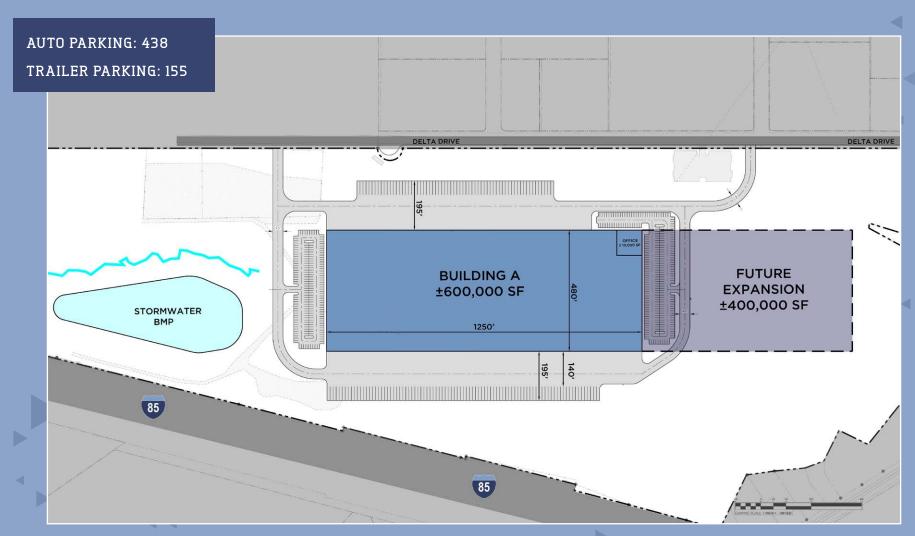




Site Plan







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

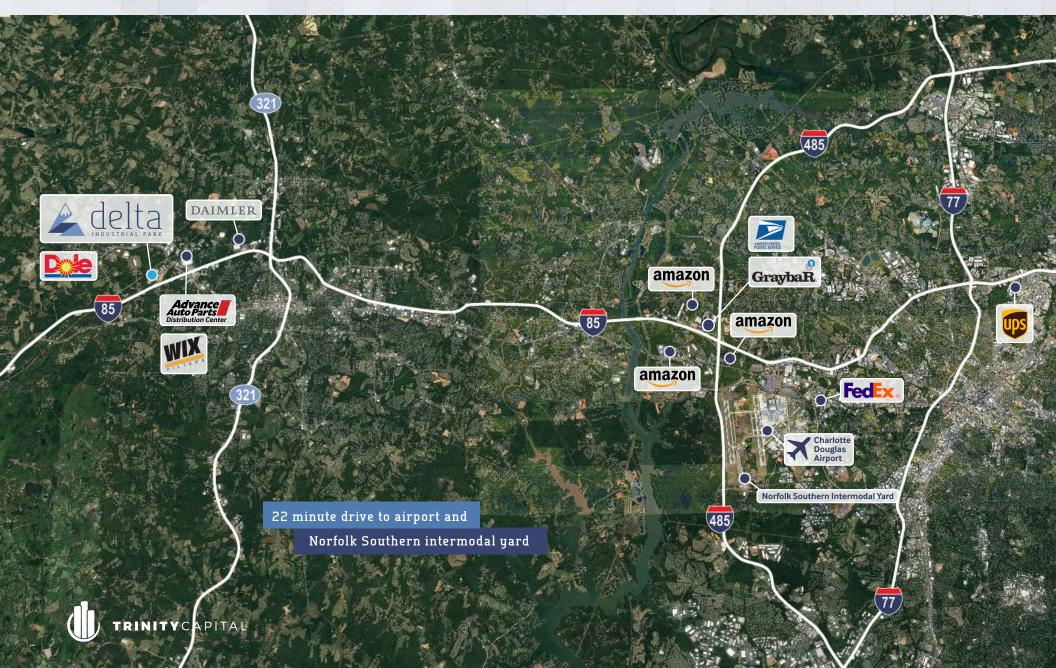
Immediately off I-85 exit 14 and Bessemer City Road



In the heart of Gaston County, minutes from

Charlotte and directly off I-85.



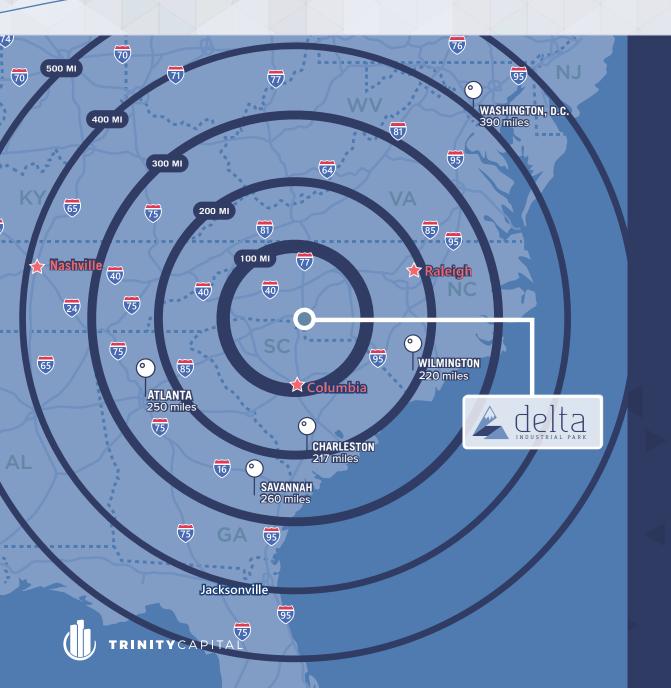


Highly visible and prominently positioned along I-85 delta INDUSTRIAL PARK 85 85 DELTA INDUSTRIAL PARK SITE DELTA DRIVE DELTA DRIVE The state of the s TRINITY

Immediate access to I-85 and multiple Interstate systems,

providing distribution access to the country's top markets.





HIGHWAYS

INTERSTATE 85	.5 miles
HIGHWAY 321	3.4 miles
HIGHWAY 74	3.5 miles
INTERSTATE 485	26 miles
INTERSTATE 77	30 miles

CITIES & SEAPORTS

Greenville/Spartanburg	80 miles
Columbia, SC	100 miles
Raleigh, NC	180 miles
Atlanta, GA	220 miles
Charleston, SC	225 miles
Savannah, GA	270 miles
Wilmington, NC	290 miles
Norfolk, VA	350 miles
Nashville, TN	385 Miles
Jacksonville, FL	400 miles



Developed by TRINITYCAPITAL

Leased by TRINITY PARTNERS

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