

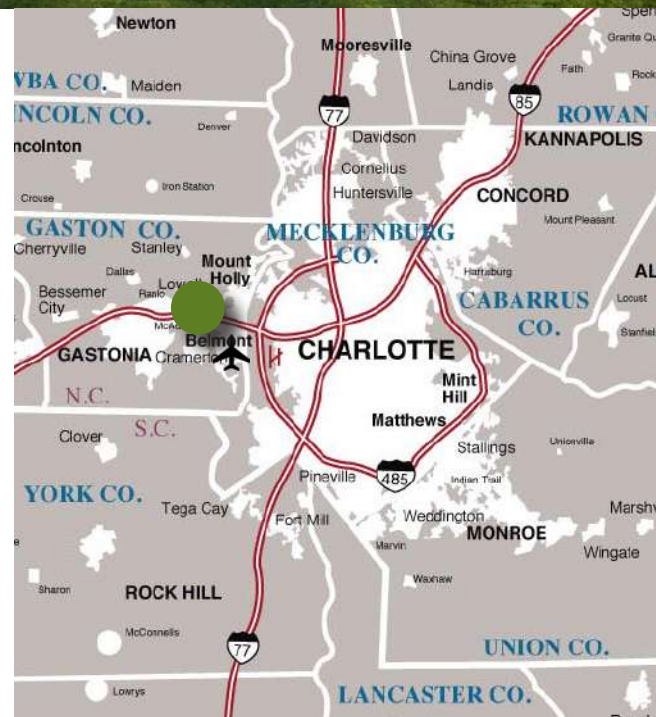
# RAIL SERVED INDUSTRIAL OPPORTUNITY

MCADENVILLE, NC 28101



## PARK FEATURES

- ± 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:
  - ±0.5 mile to I-85
  - ±0.5 mile to McAdenville Road
  - ±6.0 miles to Highway 321
  - ±10.0 miles to Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

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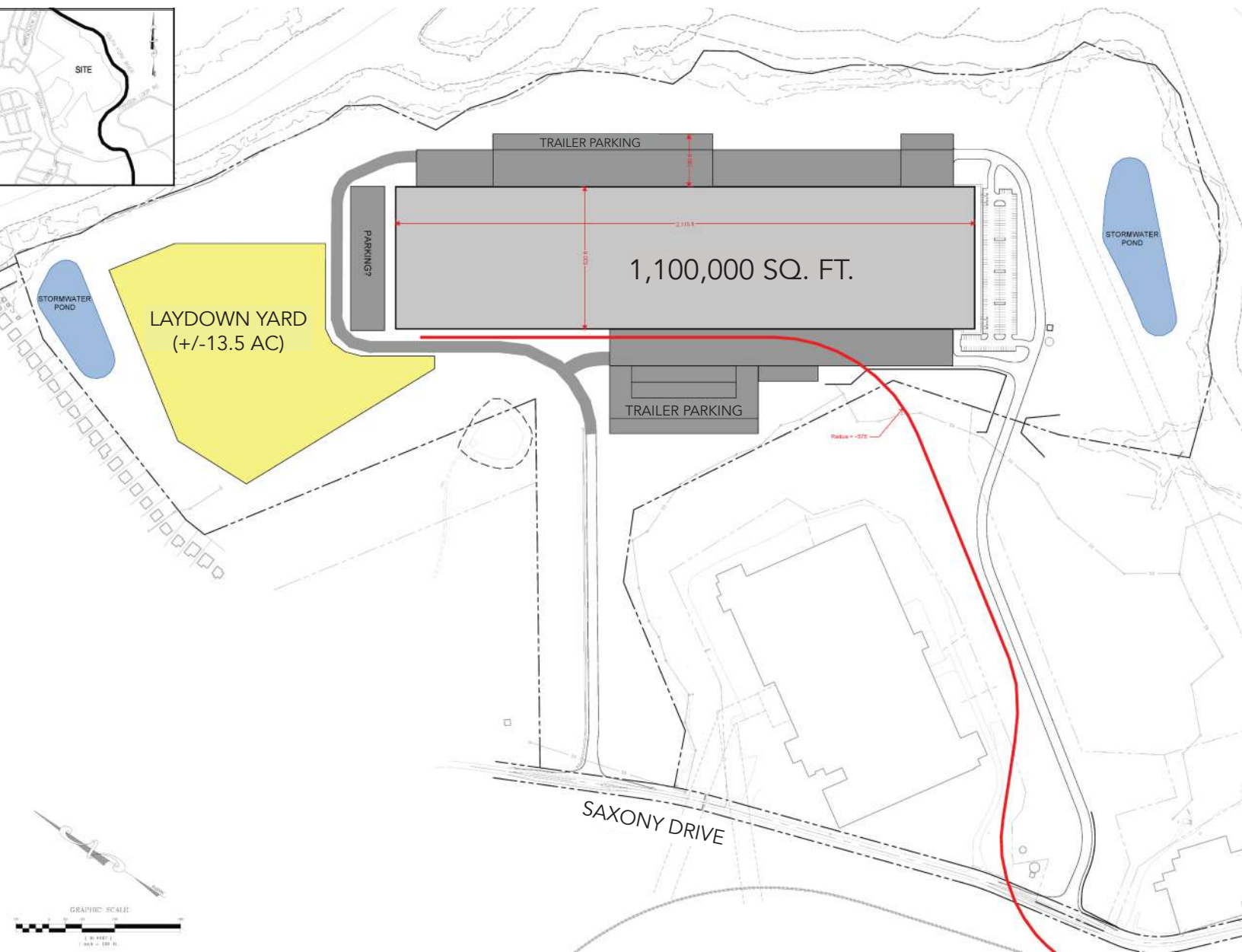


