

Northwest Gateway Logistics Park

1215 JENKINS ROAD | GASTONIA, NC

±298,765 sf available for lease

BROKER CONTACTS

Henry Lobb, SIOR

Principal

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Abby Rights

Vice President

704 413 0235

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GCP

G R O W T H
C A P I T A L
P A R T N E R S

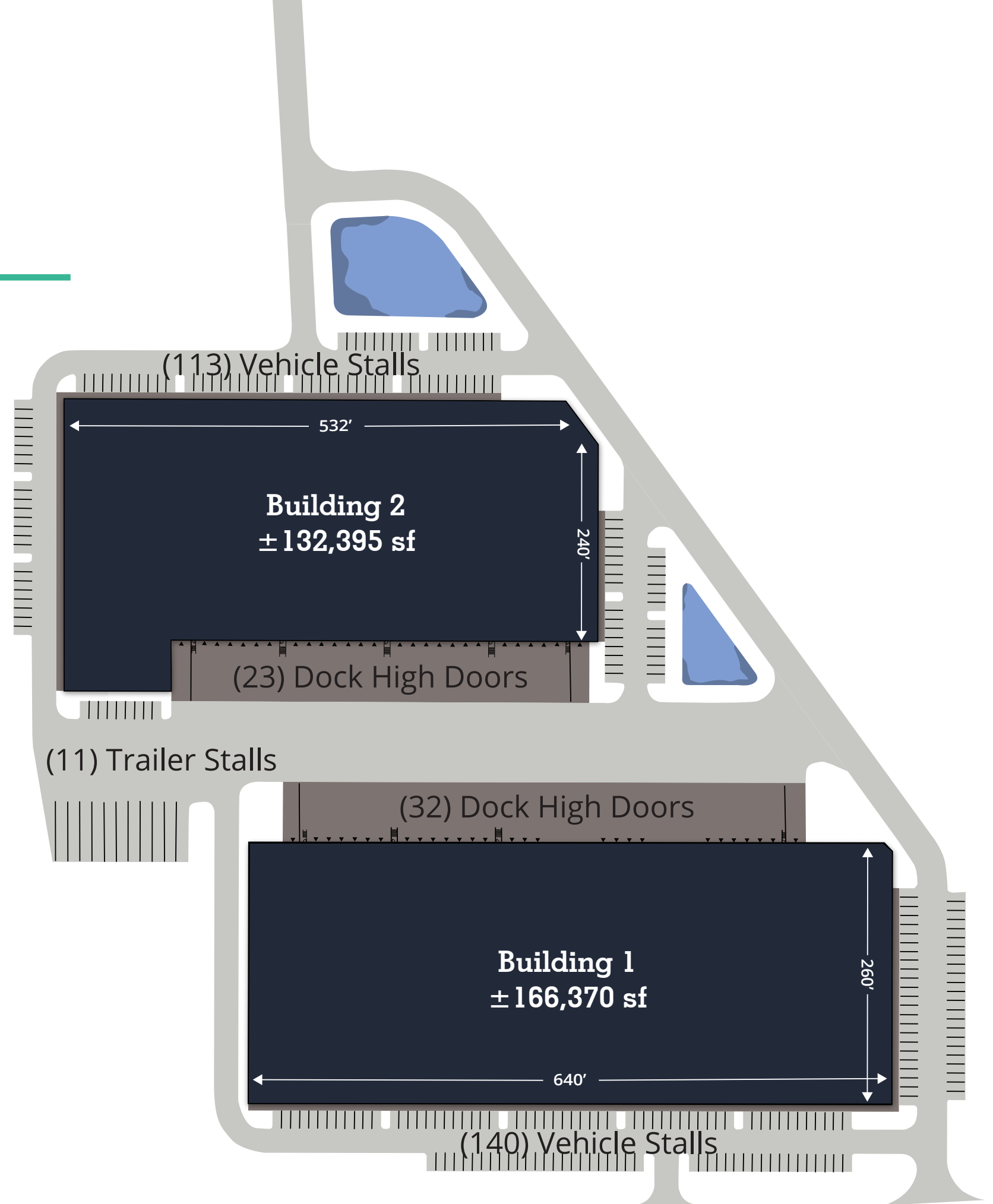
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Northwest Gateway Logistics Park

