

THE OAKS

LOGISTICS CENTER

1115 CRAWFORD OAKS DR | GASTONIA, NC 28056

Up to $\pm 315,278$ sf
available for lease



CLICK HERE TO ACCESS THE
360° VIEW TOUR 

CROW
HOLDINGS

INDUSTRIAL

AVISON
YOUNG

PROPERTY DETAILS

The Oaks Logistics Center is a Class-A modern industrial building just outside of Charlotte's I-485 beltway. The state-of-the-art facility will offer single or multi-tenant leasing options. Situated on a collective ±46.271 acres along Hickory Grove Rd, this property offers excellent interstate access and strong connectivity to Charlotte's major industrial submarkets.

NOTE SPEC UPFIT DETAILS:

- Planned 2,000 sf of speculative office
- 24 docks equipped with manual levelers
- 10 FC lighting throughout warehouse
- Warehouse interior painted white with columns painted safety yellow to 12' and white from 12' to ceiling



Address:	1115 Crawford Oaks Dr Gastonia, NC 28056
Total Available sf:	±315,278 sf
Potential Demising Option:	Suite 100: ±140,944 sf Suite 200: ±174,944 sf
Zoning:	BC-D
Clear Height:	36'
Truck Court:	190'
Auto Spaces:	150 spaces
Trailer Spaces:	134 spaces

Column Spacing:	56' x 50'
Speed/Loading Bays:	60
Dock High Doors:	68 (9' x 10') doors
Drive-In Doors:	2 (14' x 16') doors
Fire Protection:	ESFR
Power:	(1) 2,500-amp service
Slab Thickness:	7" unreinforced slabs
Roof Insulation:	R-20; 60 mil TPO roof
Rail Service:	Yes

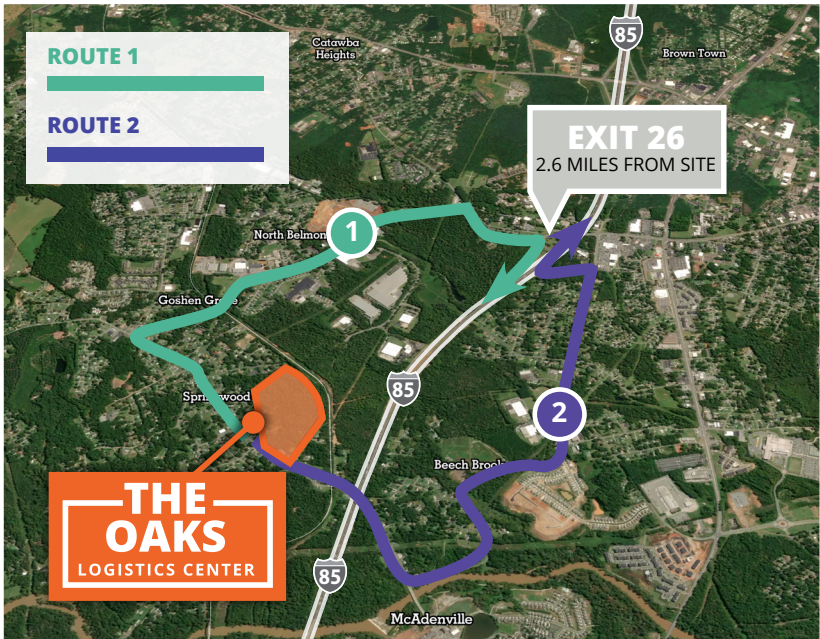
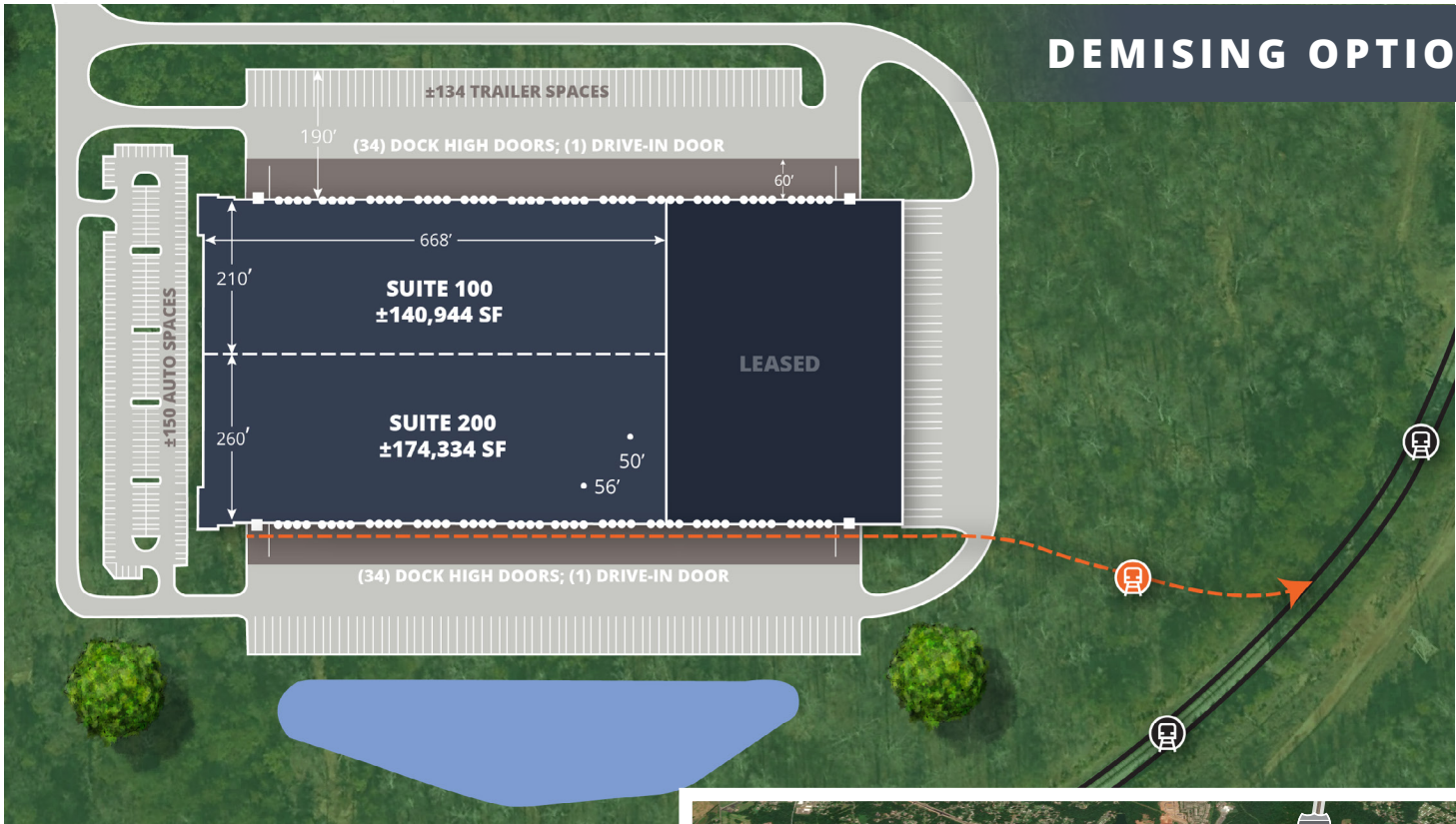


