

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

321EXCHANGE

1925 WREN TURNPIKE
GASTONIA, NC



FOUNDRY | CROW HOLDINGS
COMMERCIAL

BUILDING FEATURES & ACCESS

ADDRESS 1925 WREN TURNPIKE
GASTONIA, NC

TOTAL SF ±305,760 SF

OFFICE SF 2,829 SF

CLEAR HEIGHT 36'

DOCK HIGHS 65 (9'X10')

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

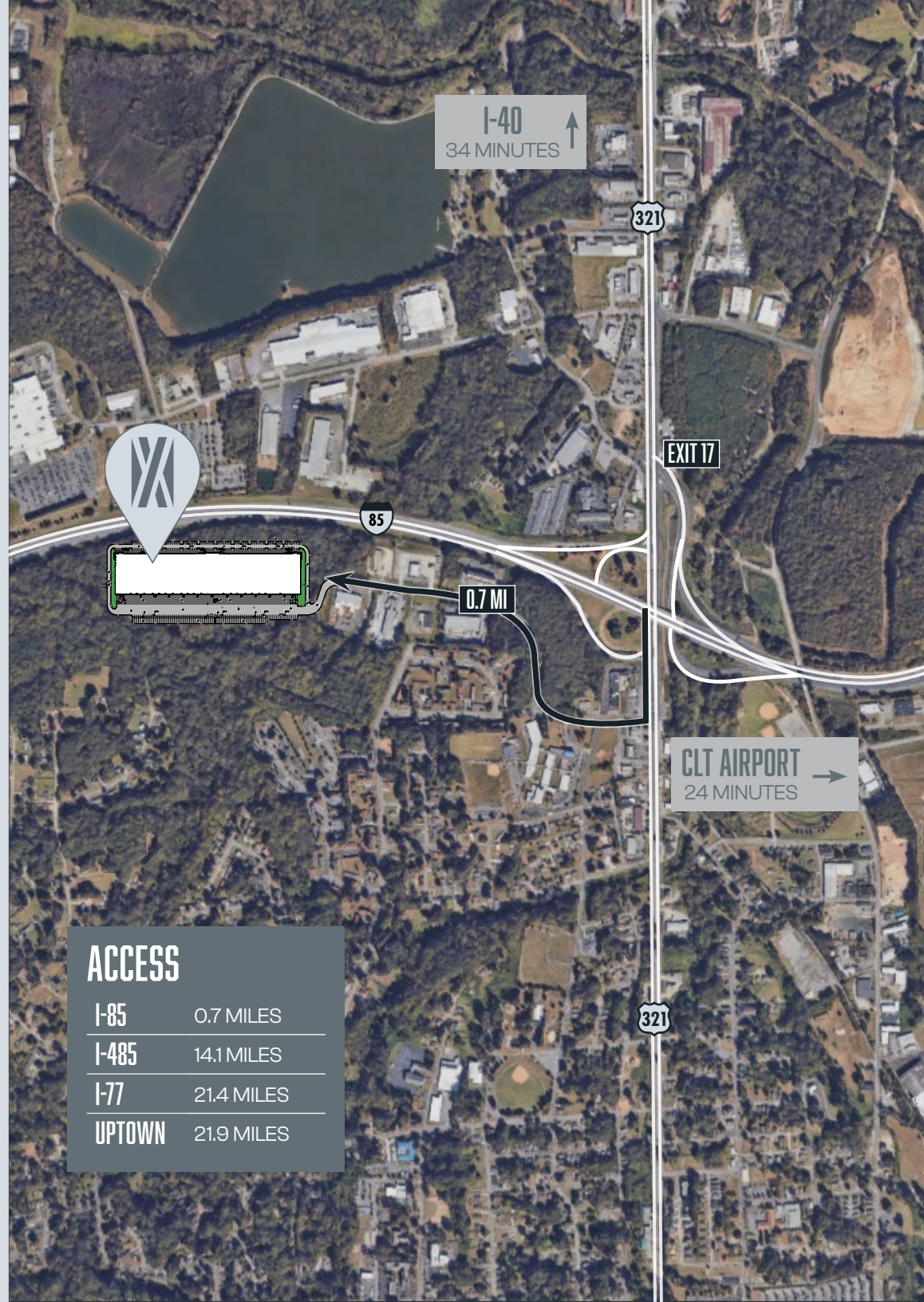
TRAILER PARKING 70 SPACES

VAN PARKING 16 SPACES

AUTO PARKING 206 SPACES

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

SPRINKLER ESFR (K-22.4 HEADS @ 40 PSI)



