



delta
INDUSTRIAL PARK

Now Pre-Leasing

600,000 SF Class-A Cross Dock Industrial Building

— high visibility along I-85 and expandable to 1,000,000 SF —

Charlotte Region / Gastonia, NC

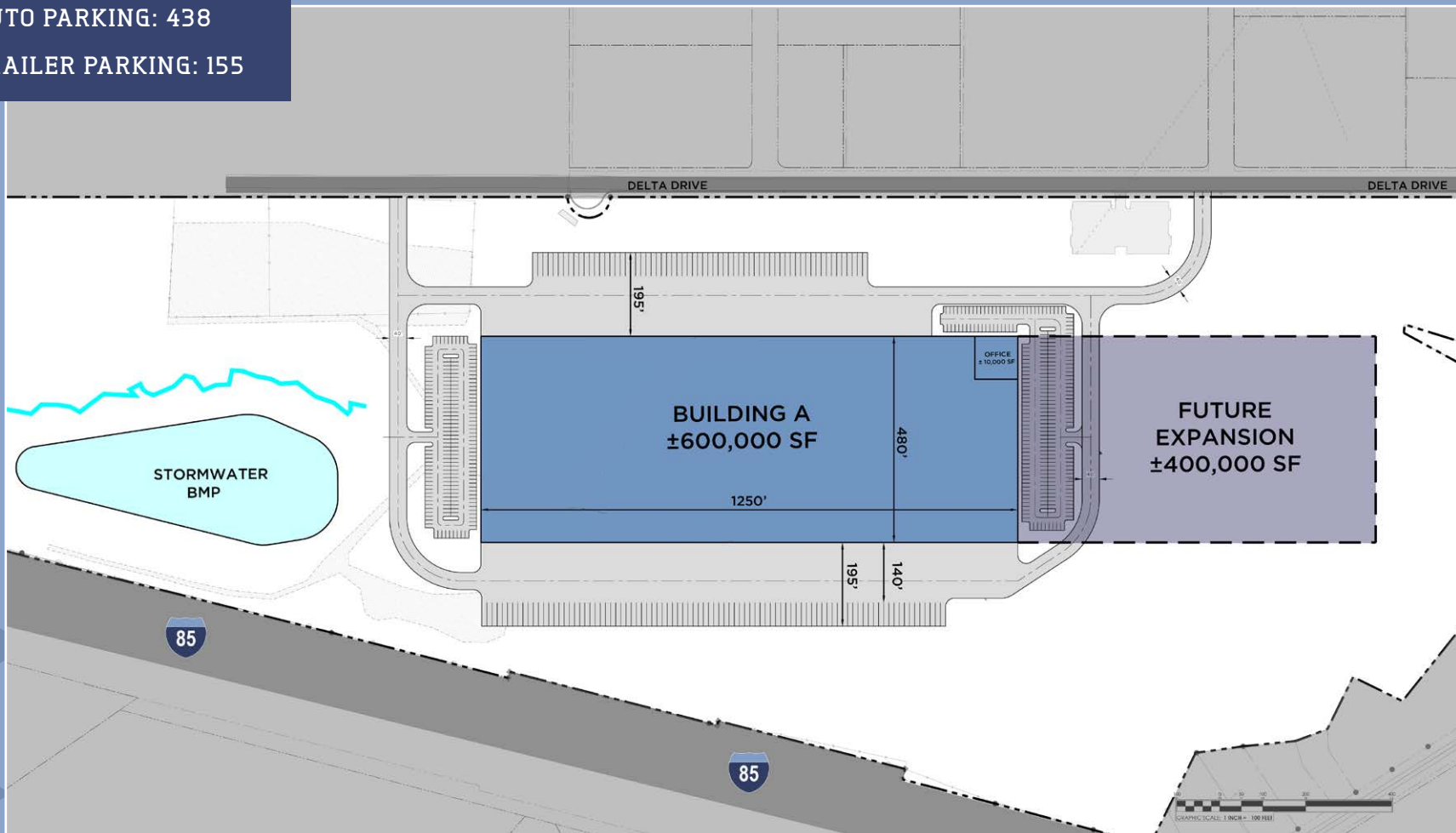


Developed by  TRINITY CAPITAL

Leased by 

Site Plan

AUTO PARKING: 438
TRAILER PARKING: 155



Building Specifications



ADDRESS

Delta Drive, Gastonia, NC 28052
Highly visible from I-85

COUNTY

Gaston County

ZONING

Light Industrial

TOTAL SF

±600,000 SF

BUILDING DEPTH

480'

TRUCK COURT

195'

CLEAR HEIGHT

36' clear height

SPRINKLER / FIRE PROTECTION

ESFR

COLUMN SPACING

54' x 50'

FLOOR

7" (reinforced at speed bays)

