



GTIS PARTNERS

WESTSIDE LOGISTICS

COX ROAD

GASTONIA, NC

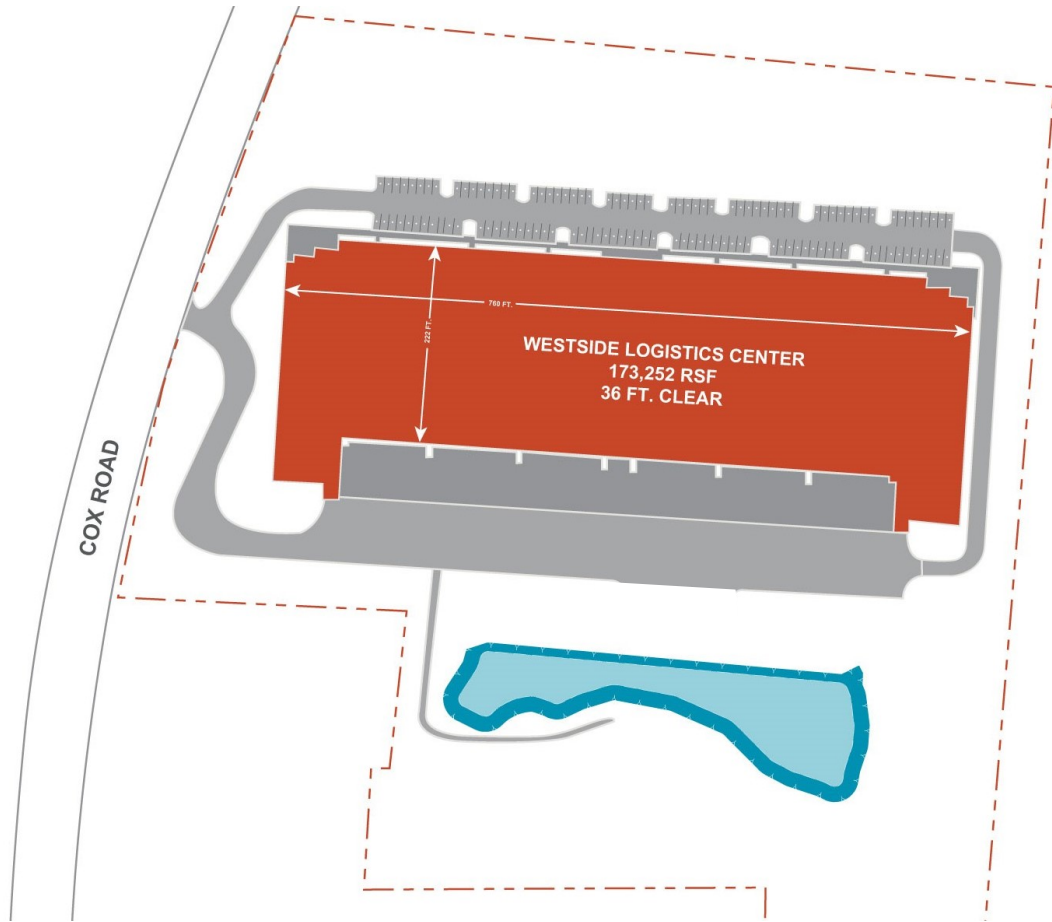


For Lease
± 173,252 SF



**CUSHMAN &
WAKEFIELD**

// SITE PLAN



// PROPERTY OVERVIEW



LOCATION

35° 16 ' 39.03" N, 81° 8' 0.45" W



AVAILABLE

Up to 173,252 SF



CLEAR HEIGHT

36' MIN



DRIVE-IN DOORS

2 (14' X 16')



DOCK HIGH

38 (12 with pit-levelers)



SPEED BAY

60'



CAR PARKING

124 SPOTS



TRUCK COURT

135'-185'



POWER

2,000 AMPS 277/480 VOLTS 3-PHASE



BUILDING DIMENSIONS

222' X 760'



