



# DELTA INDUSTRIAL PARK

1500 DELTA DRIVE

Gastonia, NC

**+/- 264,060 - 878,104 SF AVAILABLE**

**FOR LEASE AND SALE**

**Gaston County Tax Incentives Available**



TRINITYCAPITAL

# THE SITE

1500 DELTA DRIVE IS A +/- 878,104 SF NEW INDUSTRIAL DEVELOPMENT IN GASTONIA, NORTH CAROLINA.

THE SITE IS SITUATED DIRECTLY ALONG INTERSTATE 85, WHICH PROVIDES ACCESS TO I-485, I-77, AND HIGHWAY 321.



PARKING EXPANSION AREA  
104 TRAILER SPACES OR  
310 AUTO SPACES

PROPERTY BOUNDARY  
68.7 ACRES

90 AUTO SPACES

51 TRAILER SPACES

1,630 FT

+/- 878,104 SF  
180 DOCK DOORS  
TOTAL AUTO PARKING: 196 - 506 POSITIONS  
TOTAL TRAILER PARKING: 171-275  
DRIVE IN RAMPS:4

120 TRAILER SPACES

106 AUTO SPACES

540 FT

DELTA DRIVE

INTERSTATE  
85

# +/- 264,060 - 878,104 SF AVAILABLE



**Gaston County Investment Grant Program**  
10-year tax abatements in place



**+/- 2,820 SF SPEC OFFICE**

# DIRECT FRONTAGE TO I-85

DELTA INDUSTRIAL PARK IS LOCATED RIGHT OFF I-85 BETWEEN CHARLOTTE AND GASTONIA.




# BUILDING SPECS








<b>Total SF</b>	± 878,104 SF
<b>Building Dimensions</b>	540' x 1630'
<b>Available SF</b>	±264,060 - 878,104 SF
<b>Truck Court Depth</b>	185'
<b>Bay Size</b>	±29,340 SF
<b>Trailer Parking</b>	171 - 275 positions
<b>Office SF</b>	± 2,820 SF
<b>Auto Parking</b>	196 - 506 positions
<b>Clear Height</b>	40'
<b>Column Spacing</b>	54'4" X 50' (70' speed bays)
<b>Dock Doors</b>	180 (9'x10') with view panels. 16 with 45,000 lb mechanical pit levelers
<b>Sprinkler</b>	ESFR
<b>Drive in Doors</b>	4 (14' X 16')
<b>Lighting</b>	25' FC with motion sensors
<b>Power</b>	Four 1,000 amp 277/480V 8 MW within first 6 months of lease signature

