



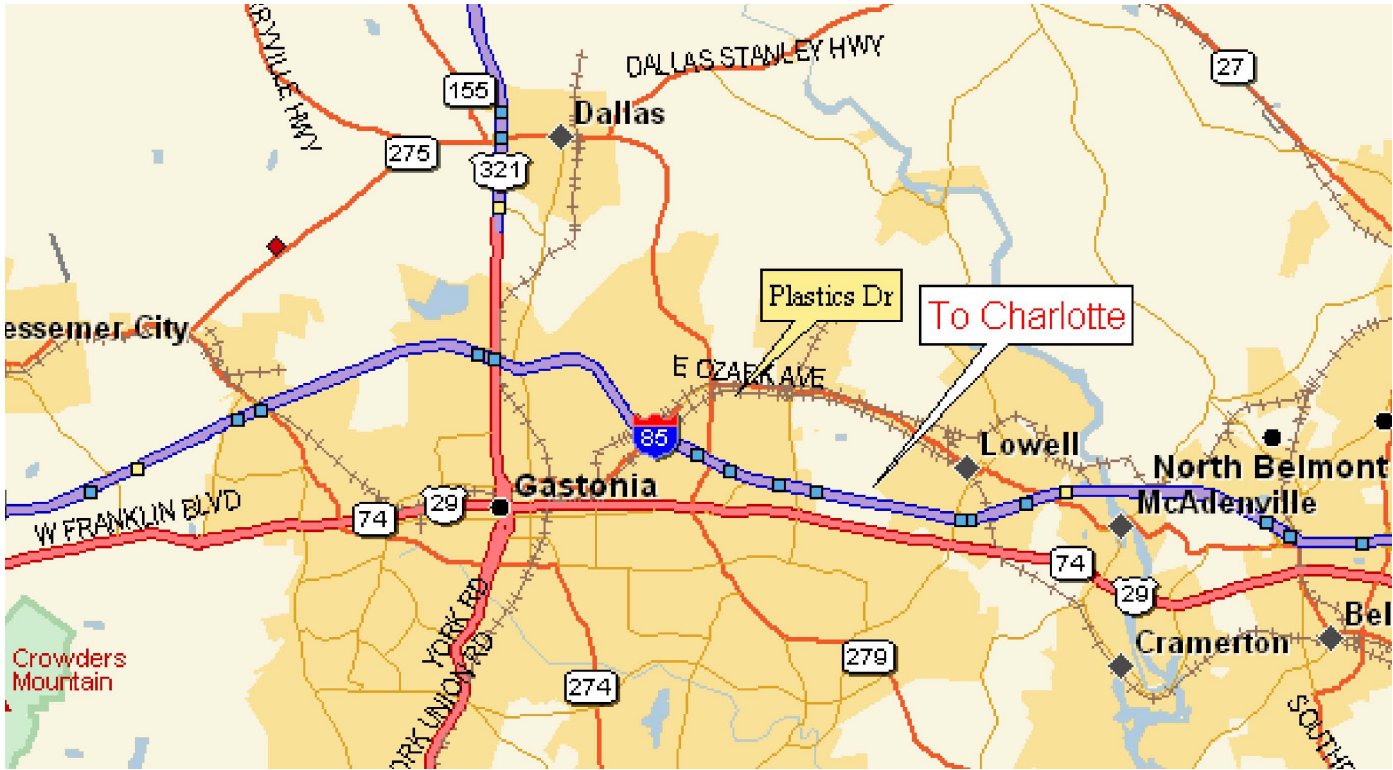
AVAILABLE

Norcap Facility (44,000 square feet)

2633 Plastics Drive • Gastonia, NC 28054

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PROPERTY LOCATION

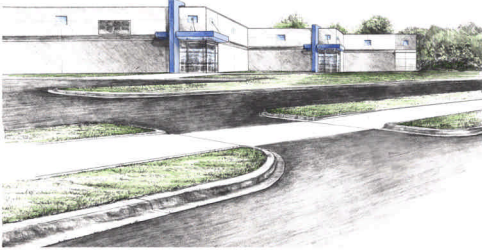


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PROPERTY INFORMATION



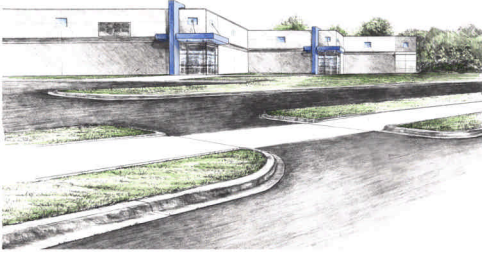
Norcap Facility

(44,000 square feet)

