

# **MANUFACTURING / WAREHOUSEING / DISTRIBUTION/ INDUSTRIAL**

**Up to 34,000 Sq Ft**

**3021 Northwest Boulevard, Gastonia, North Carolina**

**PHOTOS COMING SOON**

**EASILY ACCESSIBLE TO HIGHWAYS 74, 226, 180, AND 321, INCLUDING INTERSTATE 85!**

<ul style="list-style-type: none"><li>➤ <b>Air Conditioned: Yes / Partial</b></li><li>➤ <b>Date Available: Immediate</b></li><li>➤ <b>Ceiling Height: 10 to 18 feet</b></li><li>➤ <b>Electricity: Duke Power</b></li><li>➤ <b>Floors: Concrete</b></li><li>➤ <b>Gas: Available</b></li><li>➤ <b>Heat: Heat Pump / Partial</b></li><li>➤ <b>Last Use: Industrial</b></li><li>➤ <b>Lighting: Florescent</b></li><li>➤ <b>Office Space: Yes</b></li><li>➤ <b>Security Lights: Yes</b></li><li>➤ <b>Alarm System: Yes</b></li><li>➤ <b>Lease Term: Negotiable</b></li><li>➤ <b>Floor Levels: 1</b></li><li>➤ <b>Accessible Airports: Charlotte, Asheville, GSP</b></li></ul>	<ul style="list-style-type: none"><li>➤ <b>Parking: Large Lot</b></li><li>➤ <b>Roof: TPO</b></li><li>➤ <b>Sewer: City of Gastonia</b></li><li>➤ <b>Sprinkler: Yes / Wet / Partial</b></li><li>➤ <b>Walls: Masonry</b></li><li>➤ <b>Water: City of Gastonia</b></li><li>➤ <b>Zoning: Industrial</b></li><li>➤ <b>Landscaped: Yes</b></li><li>➤ <b>Security Cameras: No</b></li><li>➤ <b>Loading Docks: Multiple</b></li><li>➤ <b>Fenced: Yes</b></li></ul>
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**SOUTHPOST, LLC  
704-487-8176**

**VIEW ALL PROPERTIES AT [WWW.SOUTHPOSTLLC.COM](http://WWW.SOUTHPOSTLLC.COM)**

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Information contained herein is believed to be accurate but no guarantee is implied.**