



Gaston

Commerce Center



Building A
±80,811 SF Available



For Lease

Bldg A: ± 80,811 SF

Bldg B: ± 70,000 - 140,572 SF

**State-of-the-art Warehouse/
Manufacturing facility**

Immediate access & frontage to I-85



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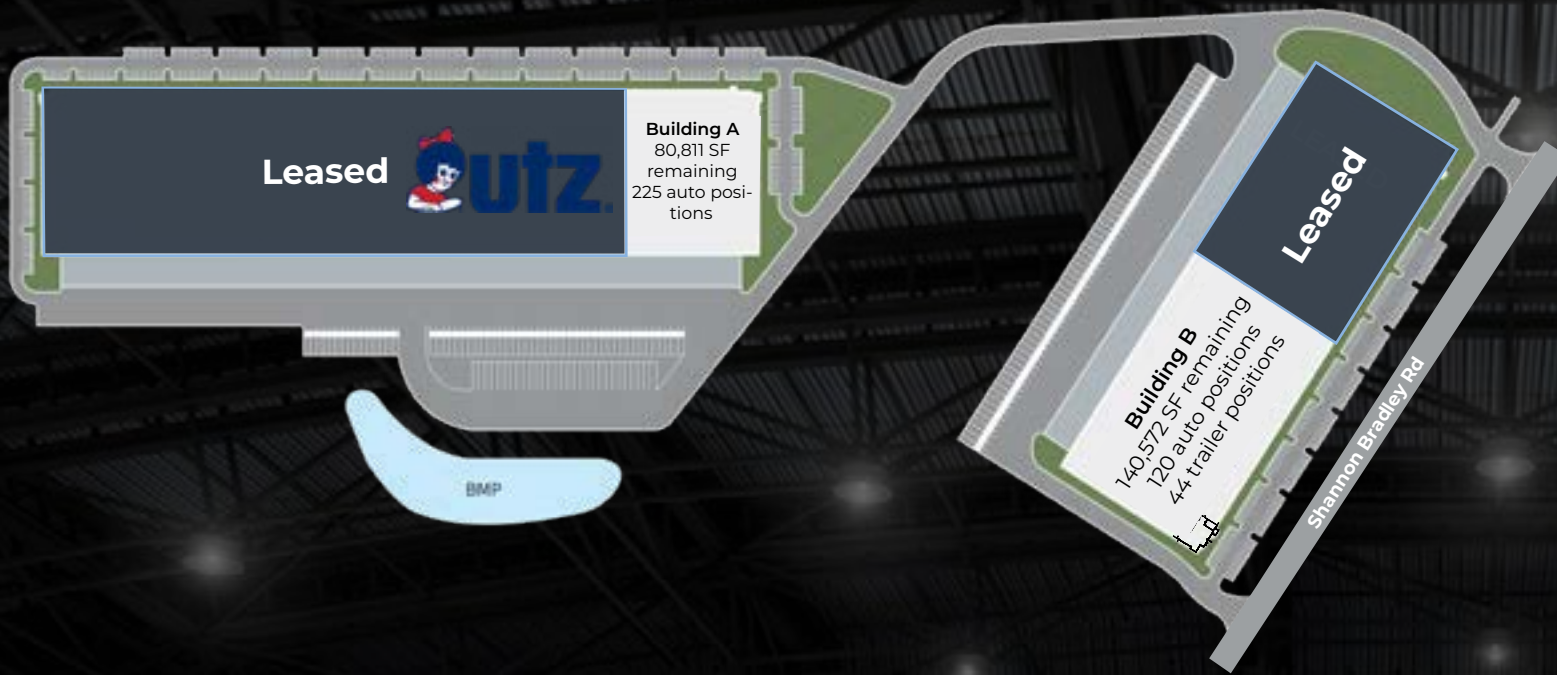
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Building B

Shannon Bradley Rd

Site Plan & Specs



Building A

1275 Shannon Bradley Rd., Gastonia, NC

Building Size	±420,261 SF (310' X 1,350')
Available SF	±80,811 SF (310'x255')
Future Office SF	3,101 SF
Clear Height	36'
Truck Court Depth	190'
Loading	(9) 9' x 10' dock high doors (1) 14' x 16' drive in doors
Dock Equipment	(3) 8' x 6' with 40k lb levelers
Power	(1) 2500 amp service trough
Column Spacing	50' x 56' (60' speed bays)
Fire Suppression	ESFR
Auto Parking	225 positions
Trailer Parking	17 positions