ACCESS

I-85 0.7 MILES

I-485 14.1 MILES

I-77 21.4 MILES

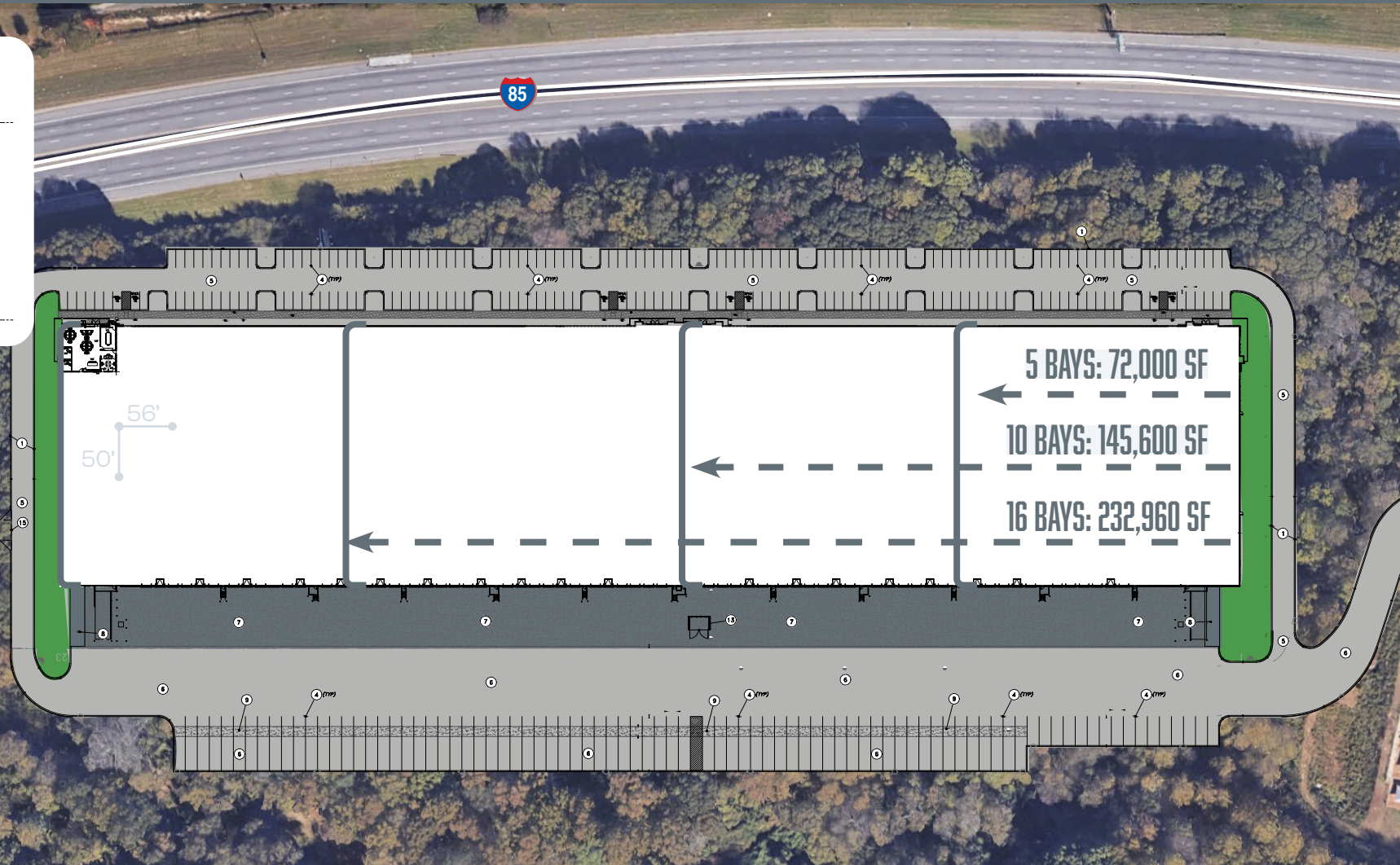
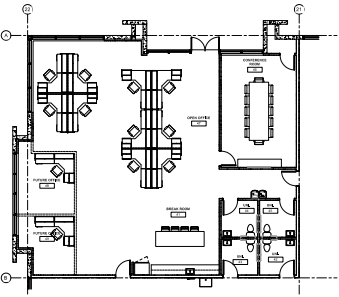
UPTOWN 21.9 MILES

