

321EXCHANGE

±72,000 - 305,760 SF
FOR LEASE OR FOR SALE

1925 WREN TURNPIKE
GASTONIA, NC



CONSTRUCTION STATUS

- SITE CLEARED
- PAD COMPLETE
- WALLS TILTED
- ROOF INSTALLED
- BUILDING DELIVERED



FOUNDRY | CROW HOLDINGS
COMMERCIAL

BUILDING FEATURES & ACCESS

ADDRESS 1925 WREN TURNPIKE
GASTONIA, NC

SIZE ±305,760 SF

CLEAR HEIGHT 36'

DOCK HIGHS 65 (9' X 10')

DRIVE-INS 2 (14' X 16')

PIT LEVELERS 20 (7' X 8') WITH 40K LB CAPACITY

COLUMN SPACING 50' X 56', 60' SPEEDBAYS

SLAB 6" (4,000 PS) WITH 10 MIL VAPOR BARRIERS

POWER TWO 2,500 AMP SERVICE TROUGHS

LIGHTING LED ON MOTION WITH 15' WHIPS

INTERIOR WHITE BOXED AND PAINTED COLUMNS

TRAILER PARKING 70 SPACES

VAN PARKING 16 SPACES

AUTO PARKING 206 SPACES

ROOF 60 MIL WHITE TPO, ATTACHED WITH
R-20 INSULATION

SPRINKLER ESRF (K-22.4 HEADS @ 40 PSI)



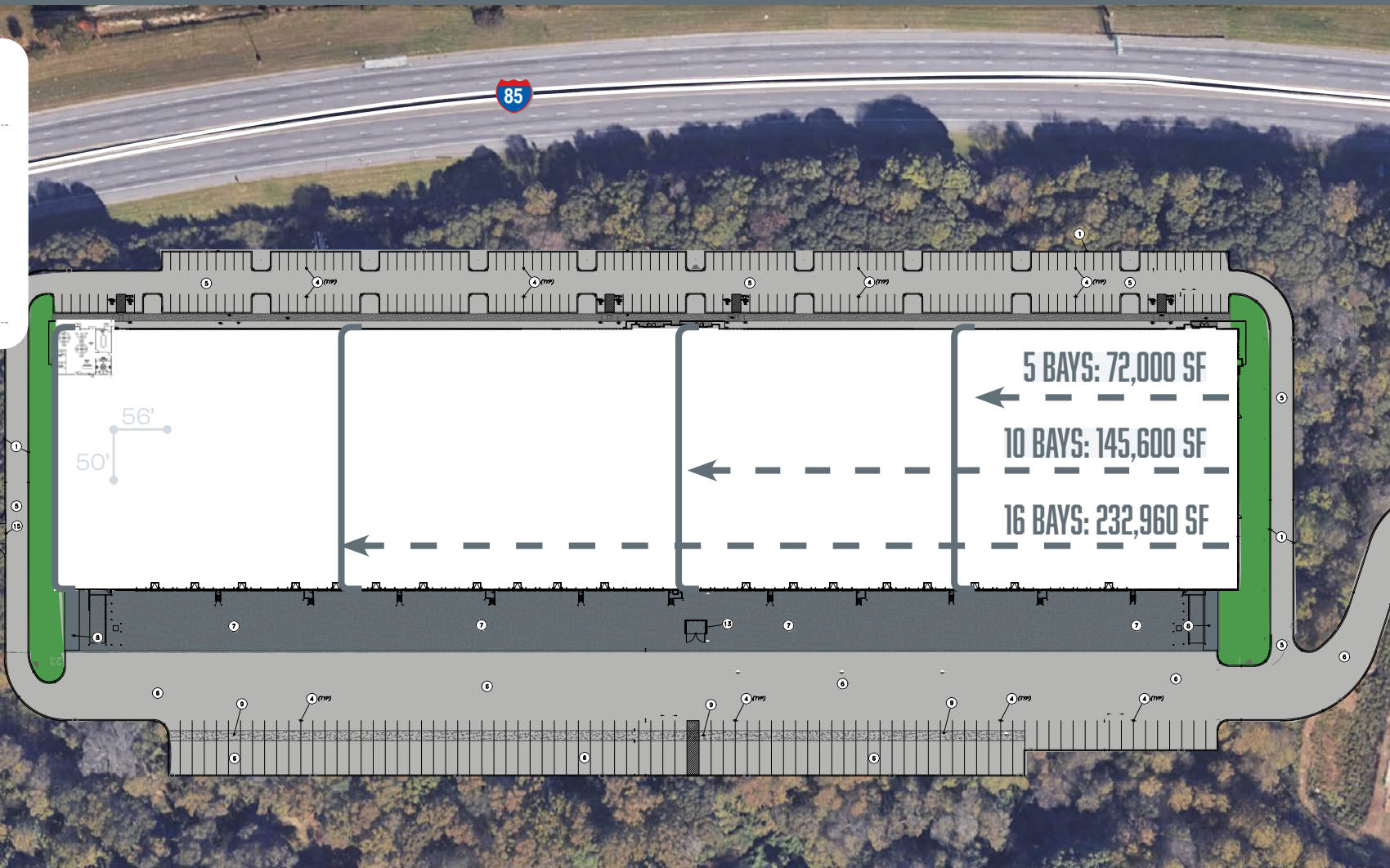
ACCESS	
I-85	0.7 MILES
I-485	14.1 MILES
I-77	21.4 MILES
UPTOWN	21.9 MILES