Building B

1245 Shannon Bradley Rd., Gastonia, NC

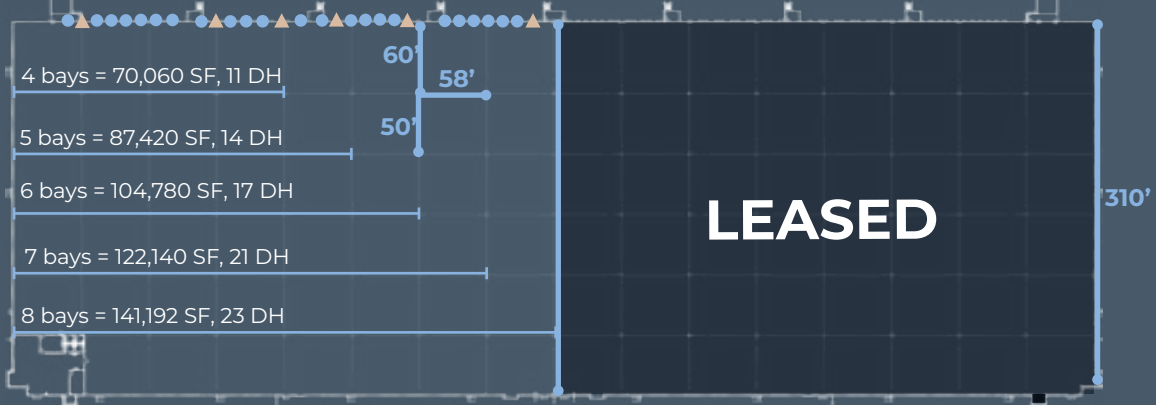
Building Size	±280,692 SF (310' X 900')
Available SF	±70,000 - 140,572 SF (310'x448')
Office SF	3,742 SF
Clear Height	36'
Truck Court Depth	190'
Loading	(23) 9' x 10' dock high doors (1) 14' x 16' drive in doors
Dock Equipment	(5) 8' x 6' with 40k lb levelers
Power	(1) 2500 amp service trough
Column Spacing	50' x 56' (60' speed bays)
Fire Suppression	ESFR
Auto Parking	±120 positions
Trailer Parking	±44 positions (expandable)

Floorplans

Building A

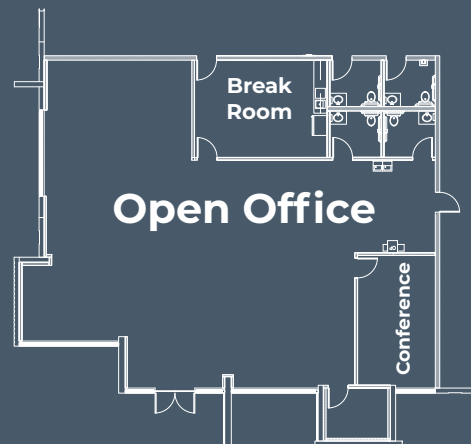


Building B



- Dock High
- ▲ Pit Levelers

3,742 SF of New Spec Office





Interstate 85	±1.0 miles
Highway 321	±3.5 miles
Interstate 485	±16 miles
Interstate 277	±23 miles
Interstate 77	±24 miles
Interstate 40	±36 miles

	Charlotte	Atlanta	Nashville	Washington DC
Total Industrial Market Size	268,422,447	657,383,442	215,092,257	102,361,876
MSA Population	2,783,189	6,266,565	2,029,661	6,419,745
100 Mile Population	8,307,894	9,202,856	4,238,141	14,283,883
300 Mile Population	39,036,603	37,722,051	40,825,445	68,415,298
500 Mile Population	103,523,669	88,288,378	111,182,053	118,635,630

(Source: EMSI)

Distance (miles)	5M	10M	25M
Manufacturing	7,962	13,084	66,271
Transportation & Warehousing	545	2,780	54,506

(Source: EMSI)

Industrial Labor