**PROPOSED
70' WIDE RAIL
SPUR WITH 10
CAR CAPACITY**



360° VIEW TOUR
SCAN QR CODE

STATE OF THE ART Class-A Modern INDUSTRIAL BUILDING



Up to $\pm 315,278$ sf AVAILABLE FOR LEASE

CRAWFORD OAKS DR | GASTONIA, NC



INTERSTATE 85
 ± 2.6 miles



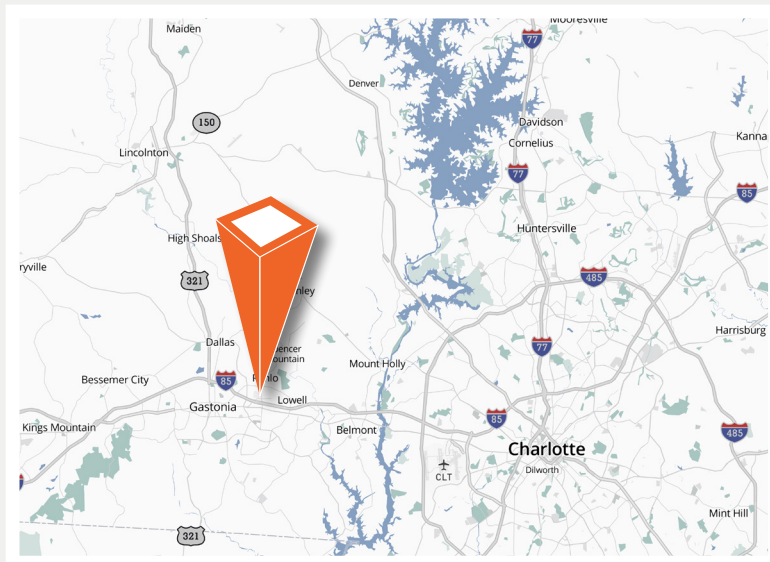
US HWY 74
 ± 2.0 miles



INTERSTATE 485
 ± 6.5 miles



CHARLOTTE DOUGLAS
INTERNATIONAL
AIRPORT
 ± 8.2 miles



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