2633 Plastics Drive
Gastonia, NC 28054

BUILDING TYPE:	Manufacturing/Warehouse Flex/Office Facility
GROUND:	Approximately 6.5 acres
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Plant: Approximately 44,000 sq. ft Front Office: Approximately 3,800 sq. ft.
DATE OF CONSTRUCTION:	Various
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Masonry
ROOF:	Newer Ballasted Rubber Membrane
COMMENTS:	Building has been completely re-developed and is ready for a single industrial user or multiple flex/office users. The facility is for sale or lease.

PROPERTY INFORMATION



Norcap Facility

(44,000 square feet)

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Gastonia, NC 28054

CEILING HEIGHTS:	Warehouse 15' Office 8' Remainder of Building 15'
LIGHTING:	New metal halide w/40FC
UTILITIES – WATER:	Yes
GAS:	Yes
SEWER:	Yes
ELECTRIC:	Yes
FIRE PROTECTION:	Sprinklered
HVAC:	Roof curbs available for HVAC
TRUCK LOADING:	Four
PARKING:	50+ room for additional car parking
ZONING:	General Industrial
TRANSPORTATION:	<u>Ground:</u> I-85 –17 minutes, I-77 – 3 minutes <u>Airport:</u> Charlotte Douglas Int'l – 20 minutes

SITE PLAN


Forsite Development Partners
06



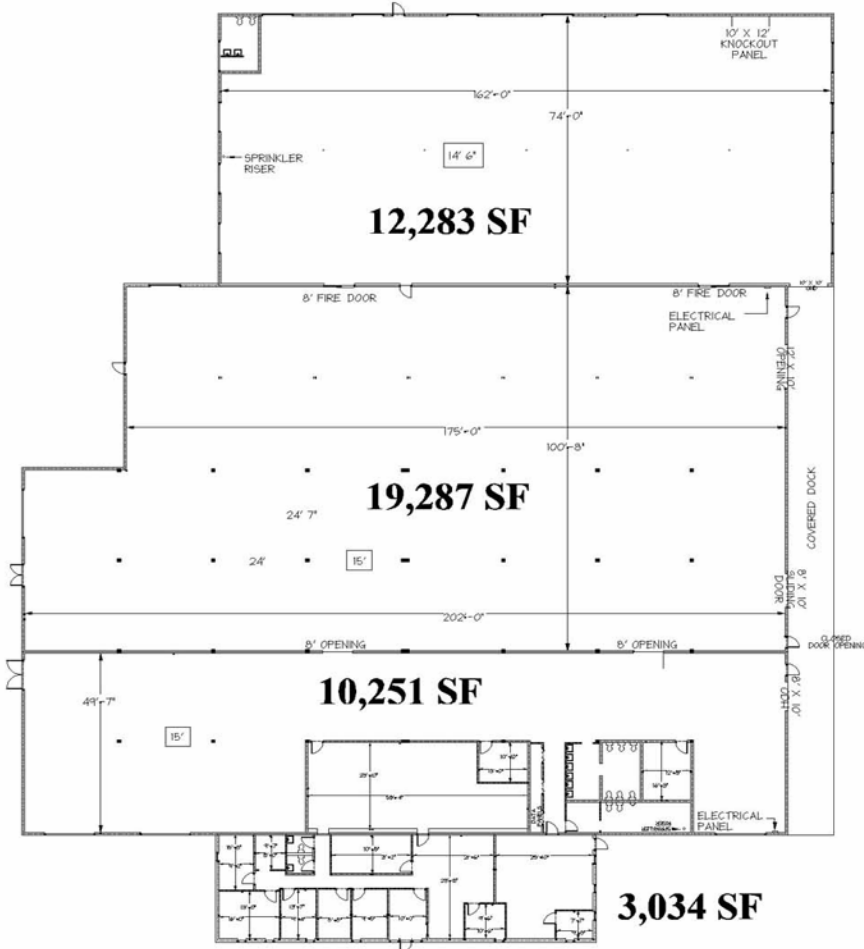
NORCAP BUILDING: APPROX. 43,750 SF

SCALE: 1"=80'



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SPACE PLAN



2633 PLASTICS DRIVE
GASTONIA NC
46,689 TOTAL SF
USING DRIP LINE
COVERED DOCK 1,832 SF