**BEACON  
PARTNERS**

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

# EXAMPLE SITE PLAN A

± 1.1 MILLION SF WITH LAYDOWN YARD



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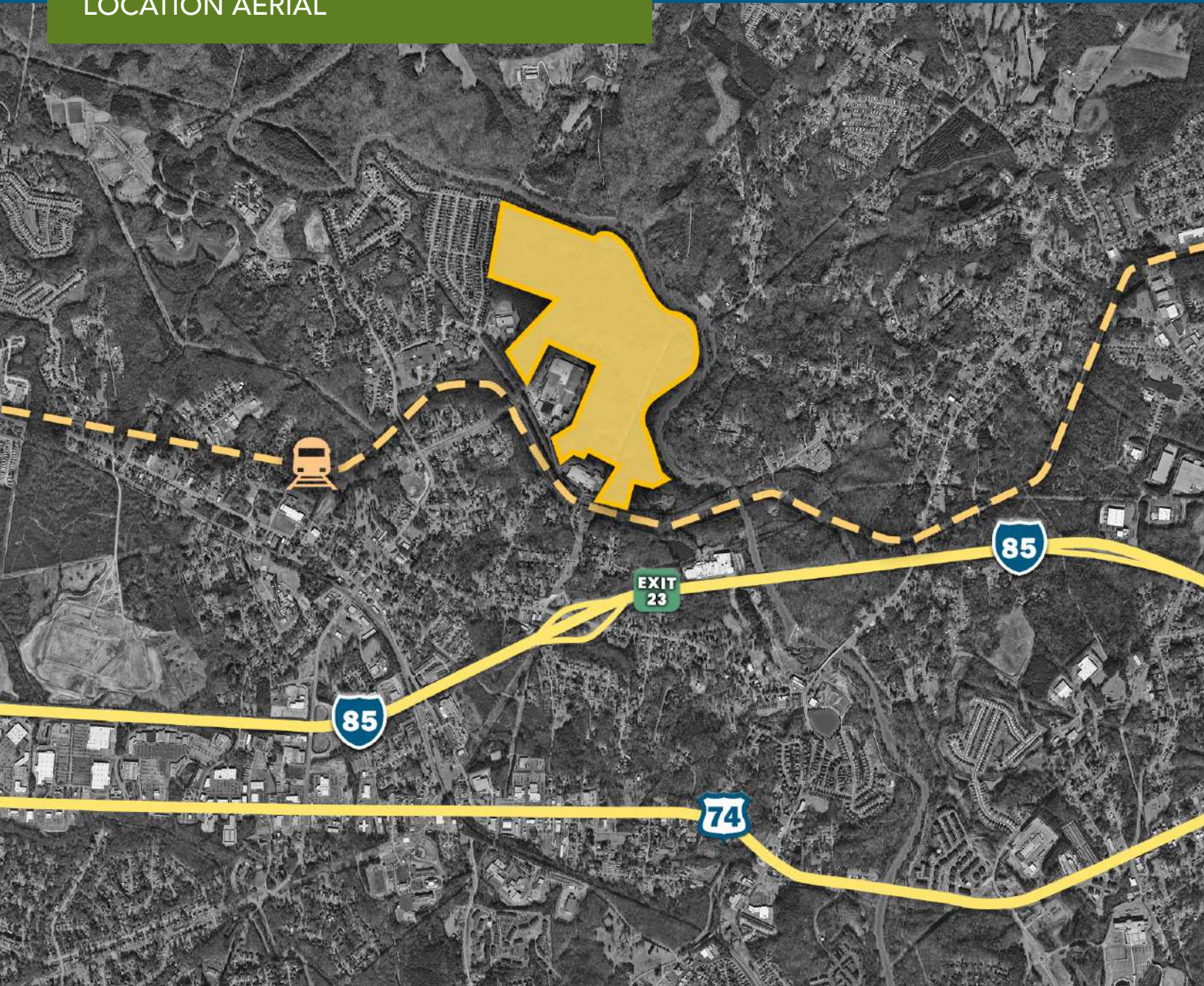
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# GASTON COUNTY LAND SITE | ±1.2M SF INDUSTRIAL PARK

## LOCATION AERIAL



I-85 via Exit 23 ±0.5 mile  
McAdenville Road ±0.5 mile

Highway 321 ±6.0 miles  
CLT Douglas International Airport ±10.0 miles

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