



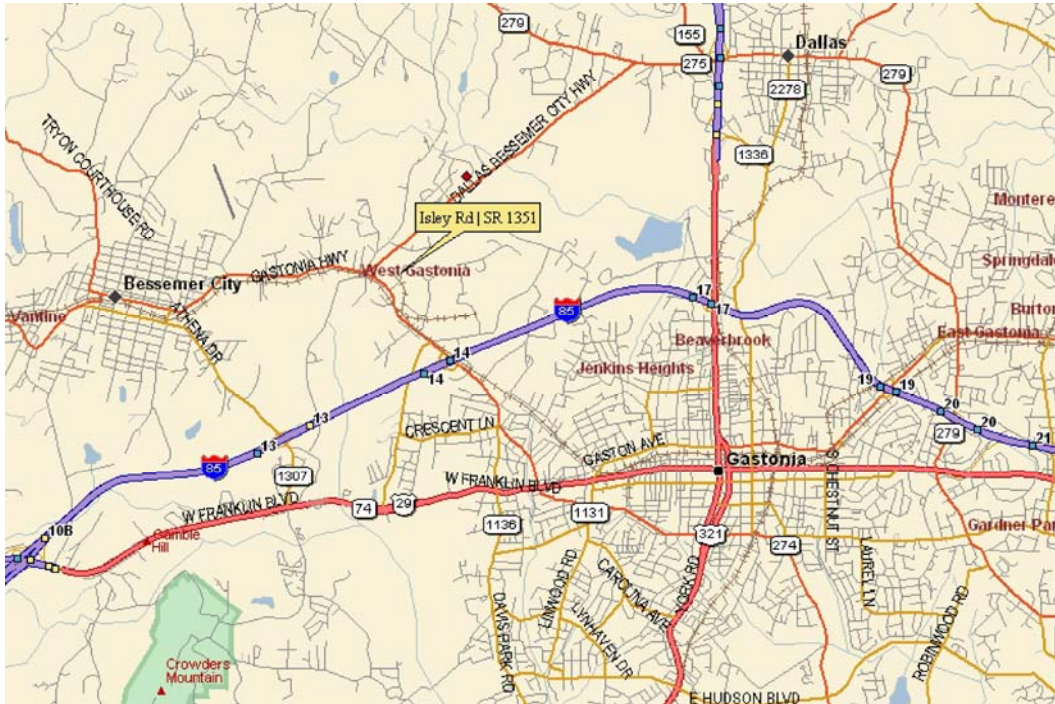
# AVAILABLE

**CRS Facility** (165,000 square feet)

1224 Isley Drive  
Gastonia, North Carolina 28052

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2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090



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### TRANSPORTATION:

Rail: Service Possible  
Highways: I-85—1/2 mile  
Air: Charlotte Douglas International—19 miles

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## CRS BUILDING

Total Building Area: 165,000 SF  
Office: 9,000  
Acreage: 12 acres

### LOCATION

Address: 1224 Isley Drive  
Gastonia, North Carolina 28052

### BUILDING FACTS

Building Type: Manufactured Warehouse Facility  
Year Built: Original 1978 / Expansion 1989  
Condition: Excellent  
Parking: 250 paved spaces  
Floors: 6" concrete  
Walls: 7-1/2" Concrete Tilt Wall  
Roof: Single Ply Rubber Membrane  
Column Spacing: 40' x 40'  
Ceiling Height: 28' clear under beam  
Lighting: 400 watt metal halide, 40FC lighting level  
HVAC Office: Forced Air  
HVAC Warehouse/Mfg: Waste oil fired units & fans  
Compressed Air: Yes  
Number of Truck Docks: 33  
Drive in Doors: 4  
Fire Protection: 100% wet, standard wet pipe

#### Miscellaneous:

- Roof replaced in 1990
- Includes 7,800 SF area previously used as a breakroom
- Solid brick with a rated smoke detection system built in 1988
- Vault—10 hour fire rating
- Lab with offices
- Parking can be expanded behind the building



