

# FOR SALE OR LEASE | INDUSTRIAL

800 TULIP DRIVE, GASTONIA, NC 28052



43,883 - 89,750 SF MANUFACTURING SPACE



## PROPERTY SUMMARY

- » ±43,883 - 89,750 SF Available
- » ±7,130 SF Office Space
- » I-2 Zoning
- » 18' 10" to 24' 8" Ceiling Clear Height
- » 100% Sprinkler System
- » ±8.24 Acres
- » (5) Dock High Doors with (6) Loading Positions
- » (6) Drive In Doors
- » (80) Parking Spaces
- » Built in 1978
- » (3) Electrical Panels - 800 Amps, 277-480 Volts, 3 Phase
- » 1.0 Miles to I-85 & 0.35 Miles to Hwy. 321
- » Lease Rate \$3.25 PSF (NNN)
- » Sales Price: \$2,800,000

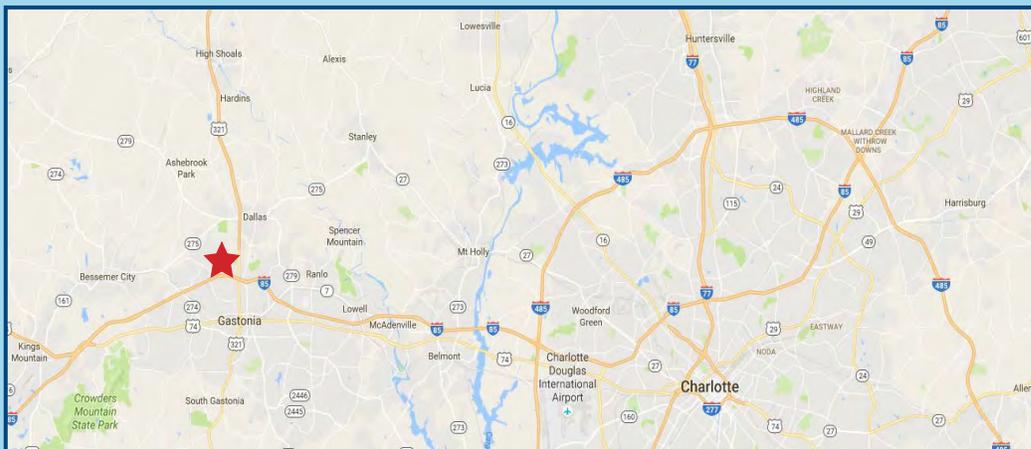


±43,883 - 89,750 SF manufacturing building available now. Good power, crane served, (6) drive-in doors, (5) dock doors and T-5 lighting. Great access to Interstate 85 (1.0 Miles).  
\*Landlord will want Tenant to lease entire building within 18 months.

## CONTACT US

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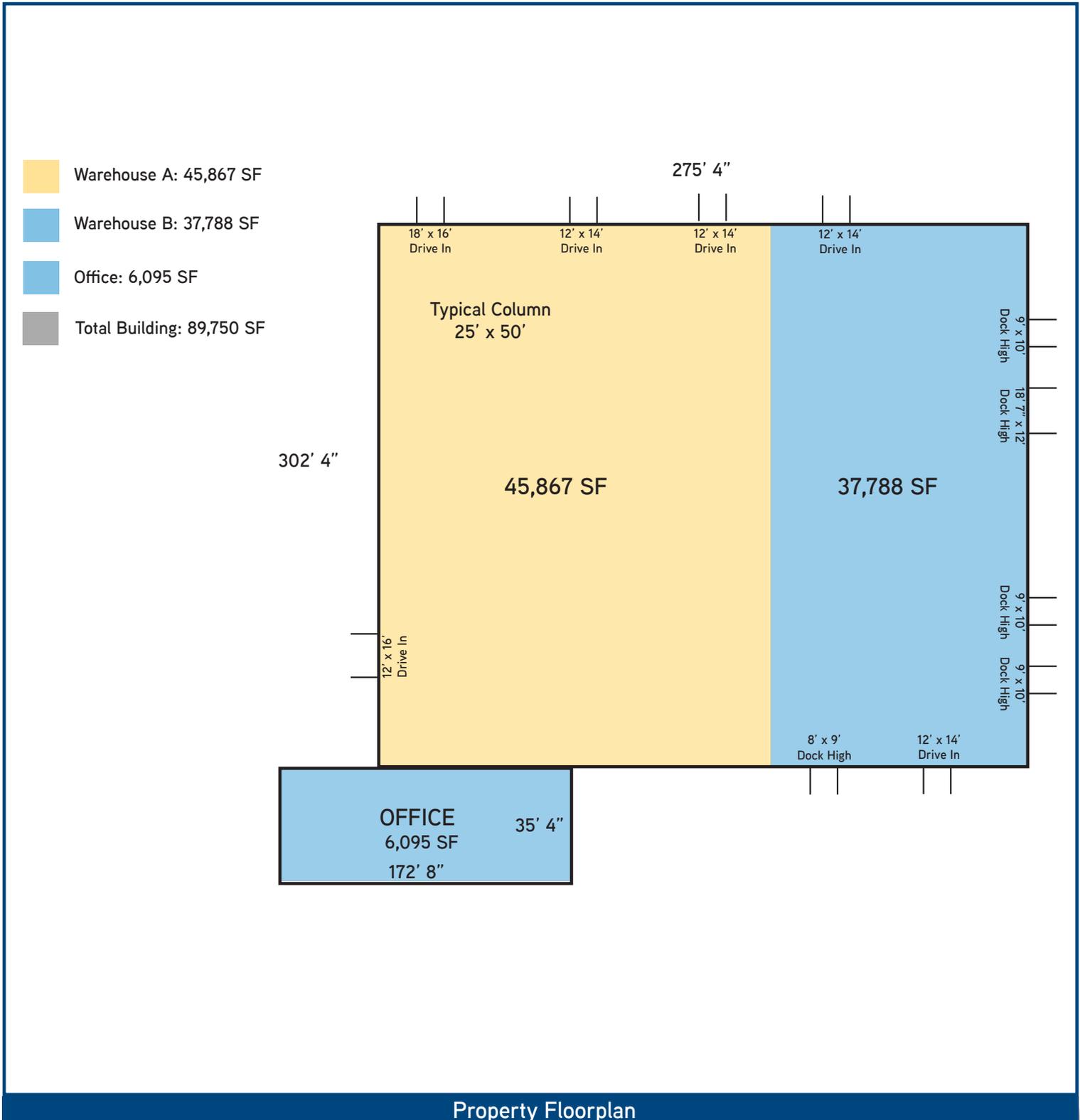
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Property Floorplan