Building 1 & Building 2
1215 Jenkins Rd | Gastonia, NC

Overall Site Specifications

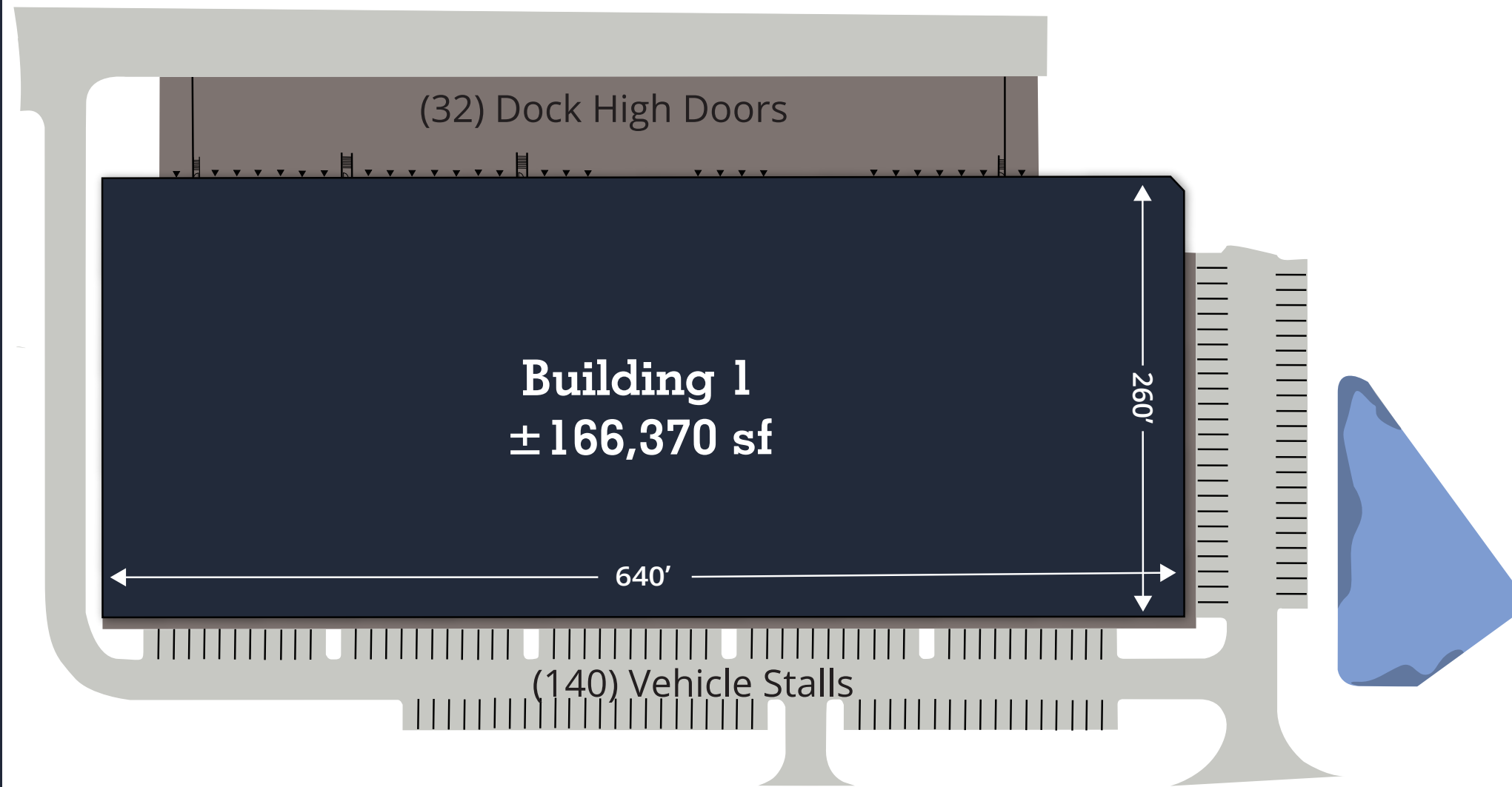
Total Available:	±298,765 sf
Trailer Parking:	11 spaces
Parcel ID:	201884
County:	Gaston
Zoning:	I-2 (<i>Qualified Opportunity Zone</i>)
Site Area (ac):	±17.299 ac
Interstate Access:	±0.5 mi
Pricing:	Call for pricing



Building 1 Specifications

Available:	±166,370 sf
Building Depth:	260'
Column Spacing:	50' x 52'
Clear Height:	32'
Dock High Doors:	Thirty Two (32) doors
Grade Level 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)