SPEED BAY

60'

DRIVE-IN DOORS

4 drive in doors, 12'w x 14' h

DOCK DOORS

130 total, crossdocked (9'w x 10'h)

CONSTRUCTION

Concrete tilt-wall

AUTO PARKING

438 spaces

TRAILER PARKING

155 spaces

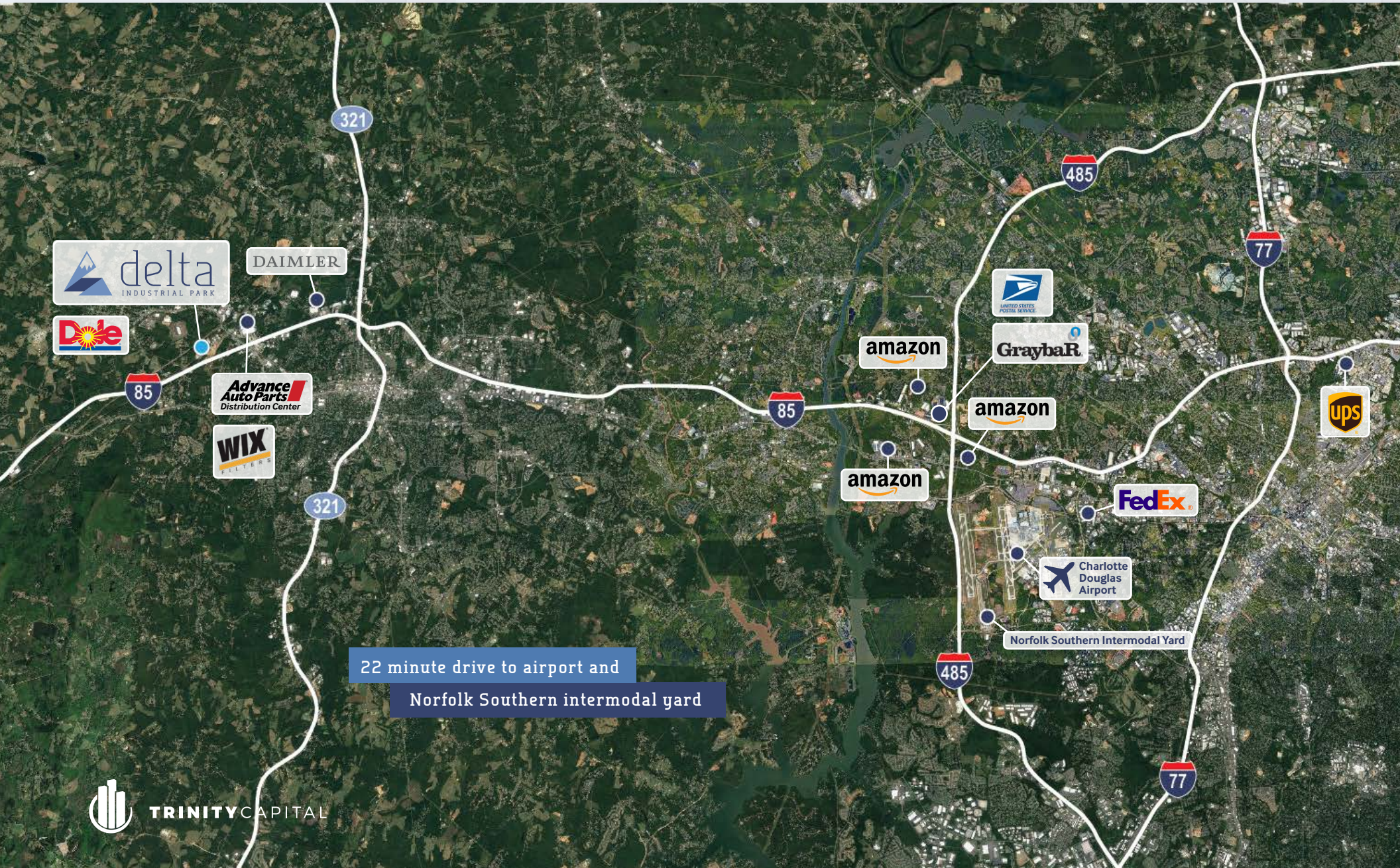
LIGHTING AND POWER

per tenants specifications

ACCESS

Immediately off I-85 exit 14
and Bessemer City Road

In the heart of Gaston County, minutes from
Charlotte and directly off I-85.



22 minute drive to airport and
Norfolk Southern intermodal yard



Highly visible and prominently positioned along I-85





delta
INDUSTRIAL PARK

Developed by  TRINITYCAPITAL

Leased by  TRINITY PARTNERS

Contact

Terry Brennan
Trinity Partners

tjb@trinity-partners.com
704.295.0452