



# Northwest Gateway Logistics Park

1215 JENKINS RD & 3035 NORTHWEST BLVD | GASTONIA, NC

±217,525 sf available for lease

**GATEWAY NW**  
1215 JENKINS RD.  
3035 NORTHWEST BLVD.



**360°**  
VIEW  
TOUR

SCAN QR CODE TO ACCESS

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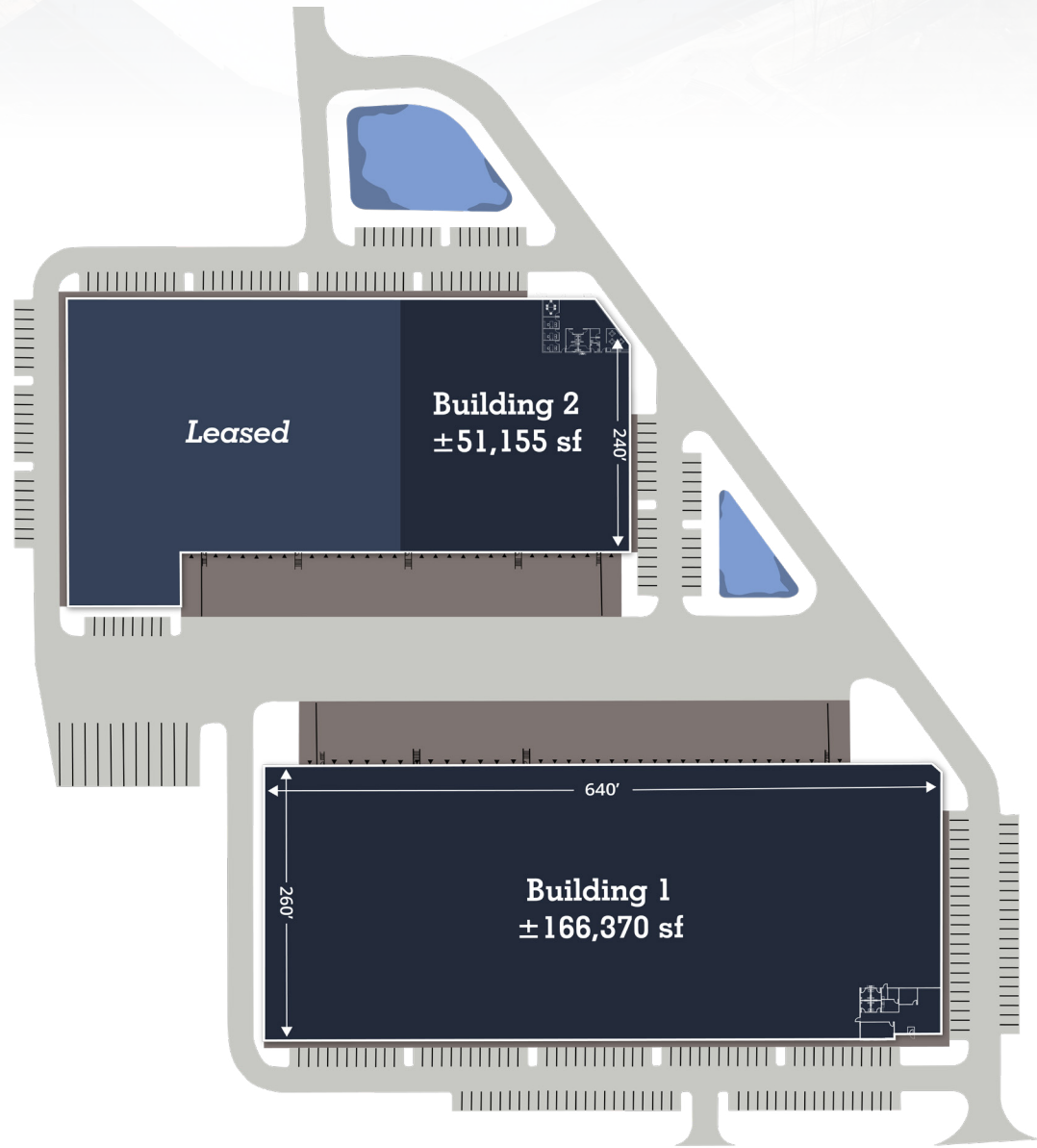