AREA OVERVIEW



SITE PLAN

SPEC SUITE



±305,760 SF

36'

65

2

260'

185'

16

70

206

SQUARE FEET

CLEAR HEIGHT

DOCK DOORS

DRIVE-IN DOORS

BUILDING DEPTH

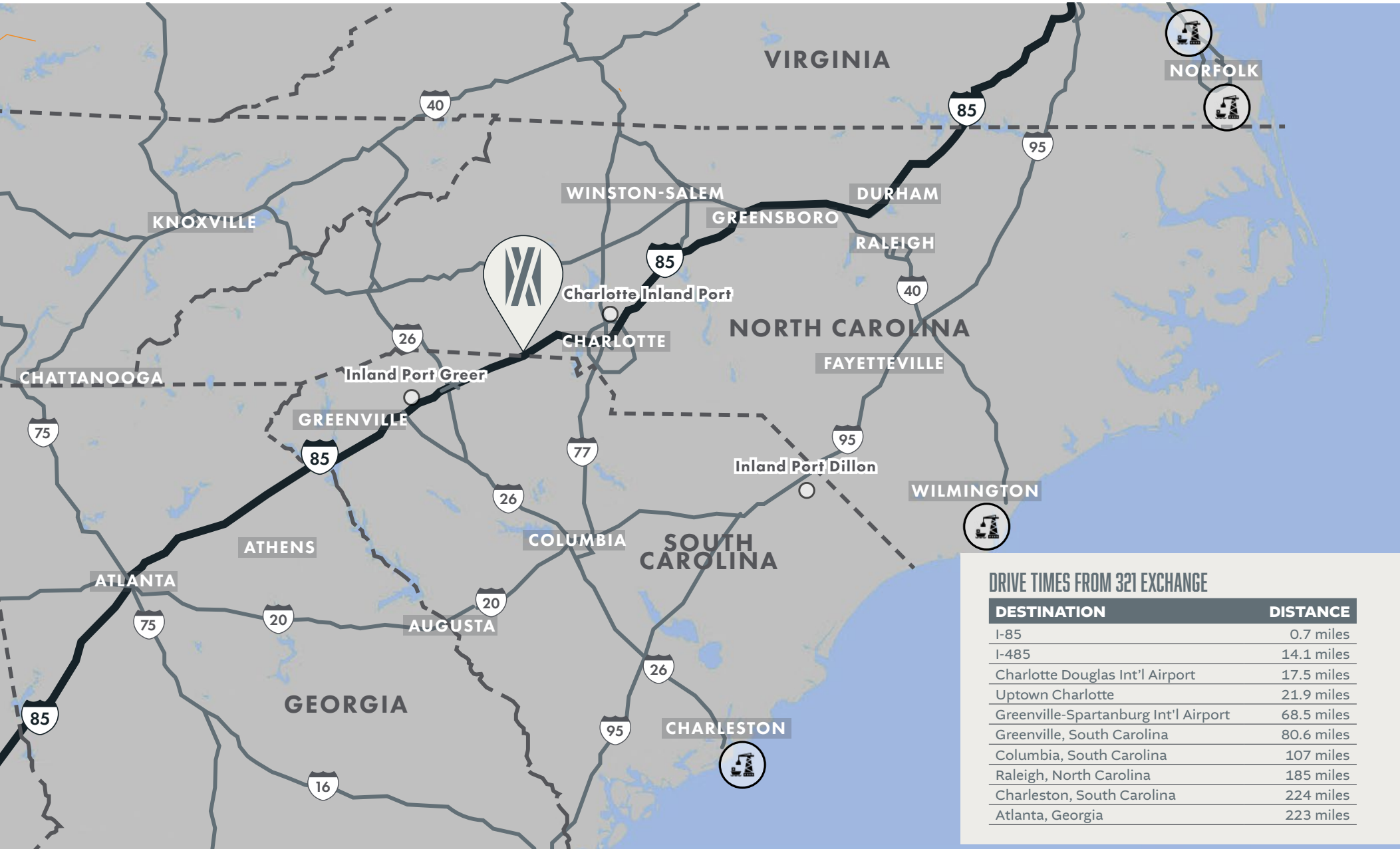
TRUCK COURT DEPTH

VAN PARKING SPACES

TRAILER PARKING SPACES

AUTO PARKING SPACES

REGIONAL CONNECTIVITY



CONTACT US

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