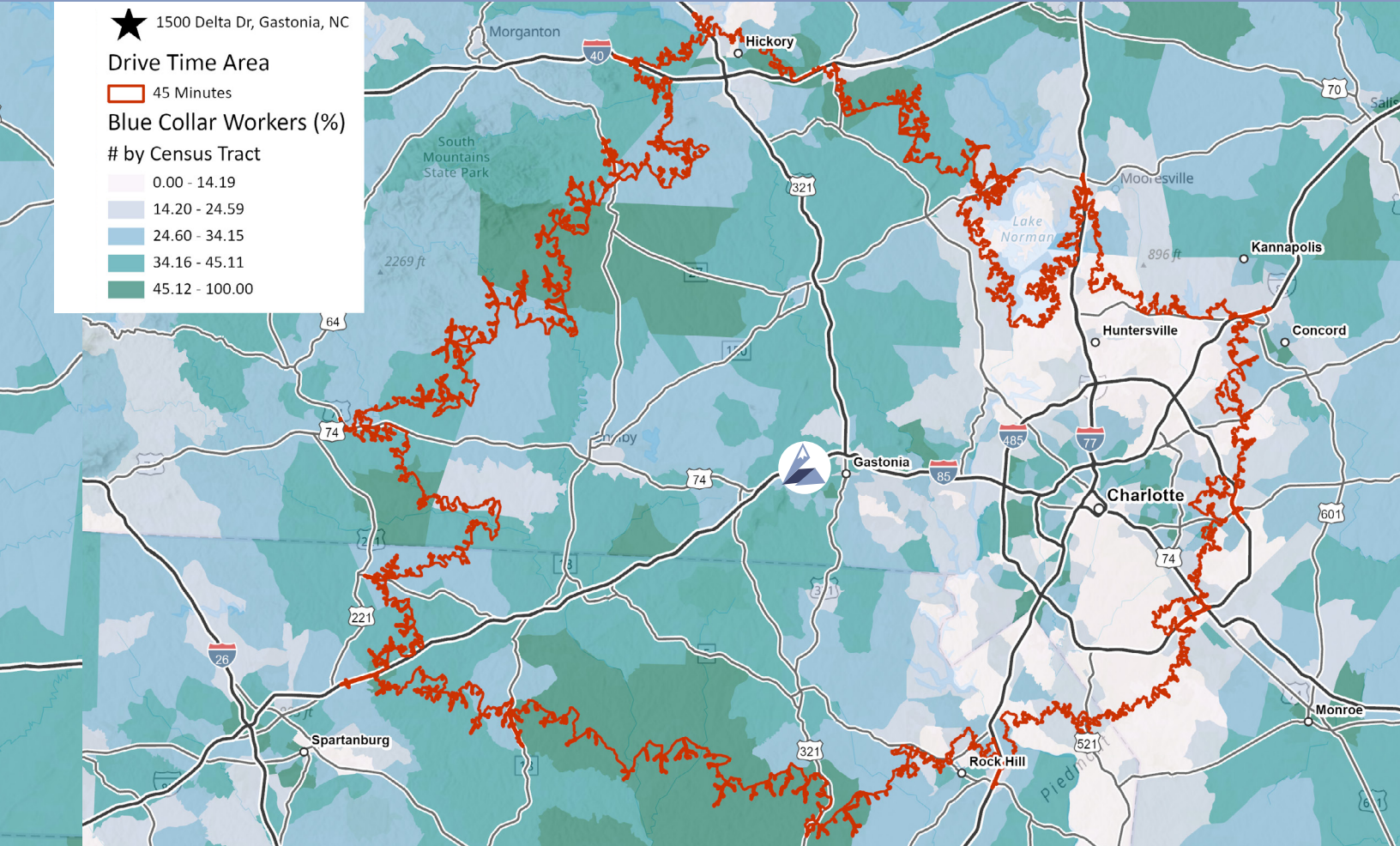
# A STRONG WORKFORCE

★ 1500 Delta Dr, Gastonia, NC

Drive Time Area  
 45 Minutes

Blue Collar Workers (%)  
 # by Census Tract

-  0.00 - 14.19
-  14.20 - 24.59
-  24.60 - 34.15
-  34.16 - 45.11
-  45.12 - 100.00



**2,081,386**  
Total Population



**1,134,497**  
Total Labor Force



**21%**  
of Workers are  
Blue Collar

## INDUSTRY CONCENTRATION



**87,741**  
Transportation/  
Warehouse Employees  
2023

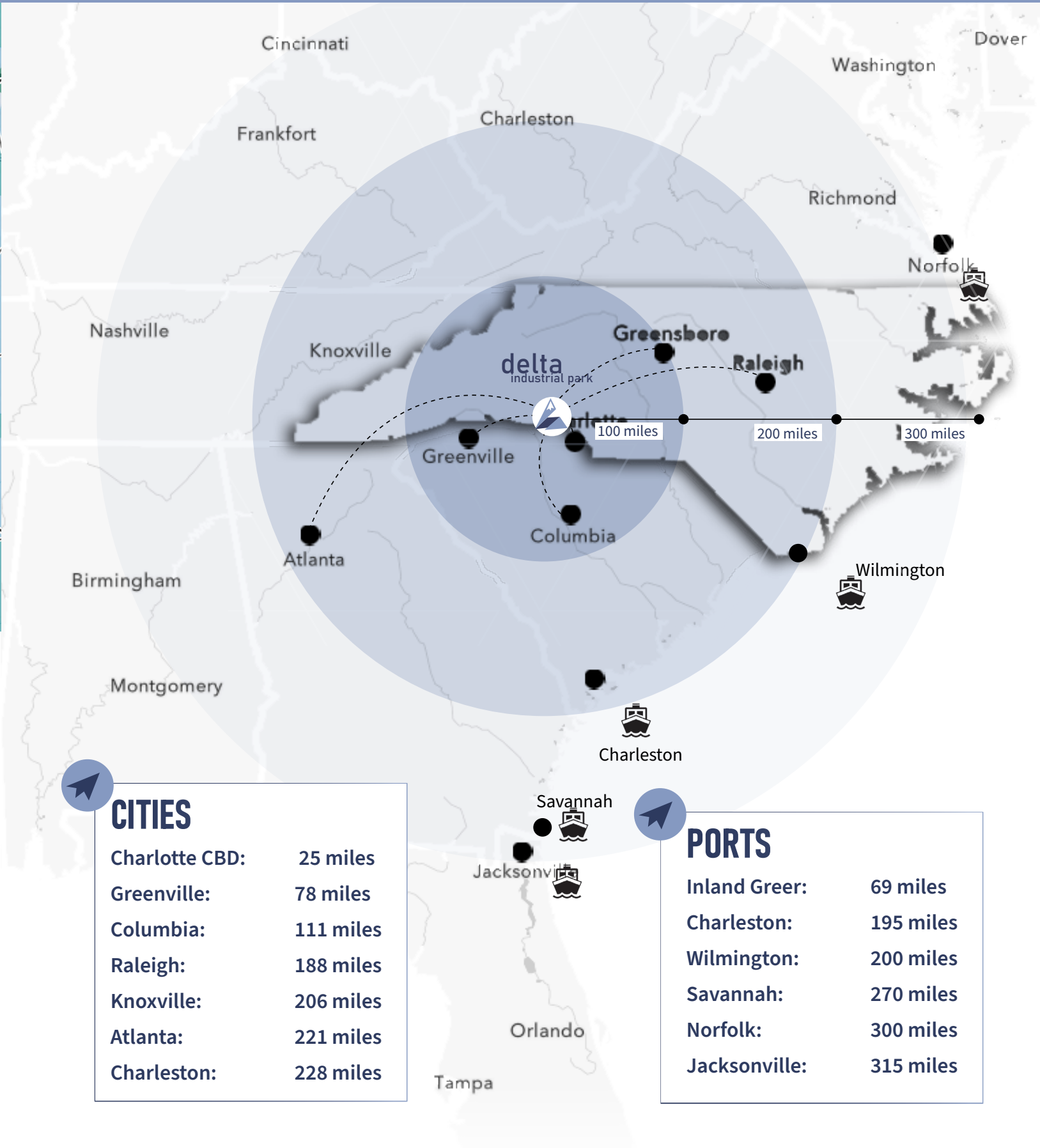
**98,500**  
Transportation/  
Warehouse Employees  
2030



**110,085**  
Manufacturing  
Firms  
2023

**111,638**  
Manufacturing  
Employees  
2030

# ACCESS TO THE SOUTH EAST





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