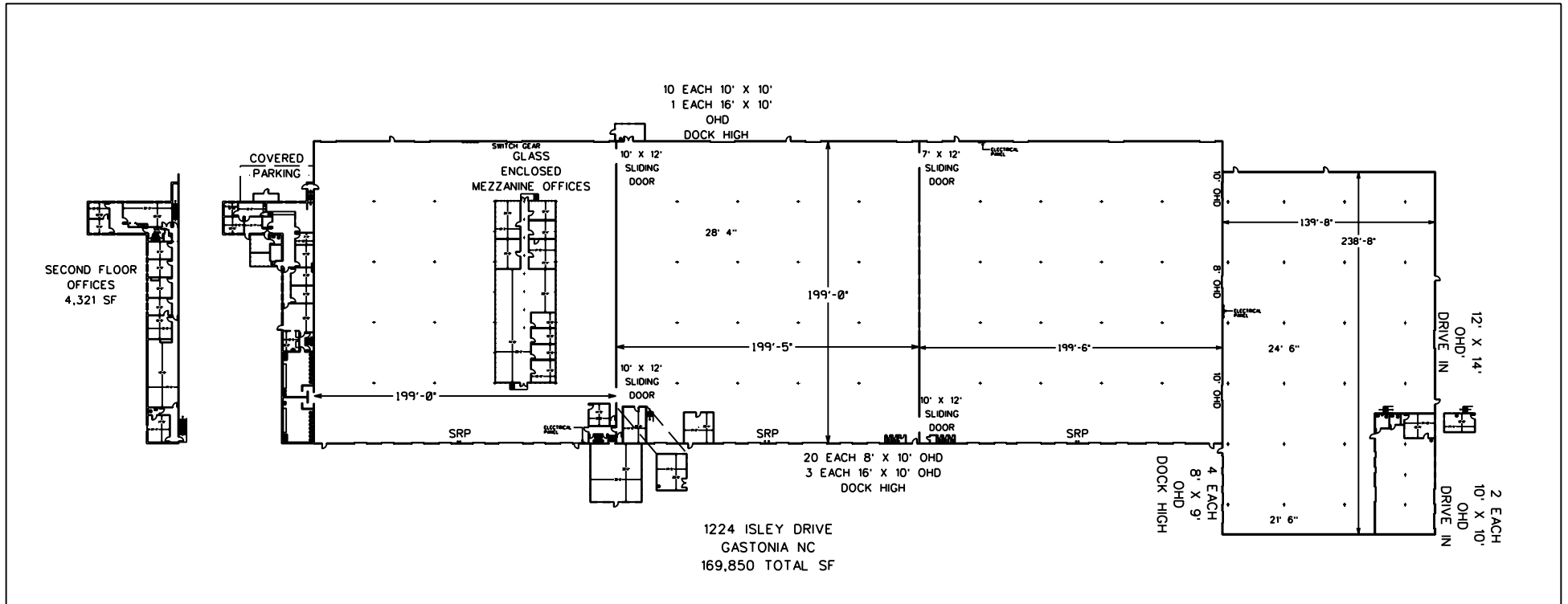
### ZONING / DESCRIPTION

Type of Use Permitted: Manufacturing / Distribution  
Zoning: Industrial District  
Zoning Authority: Gaston County

### UTILITIES

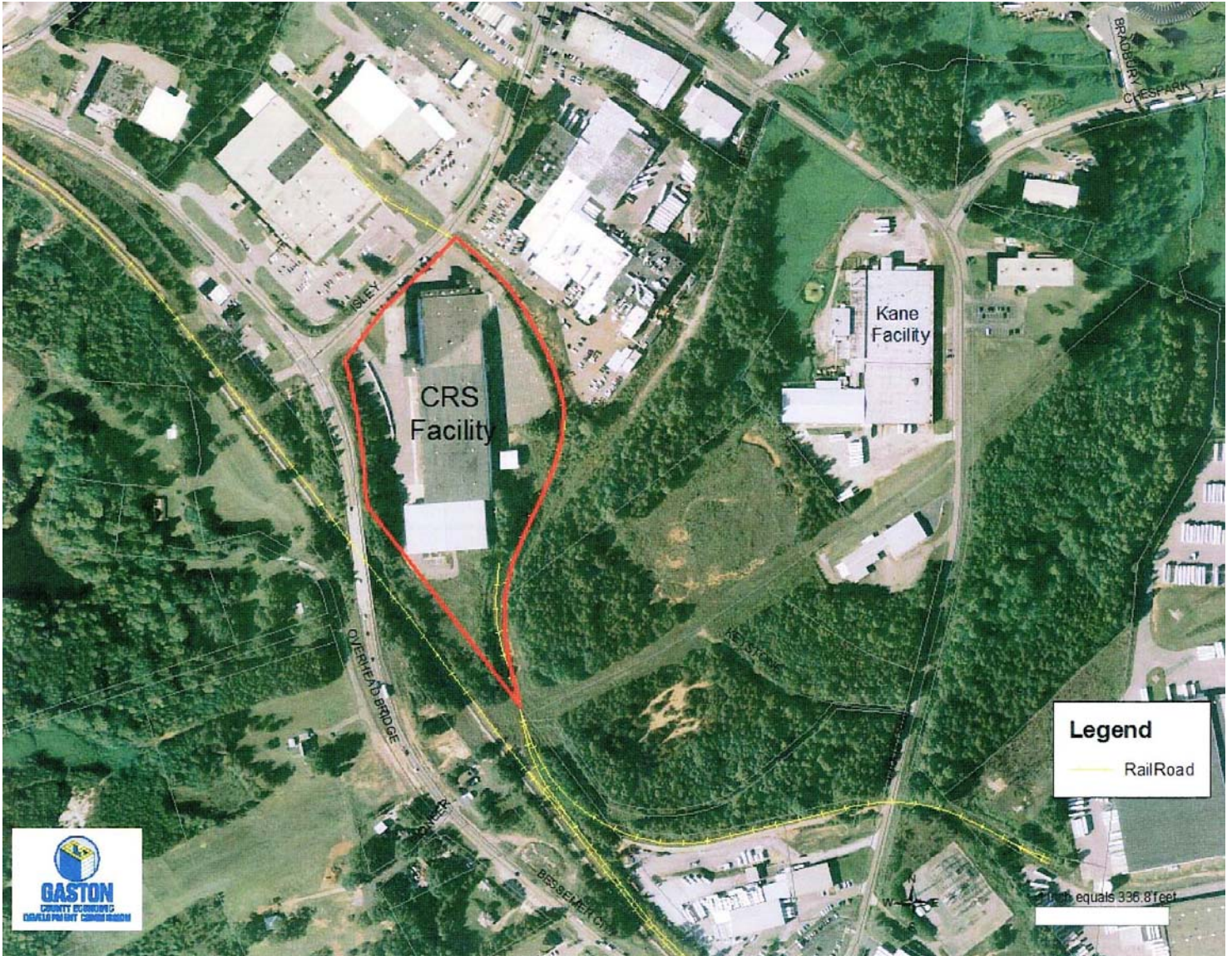
Electricity Supplier: Duke Energy  
Connected Load: 6000 amps, 3 phase, 480 volt  
Water / Sewer: City of Gastonia  
Gas: PSNC

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