AREA OVERVIEW



SITE PLAN

SPEC SUITE



±305,760 SF

SQUARE
FEET

36'

CLEAR
HEIGHT

65

DOCK
DOORS

2

DRIVE-IN
DOORS

260'

BUILDING
DEPTH

185'

TRUCK COURT
DEPTH

16

VAN PARKING
SPACES

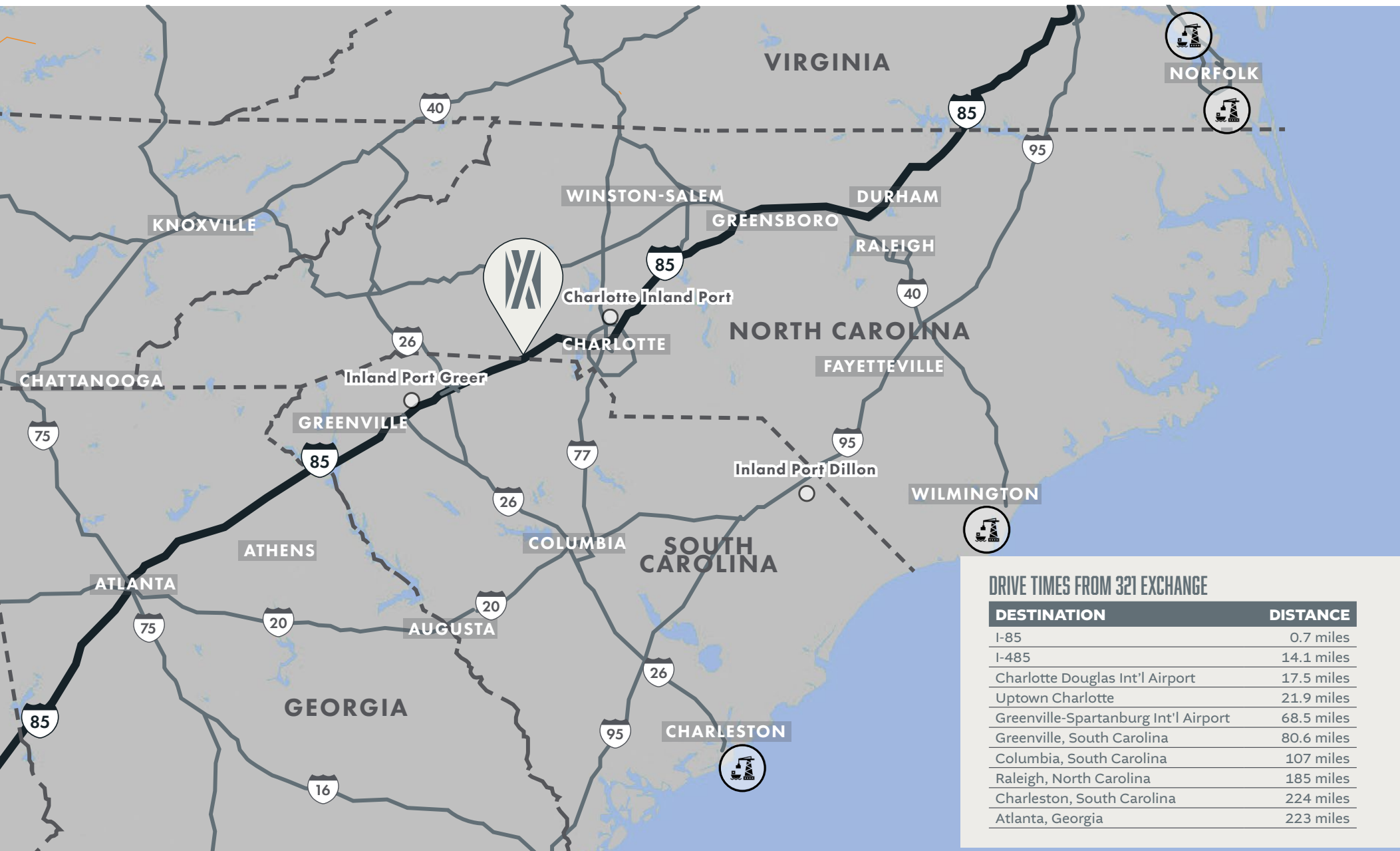
70

TRAILER
PARKING SPACES

206

AUTO
PARKING SPACES

REGIONAL CONNECTIVITY



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