

RAIL SERVED INDUSTRIAL OPPORTUNITY

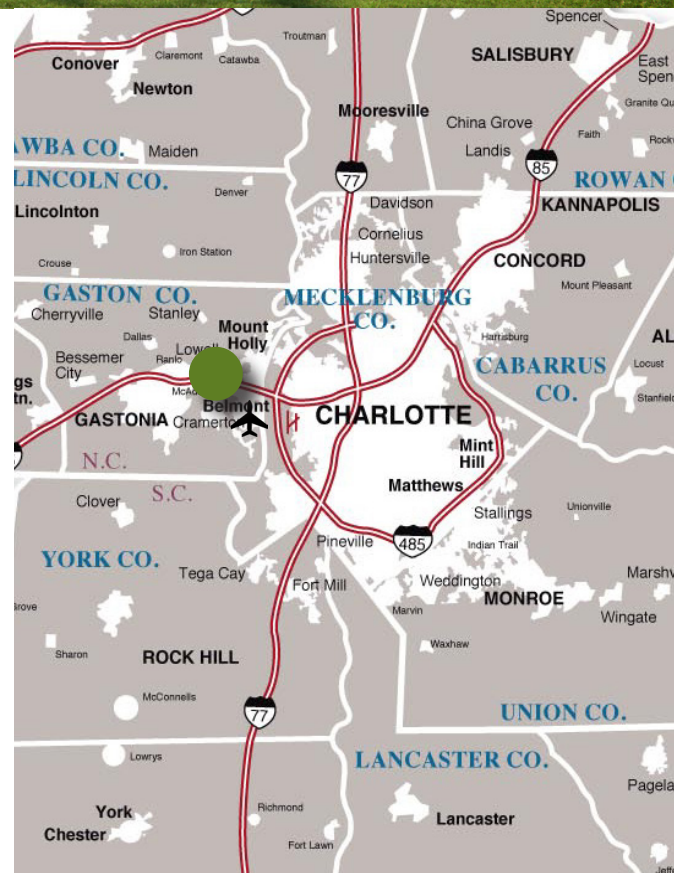
MCADENVILLE, NC 28101

GASTON COUNTY SUBMARKET



PARK FEATURES

- \pm 260 acres, rail served site with great access to I-85
- Rail served opportunity on Charlotte Western, a 13 mile short line railroad operated by the NCDOT, providing access to both Norfolk Southern and CSX between Mount Holly and Gastonia
- Adjacent to power substation
- Rail served build-to-suit opportunities from 150,000 SF to 1.2 million SF
- Ideal industrial facility location:
 - \pm 0.5 mile to I-85
 - \pm 0.5 mile to McAdenville Road
 - \pm 6.0 miles to Highway 321
 - \pm 10.0 miles to Charlotte Douglas International Airport

