

±500,000 - ±1,200,000 SF INDUSTRIAL FACILITY

300 SAXONY DRIVE, MCADENVILLE, NC 28101



FEATURES

- A ±260-acre manufacturing and logistics site
- 40' minimum clear height
- ESFR sprinkler system
- Adjacent to Duke Power Substation
- Ample car and trailer parking
- I-2 Zoning
- Central location within ±0.5 miles to I-85, and ±11 miles to Charlotte Douglas International Airport



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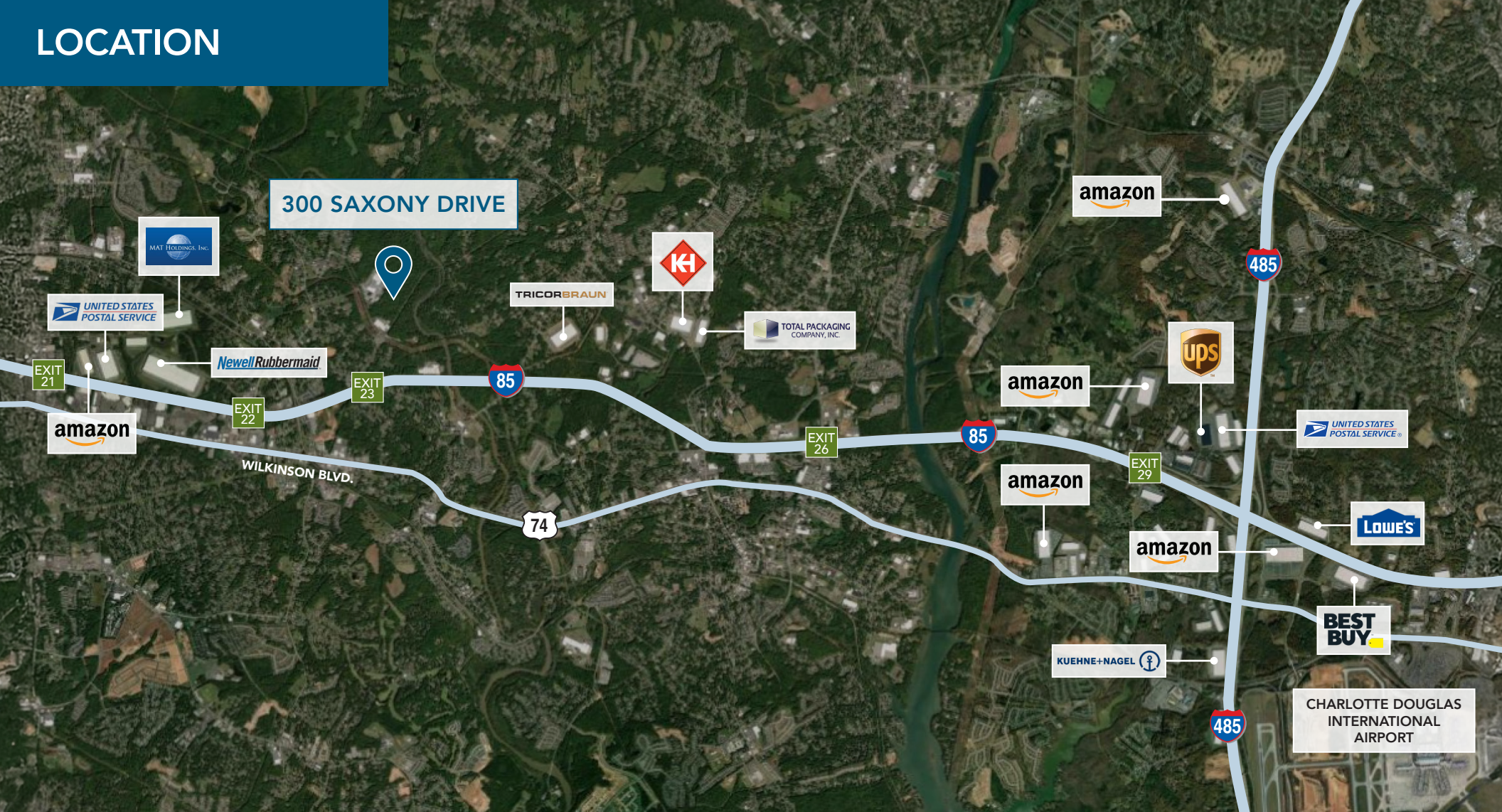
BUILDING SPECS



ADDRESS	300 Saxony Drive McAdenville, NC 28101
COUNTY	Gaston
AVAILABLE SF	±500,000 - 1,200,000 SF
OFFICE SF	Build-to-suit
ZONING	40' typical
LIGHTING	Build-to-suit
CLEAR HEIGHT	40' typical
LOADING	(260) 9' x 10' dock high doors (4) 14' x 16' drive-in doors
TRAILER PARKING	385 spaces expandable to 513
TRUCK COURT	185'

FIRE PROTECTION	ESFR
CAR PARKING	311 spaces expandable to 543
COLUMN SPACING	54' x 48'8" with 60' speed bay typical
CONSTRUCTION	Walls: Tilt Concrete Floors: 7" unreinforced floor slab with speed bay reinforced with 3's at 16" O.C. Roof: 60 Mil TPO membrane
ON-SITE UTILITIES	Water: Town of McAdenville Sewer: Town of McAdenville Power: Duke Energy Gas: Dominion Energy Data: AT&T

LOCATION



DRIVE TIMES


**INTERSTATE
85**
±0.5 MILE


**U.S. HWY
74**
±2.0 MILES


**INTERSTATE
485**
±7.5 MILES


**CLT DOUGLAS
AIRPORT**
±11.0 MILES


**DOWNTOWN
CHARLOTTE**
±11.0 MILE