

286,272 SF Available For Sublease



525 Scalybark Road

Gastonia, NC 28054 (Submarket of Charlotte, NC)



**286,272 SF
Available**



**Ample power
(9000A) in an
Area with Power
Constraints**



**36'
Clear Height**



**Excellent Freeway
Access .75mi to I-85,
Providing Further
Access to Sun Belt**



**Visibility to I-85
With Potential
Building Signage
to 131K Cars/Day**



**28 Dock Doors
2 Drive-Ins**



**Fully
Conditioned**

Please contact

Warren M. Snowdon, SIOR
+1 704 705 3852
warren.snowdon@foundrycommercial.com

Andrea Roy
+1 206 853 0382
andrea.roy@kbcadvisors.com

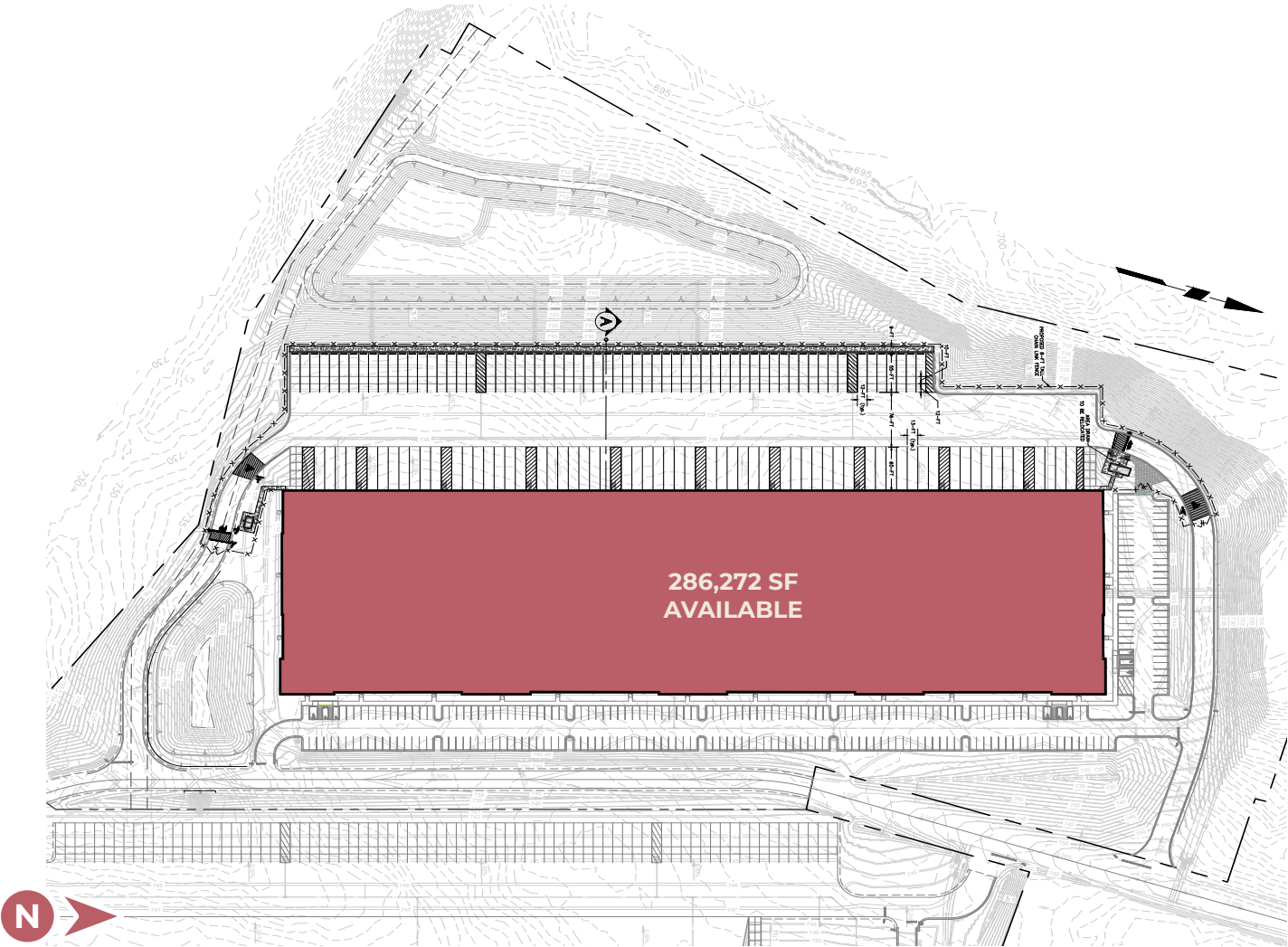
FOUNDry
COMMERCIAL

KBCADVISORS

Property Specifications & Site Plan

525 Scalybark Road, Gastonia, NC 28054

286,272 SF AVAILABLE	36' CLEAR HEIGHT	28 DOCK HIGH DOORS & 2 DRIVE- IN DOORS	62 TRAILER POSITIONS	210' TRUCK COURT	CONSTRUCTION SITE-CAST CONCRETE STRUCTURAL WALL PANELS
266 AUTO POSITIONS	ESFR SPRINKLER SYSTEM	56' x 50' COLUMN SPACING	280' x 1000' BUILDING DIMENSIONS	ROOF MECHANICALLY ATTACHED TPO SYSTEM	