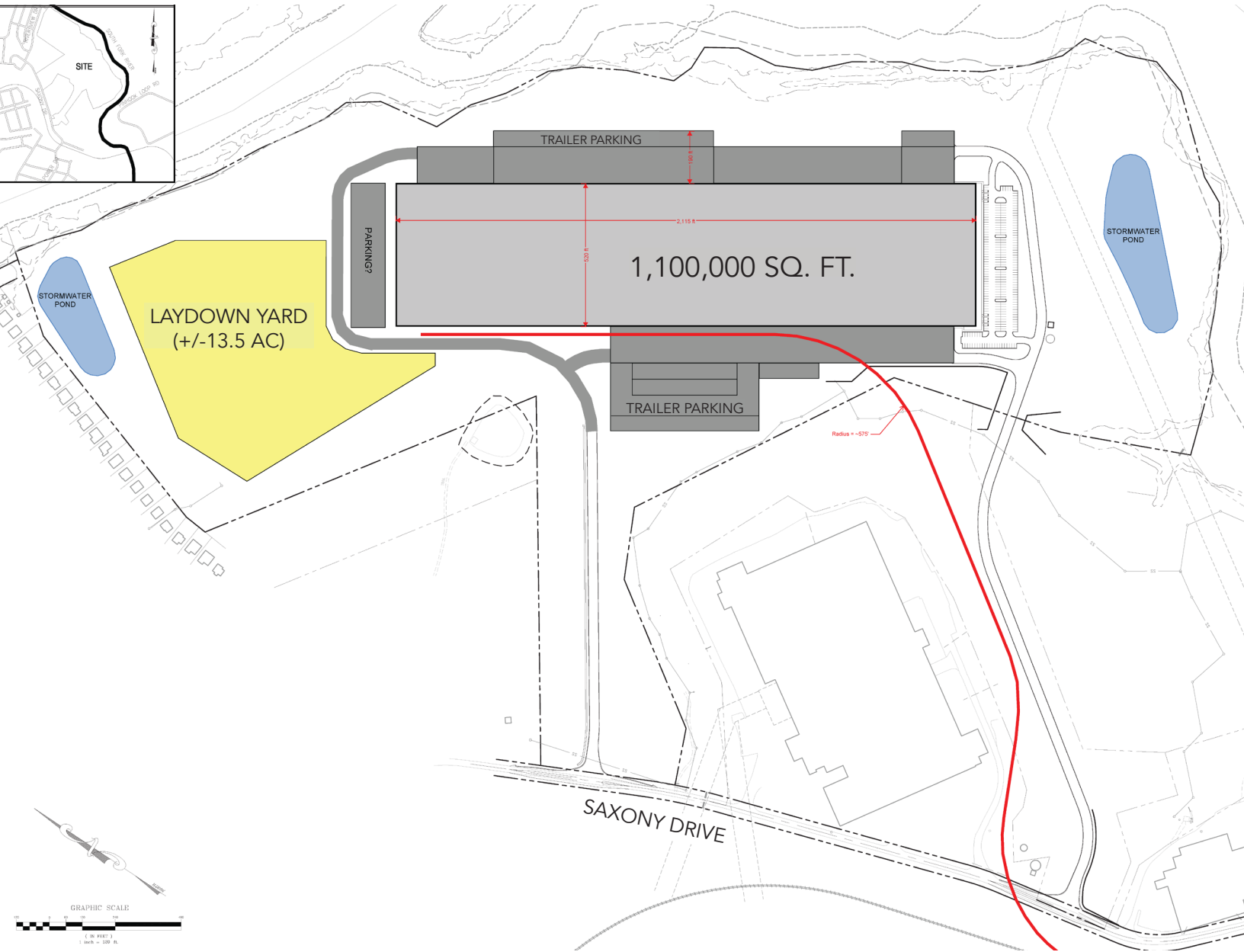


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± 1.1 MILLION SF WITH LAYDOWN YARD

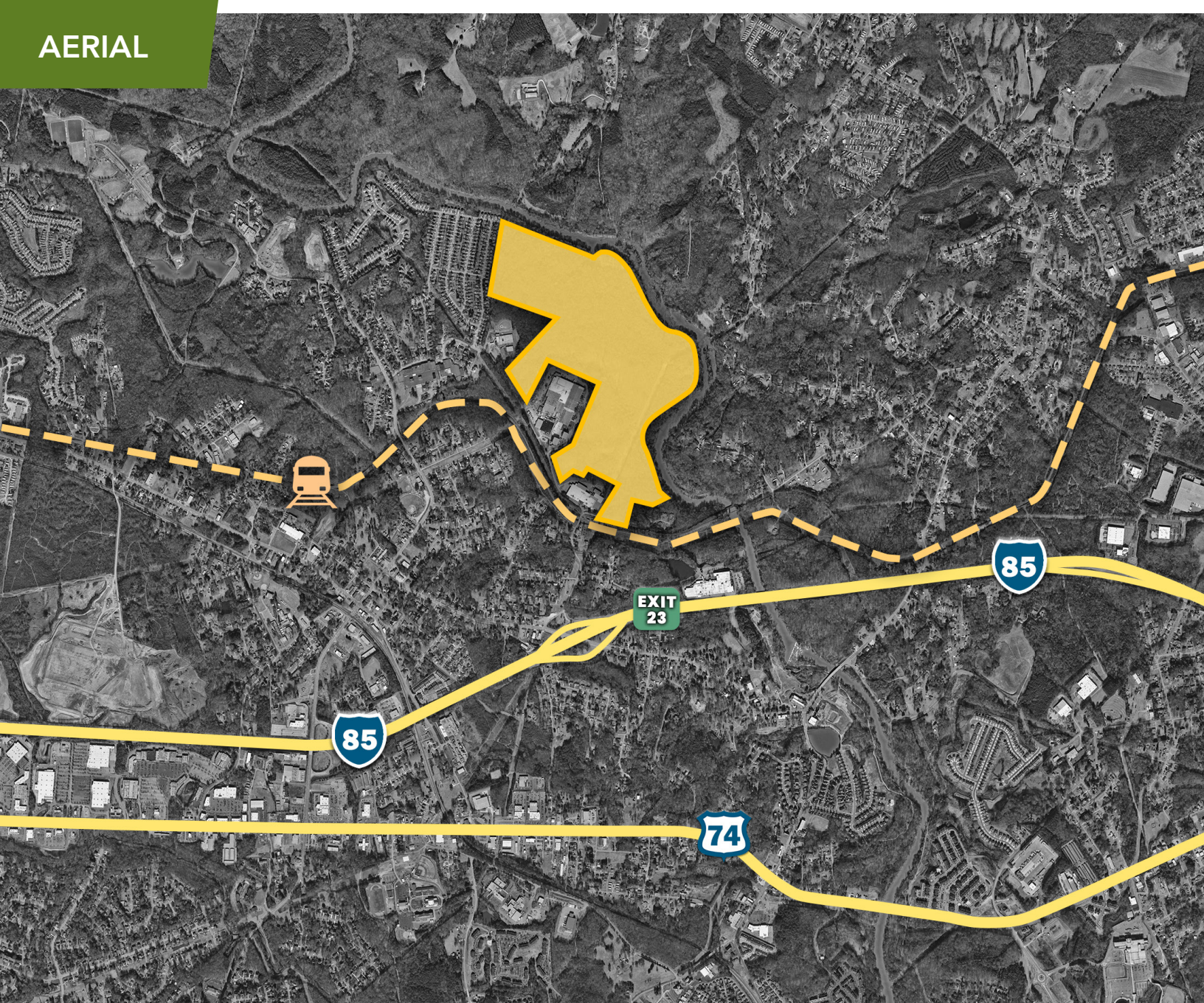


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AERIAL



I-85 via Exit 23

±0.5 mile

Highway 321

±6.0 miles

McAdenville Road

±0.5 mile

CLT Douglas International Airport

±10.0 miles