1215 JENKINS RD & 3035 NORTHWEST BLVD

# Northwest Gateway Logistics Park

## OVERALL SITE SPECIFICATIONS

<b>Address:</b>	1215 Jenkins Rd & 3035 Northwest Blvd, Gastonia, NC 28052
<b>Total Available:</b>	±217,525 sf
<b>Trailer Parking:</b>	11 spaces
<b>Parcel ID:</b>	201884
<b>County:</b>	Gaston
<b>Zoning:</b>	I-2 (Qualified Opportunity Zone)
<b>Site Area (ac):</b>	±17.299 ac
<b>Interstate Access:</b>	±0.5 mi
<b>Pricing:</b>	Call for pricing



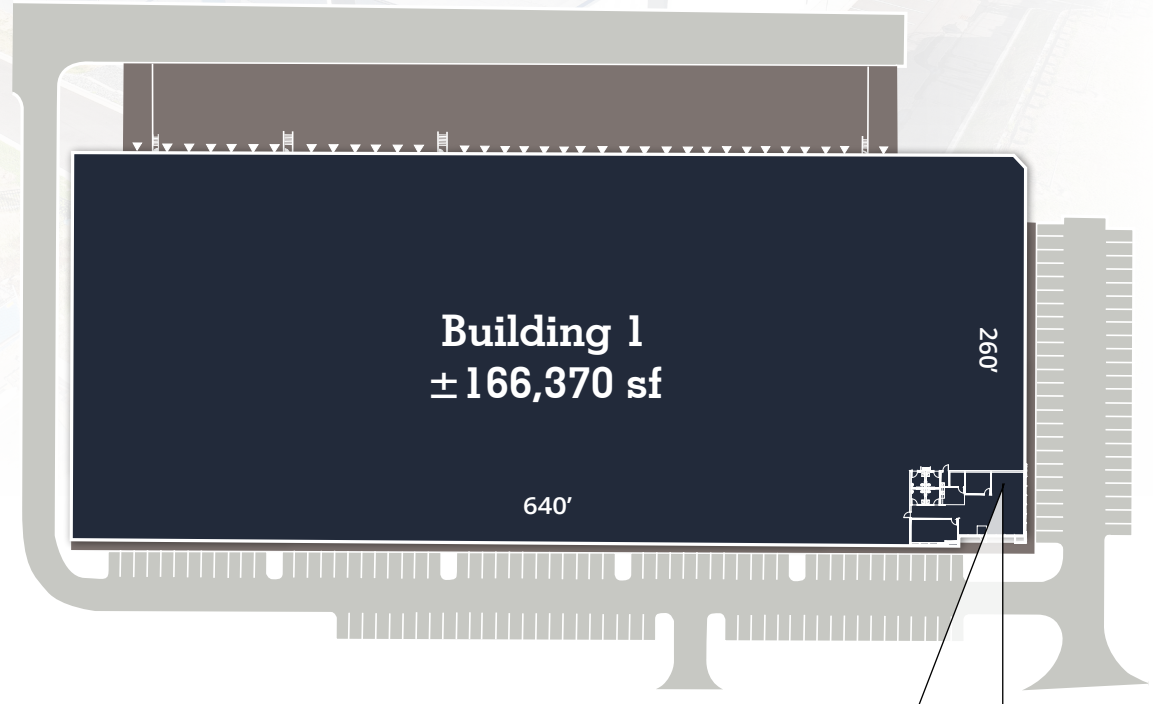


# Building 1

## SITE PLAN

### BUILDING 1 DETAILS

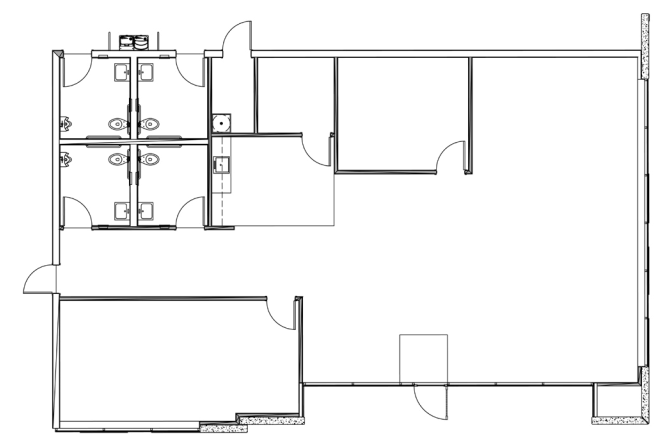
Address:	1215 Jenkins Rd Gastonia, NC 28052
Available:	±166,370 sf
Office:	±2,270 sf
Building Depth:	260'
Column Spacing:	50' x 52'
Clear Height:	32'
Dock High Doors:	Thirty Two (32) doors
Drive-In Doors:	Two (2) doors
Speed Bay:	60'
Truck Court:	200' (shared)
Parking:	140 vehicle stalls
Lighting:	LED
Fire Protection:	ESFR
Electrical:	480 volt, three-phase, 4 wire 1200 amp service
Roof Insulation:	ISO Board Insulation, R-20 (LTTR)



