

# ±1.2M SF INDUSTRIAL FACILITY

300 SAXONY DRIVE, MCADENVILLE, NC 28101



## FEATURES

- A ±260-acre, rail served manufacturing and logistics site
- 40' minimum clear height
- ESFR sprinkler system
- Adjacent to Duke Power Substation
- Ample car and trailer parking
- I-2 Zoning
- Central location within ±0.5 miles to I-85, and ±11 miles to Charlotte Douglas International Airport



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# BUILDING SPECS



<b>ADDRESS</b>	300 Saxony Drive McAdenville, NC 28101
<b>COUNTY</b>	Gaston
<b>AVAILABLE SF</b>	±500,000 - 1,200,000 SF
<b>OFFICE SF</b>	Build-to-suit
<b>ZONING</b>	I-2
<b>LIGHTING</b>	Build-to-suit
<b>CLEAR HEIGHT</b>	40' typical
<b>LOADING</b>	(260) 9' x 10' dock high doors (4) 14' x 16' drive-in doors
<b>TRAILER PARKING</b>	385 spaces expandable to 513
<b>TRUCK COURT</b>	185'

<b>FIRE PROTECTION</b>	ESFR
<b>CAR PARKING</b>	311 spaces expandable to 543
<b>COLUMN SPACING</b>	54' x 48'8" with 60' speed bay typical
<b>CONSTRUCTION</b>	Walls: Tilt Concrete Floors: 7" unreinforced floor slab with speed bay reinforced with 3's at 16" O.C. Roof: 60 Mil TPO membrane
<b>ON-SITE UTILITIES</b>	Water: Town of McAdenville Sewer: Town of McAdenville Power: Duke Energy Gas: Dominion Energy Data: AT&T

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