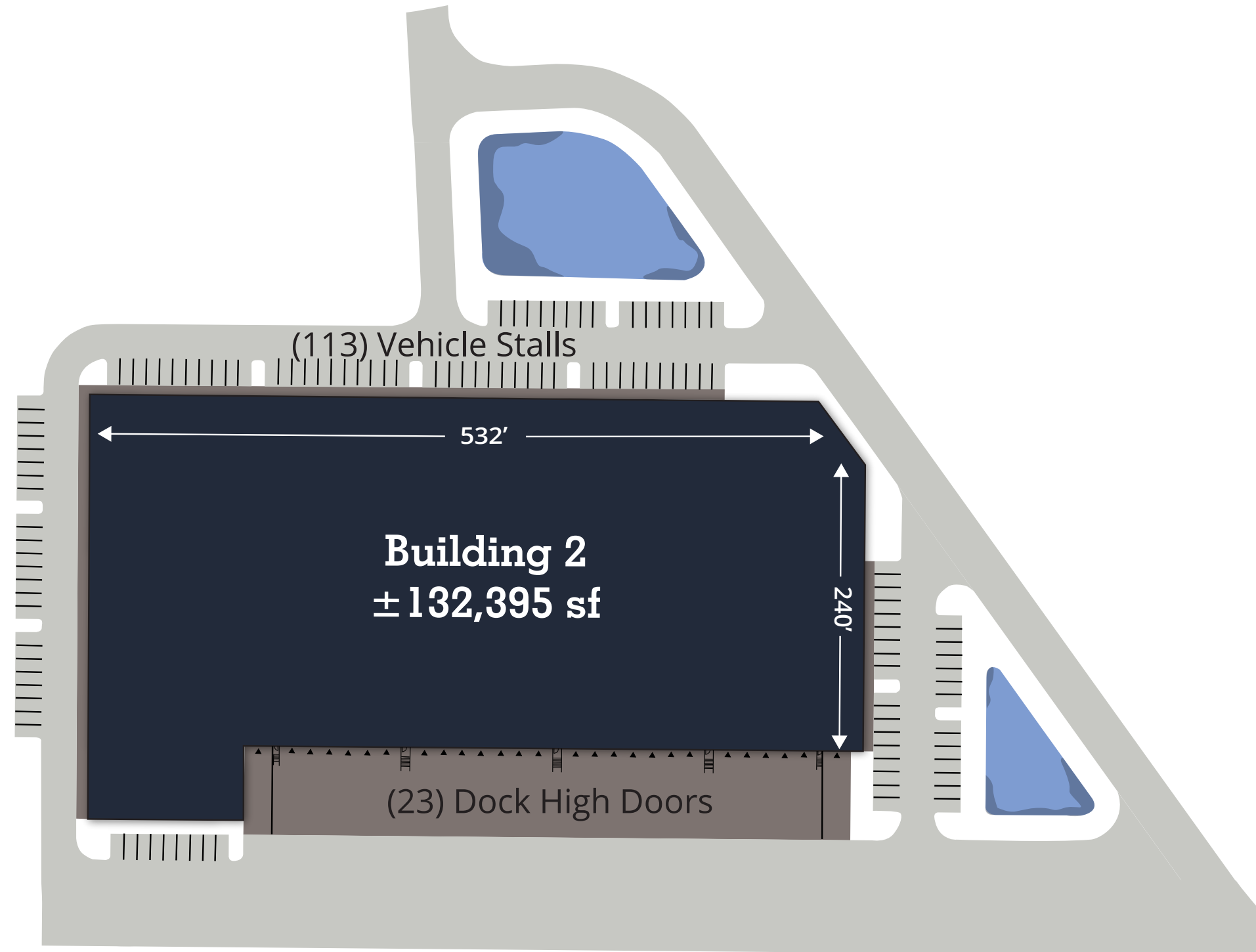
Building 1 Site Plan



Building 2 Specifications

Available:	±132,395 sf
Building Depth:	240'
Column Spacing:	60' x 52'
Clear Height:	32'
Dock High Doors:	Twenty Three (23) doors
Grade Level Doors:	Two (2) doors
Speed Bay:	60'
Truck Court:	200' (shared)
Parking:	113 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)

Building 2 Site Plan



Interstate Access



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Location Overview



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