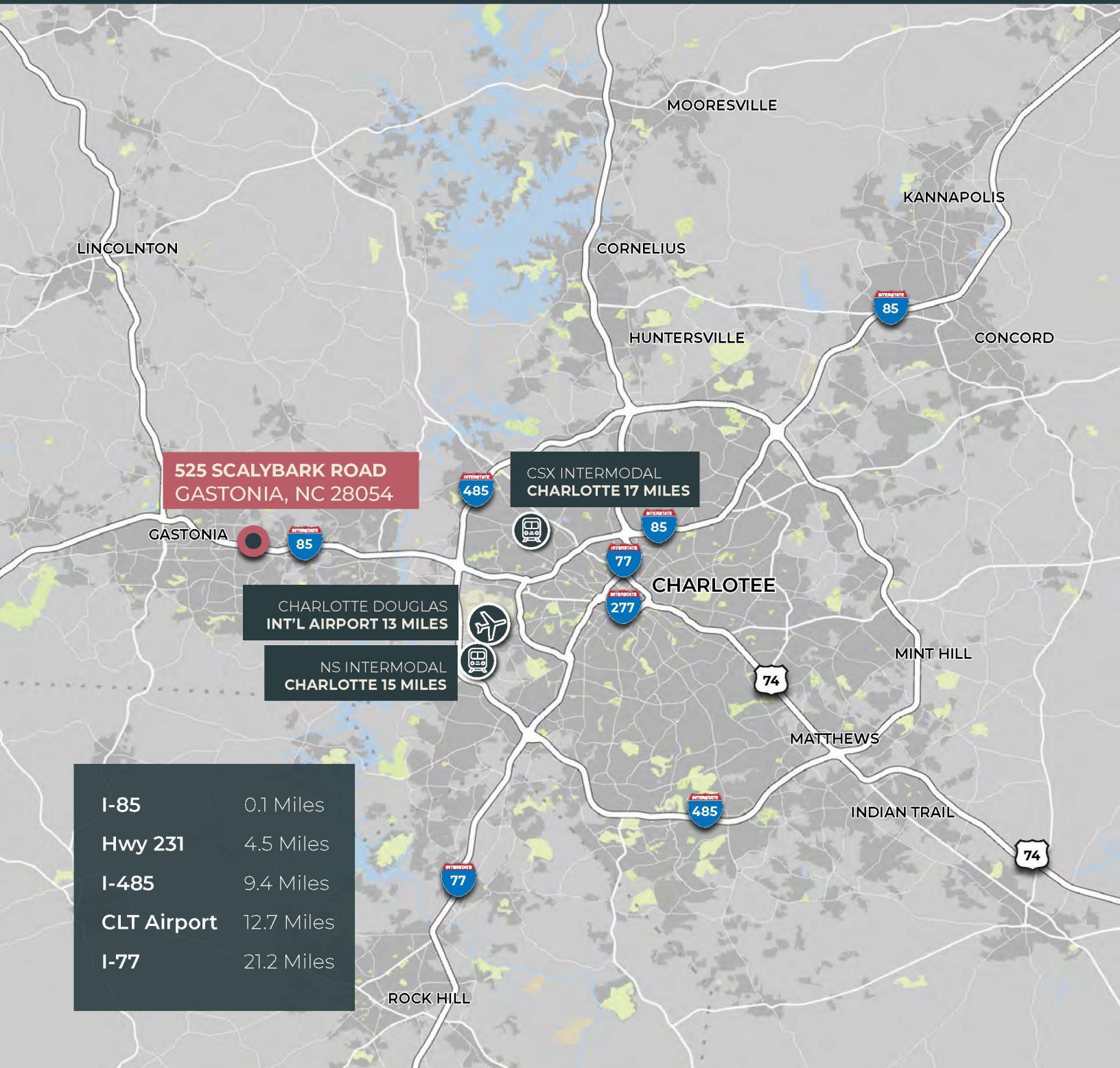
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Located along the I-85 corridor, the Gaston County submarket benefits from strong interstate access providing excellent connectivity to CLT and regional population centers in the Southeast, at a discount to Mecklenburg (Charlotte)'s higher rents and land basis.



# Premier Regional Connectivity

525 Scalybark Road, Gastonia, NC 28054



I-85	0.1 Miles
Hwy 231	4.5 Miles
I-485	9.4 Miles
CLT Airport	12.7 Miles
I-77	21.2 Miles