

1224

ISLEY DRIVE



±44,722 SF WITH 1.4 ACRE OUTDOOR STORAGE YARD FOR LEASE

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**AVISON
YOUNG**

**±44,722 SF
AVAILABLE FOR LEASE**

PROPERTY OVERVIEW

Address: 1224 Isley Dr

City / State: Gastonia, NC

County: Gaston

Parcel ID: 3536260212



1224 ISLEY DRIVE

Gastonia, NC

Established Submarket in Charlotte MSA Positioned On Major Southeast Logistics Corridor

1224 Isley Drive is a ±160,000-SF industrial building located 1-mile from I-85 providing immediate interstate access. The current vacancy totals 44,722 SF with the option to add a 1.4 acre yard for outdoor storage, overflow car parking, or trailer storage.

New ownership recently completed a renovation of the existing office area and bathrooms.

Situated in a dense industrial park setting, the neighboring companies include Mann Hummel, Advanced Auto, WIX, Red Valve, Sika Corp, Curtis Wright and Daimler Trucks.



1224 ISLEY DRIVE

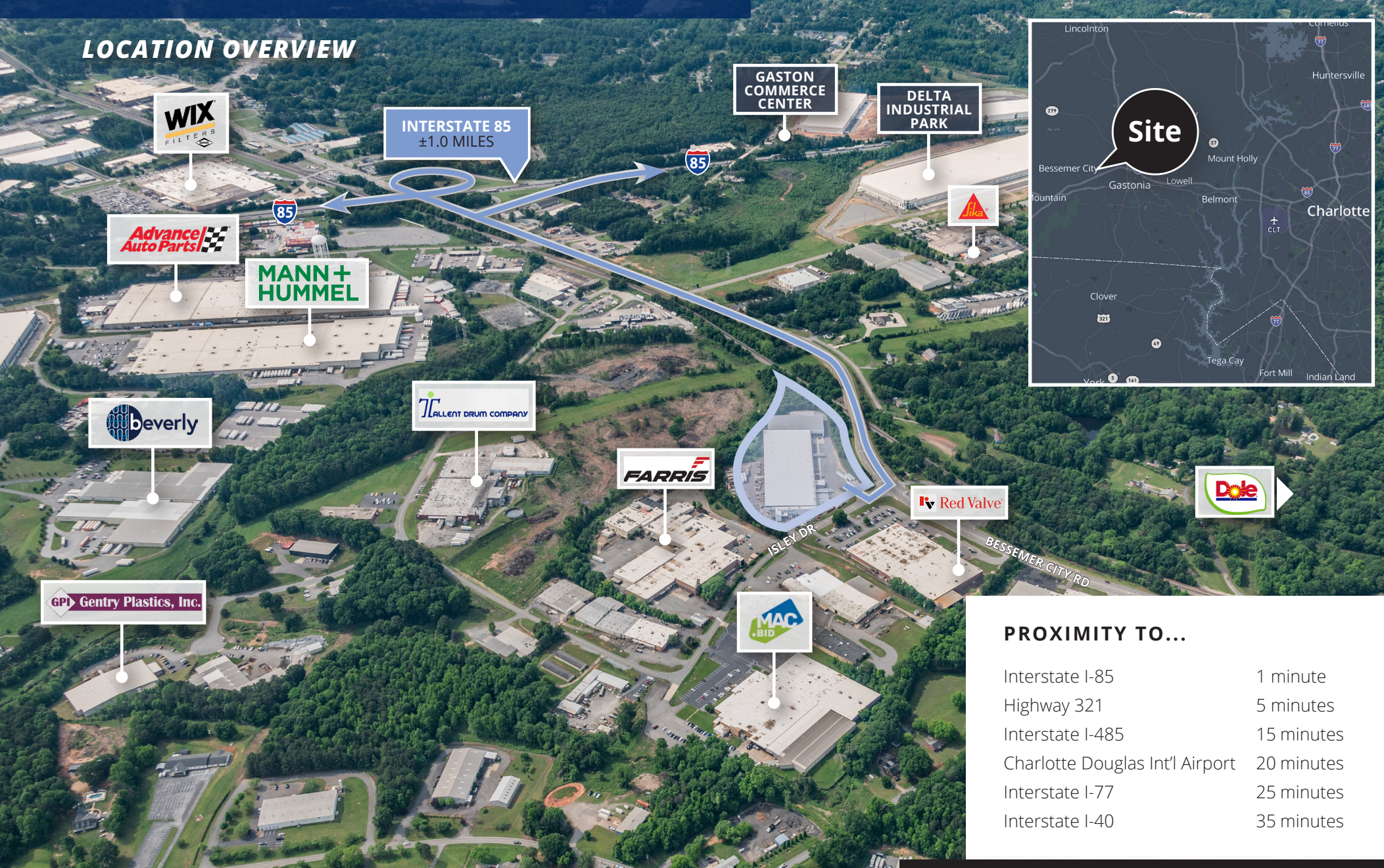
Gastonia, NC

PROPERTY SPECIFICATIONS

Available SF:	±44,722 SF
Building Size:	±164,230 SF
Office Size:	±4,713 SF
Site Area:	±11.19 AC
Clear Height:	30'
Construction Type:	Concrete tilt wall
Column Spacing:	40' x 40'
Zoning:	I-2 (Heavy Industrial)
Fire Protection:	ESFR
Warehouse Lighting:	LED
Dock High Doors:	Seven (7) 8' x 10' doors Two (2) 10' x 10' doors One (1) 16' x 10' door
Drive-In Doors:	One (1) 16' x 16' door One (1) 10' x 10' door
Outdoor Storage Yard:	±1.4 AC



LOCATION OVERVIEW



PROXIMITY TO...

Interstate I-85	1 minute
Highway 321	5 minutes
Interstate I-485	15 minutes
Charlotte Douglas Int'l Airport	20 minutes
Interstate I-77	25 minutes
Interstate I-40	35 minutes

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