**Spec Office**  
**Matterport Tour:**  
[SCAN CODE TO ACCESS FLYER](#)



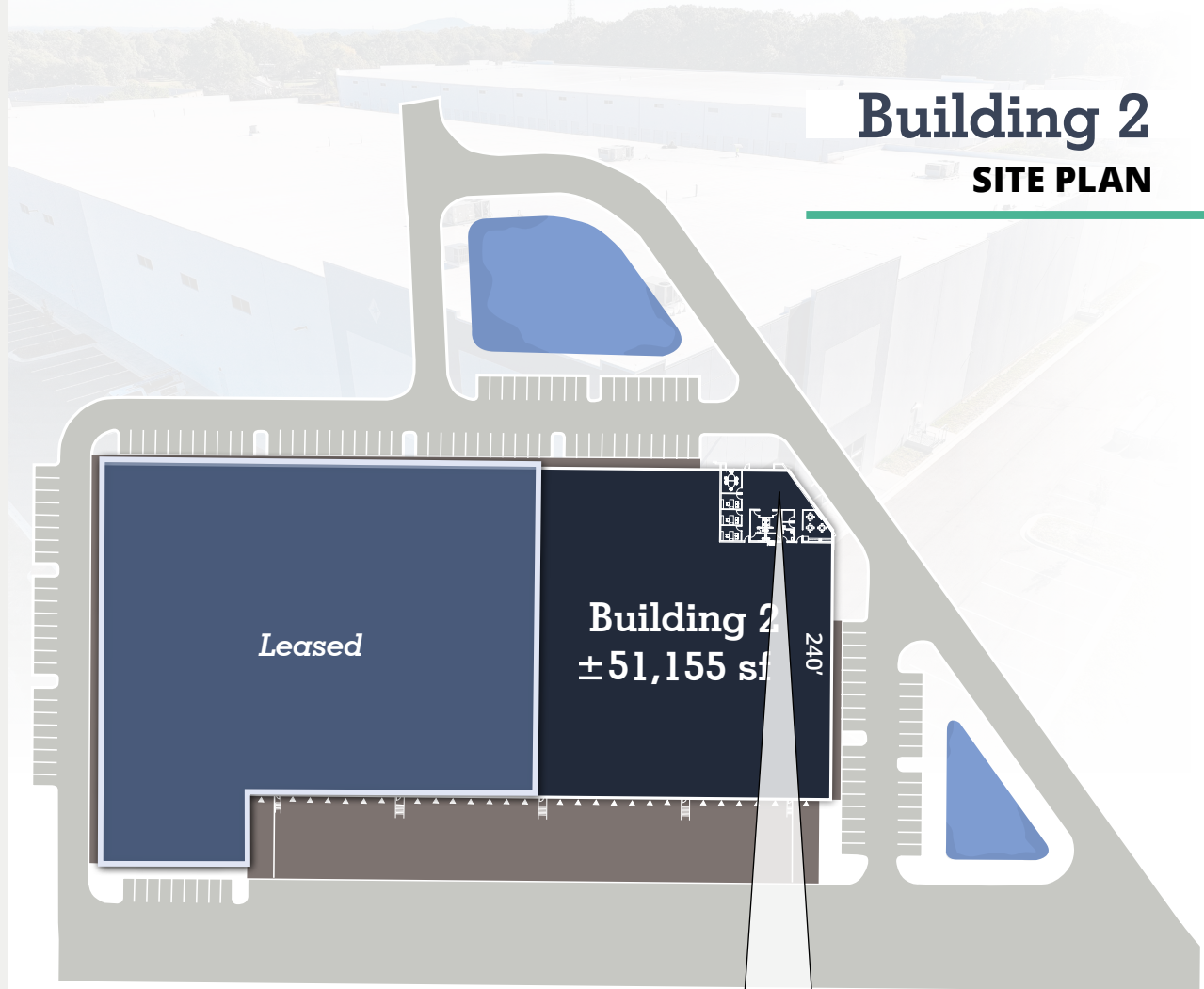
### ±2,270 SF SPEC OFFICE





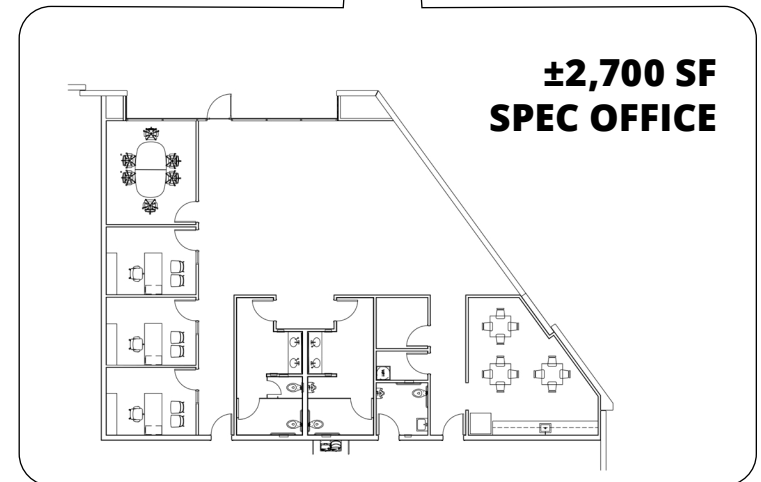
## BUILDING 2 DETAILS

<b>Address:</b>	3035 Northwest Blvd Gastonia, NC 28052
<b>Available:</b>	±51,155 sf
<b>Office:</b>	±2,700 sf
<b>Building Depth:</b>	240'
<b>Column Spacing:</b>	60' x 52'
<b>Clear Height:</b>	32'
<b>Dock High Doors:</b>	Twelve (12) doors
<b>Drive-In Doors:</b>	One (1) 12' x 14' door
<b>Speed Bay:</b>	60'
<b>Truck Court:</b>	200' (shared)
<b>Parking:</b>	113 vehicle stalls
<b>Lighting:</b>	LED