COLUMN SPACING

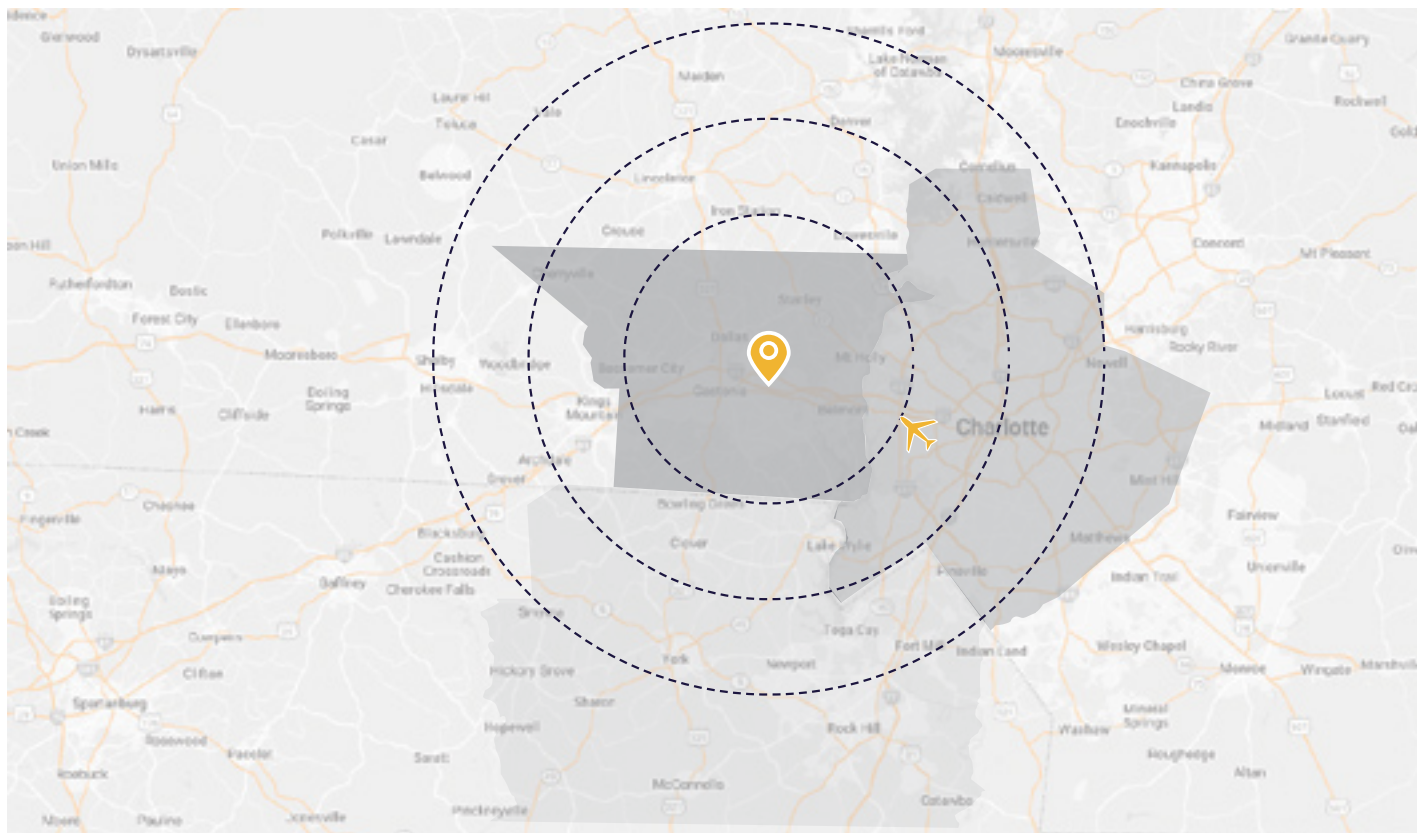
54' X 54'

*Tax Abatement Incentive Available



WESTSIDE LOGISTICS
Cox Road, Gastonia, NC

// LOCATION ANALYSIS







DEMOGRAPHICS

	10 MILES	20 MILES	30 MILES
TOTAL BUSINESSES	7,063	46,702	85,803
TOTAL EMPLOYEES	82,687	607,597	1,043,742
TOTAL RESIDENTIAL POPULATION	244,474	1,094,257	2,301,511
TOTAL HOUSEHOLDS	97,440	451,192	914,176

DRIVE TIMES

	MILES	MIN
GASTONIA	3.5	8
CHARLOTTE	17.6	23
CLT AIRPORT	12.7	15
SPARTANBURG	54.5	57

	MILES	MIN
	0.9	1
	4.7	7
	10.5	12
	18.5	19

// LOCATION



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