Property Aerials

525 Scalybark Road, Gastonia, NC 28054



Immediate access to I-85 & Highway 74

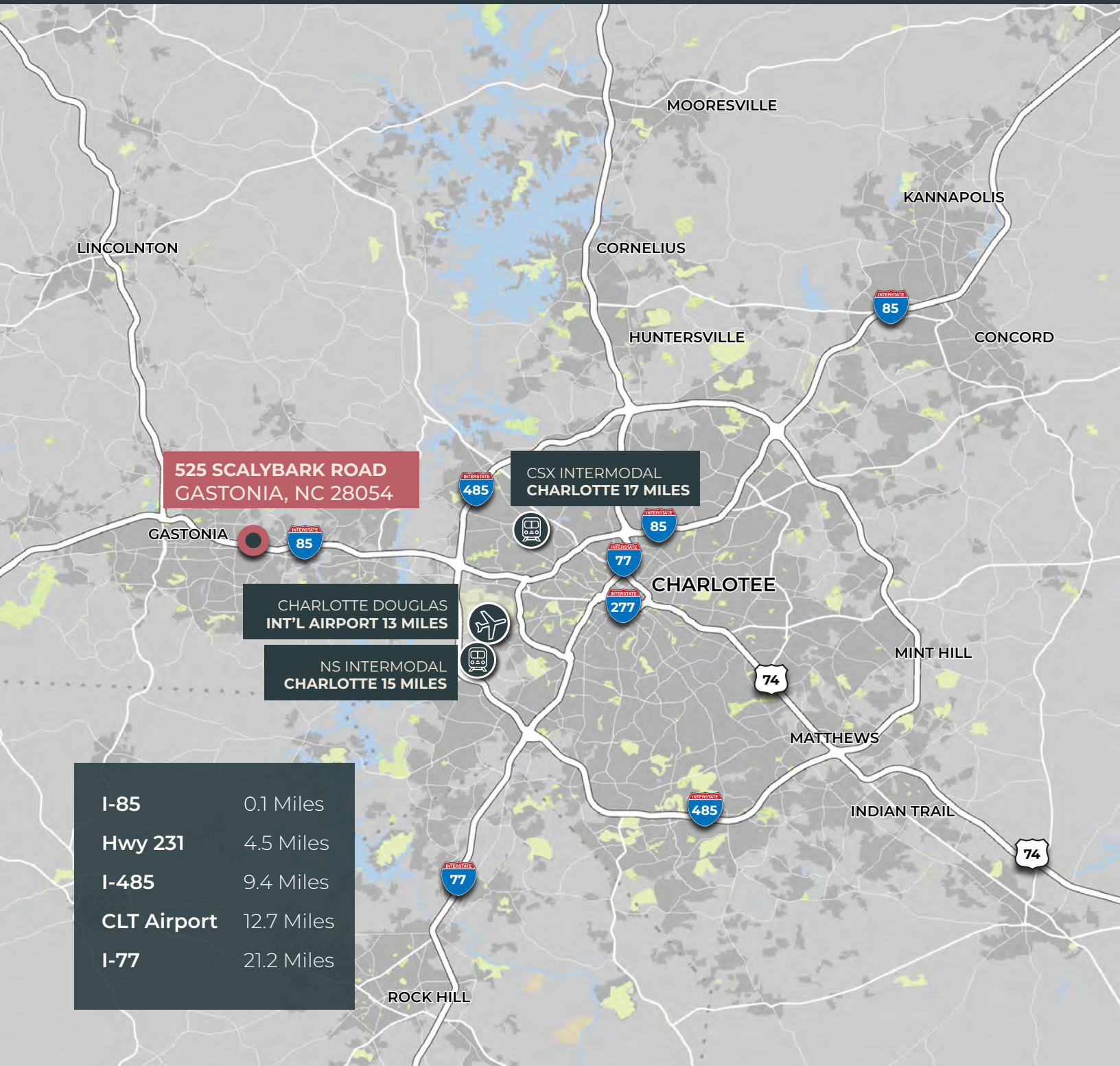
525 Scalybark Road, Gastonia, NC 28054

Located along the I-85 corridor, the Gaston County submarket benefits from strong interstate access providing excellent connectivity to CLT and regional population centers in the Southeast, at a discount to Mecklenburg (Charlotte)'s higher rents and land basis.



Premier Regional Connectivity

525 Scalybark Road, Gastonia, NC 28054



KBCADVISORS

FOUNDRY
COMMERCIAL

© 2023 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.