<b>Fire Protection:</b>	ESFR
<b>Electrical:</b>	480 volt, three-phase, 4 wire 1200 amp service
<b>Roof Insulation:</b>	ISO Board Insulation, R-20 (LTTR)



## Building 2 SITE PLAN

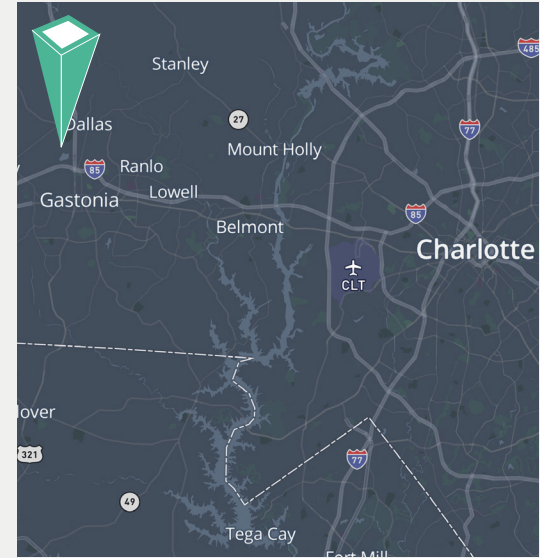
**Spec Office  
Matterport Tour:**  
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1215 JENKINS RD & 3035 NORTHWEST BLVD

# Northwest Gateway Logistics Park

## INTERSTATE ACCESS



INTERSTATE I-85  
0.9 miles



CHARLOTTE-DOUGLASS  
INTERNATIONAL AIRPORT  
19.6 miles



INTERSTATE 77  
23.7 miles

## For more information:

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