

AVAILABLE

INTERSECT

± 462,000 SF | CLASS A MANUFACTURING/DISTRIBUTION
SUMMER 2026 DELIVERY



INTERSECT
DEVELOPMENT GROUP

2550 JENKINS DAIRY ROAD, GASTONIA, NC

FOUNDRY
COMMERCIAL

PROPERTY FEATURES

BUILDING SIZE: ± 462,000 SF

DIVISIBLE 164,000 SF - 462,000 SF

PROPERTY SIZE: ± 67 ACRES

ZONING: I-1 CD

AUTO PARKING: 328 AUTO PARKS

TRAILER PARKING: 215 TRAILER PARKS

CLEAR HEIGHT: 40'

SPRINKLER: ESR

BUILDING DIMENSIONS: 420' X 1,100'

DOCK DOORS: 100 + 20 K.O.

DRIVE-IN DOORS: 2 (14' X 16') + 2 K.O.

COLUMN SPACING: 54' X 55'

STAGING BAY: 54' X 60'

POWER: 4,000 AMPS

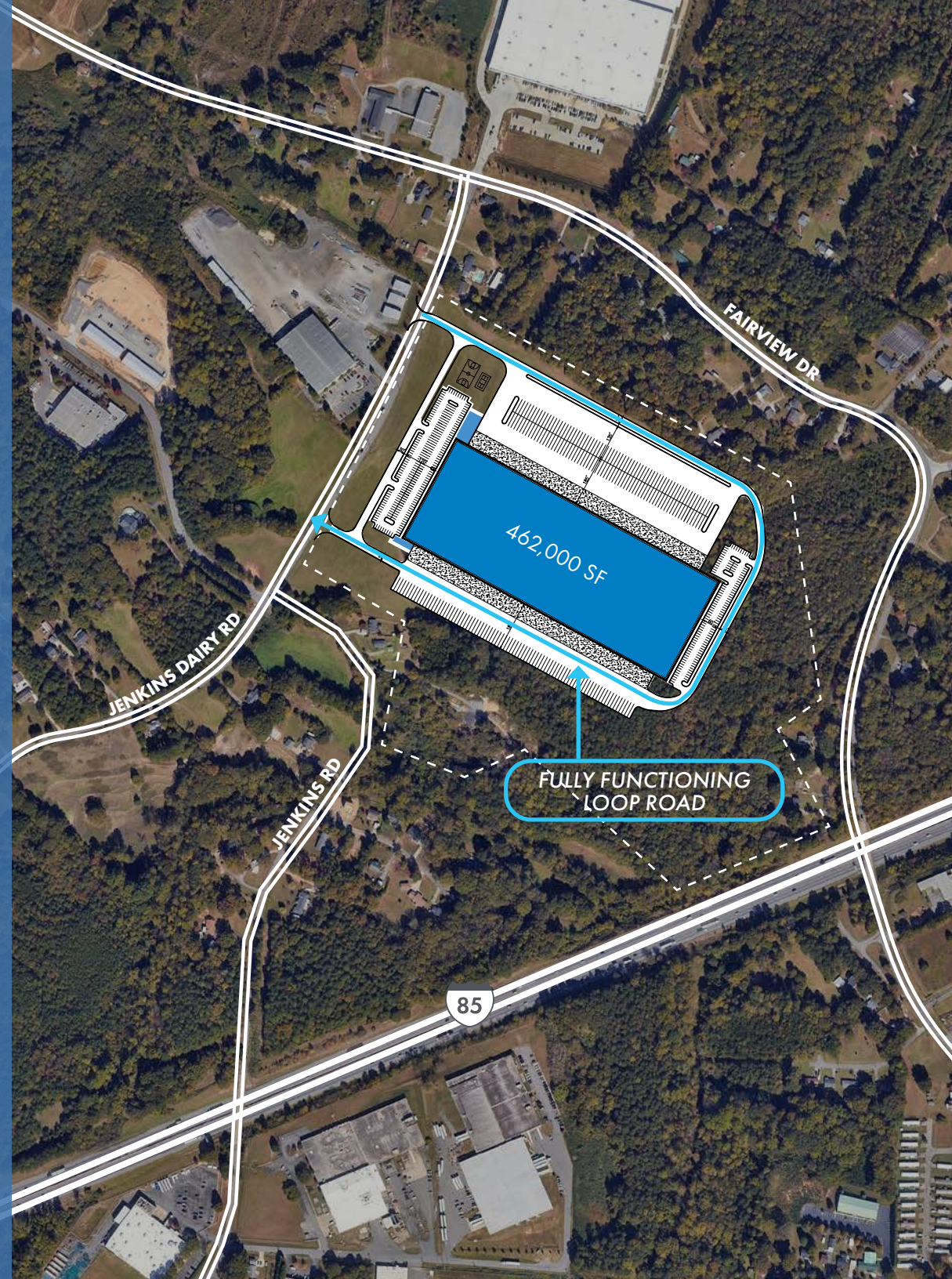
CONSTRUCTION: CONCRETE TILT

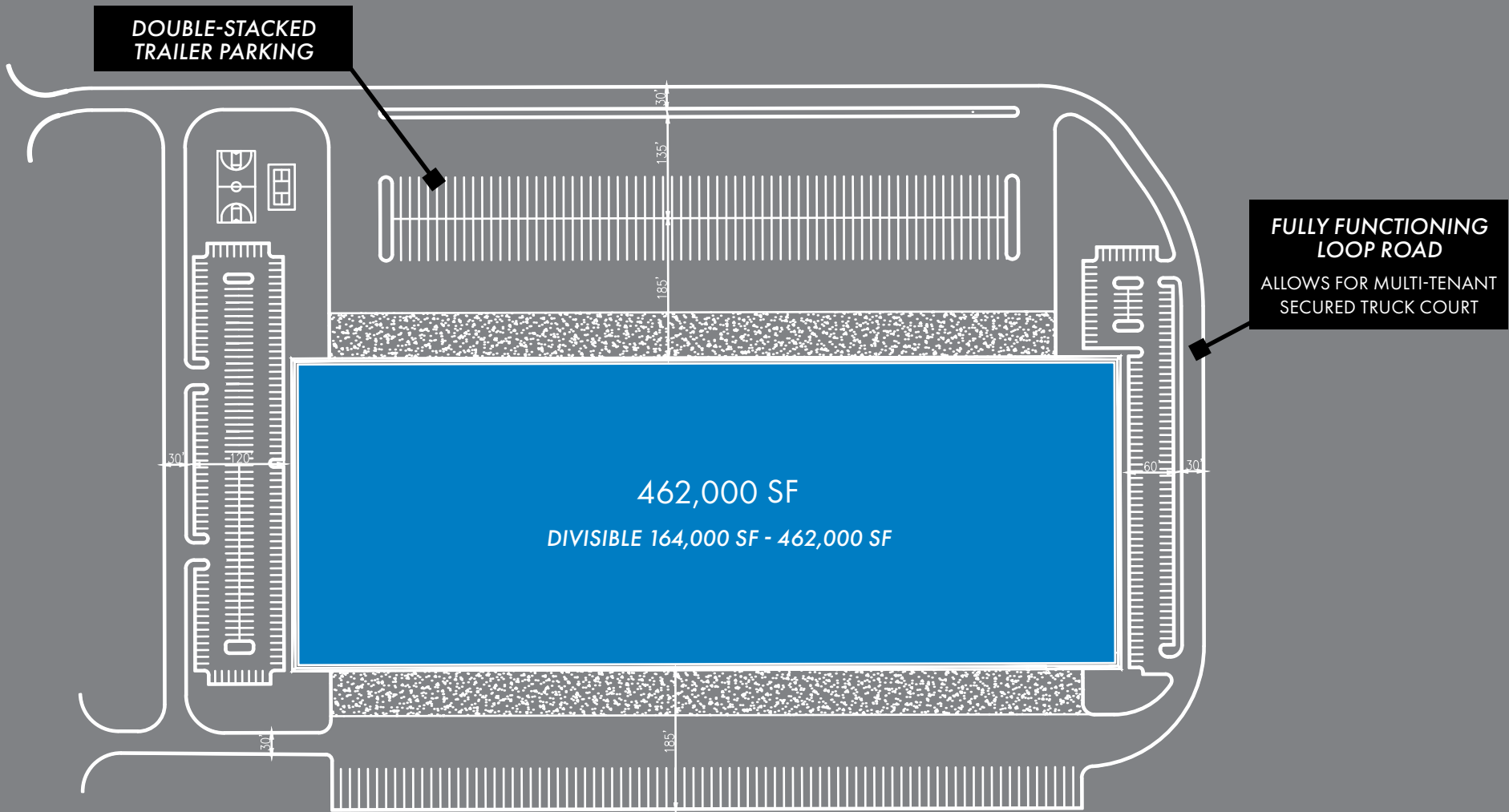
OFFICE SF: TO SUIT

TRUCK COURT: 185' WITH 60' CONCRETE APRON

LOADING: CROSS-DOCK

FLOOR: 7" SLAB

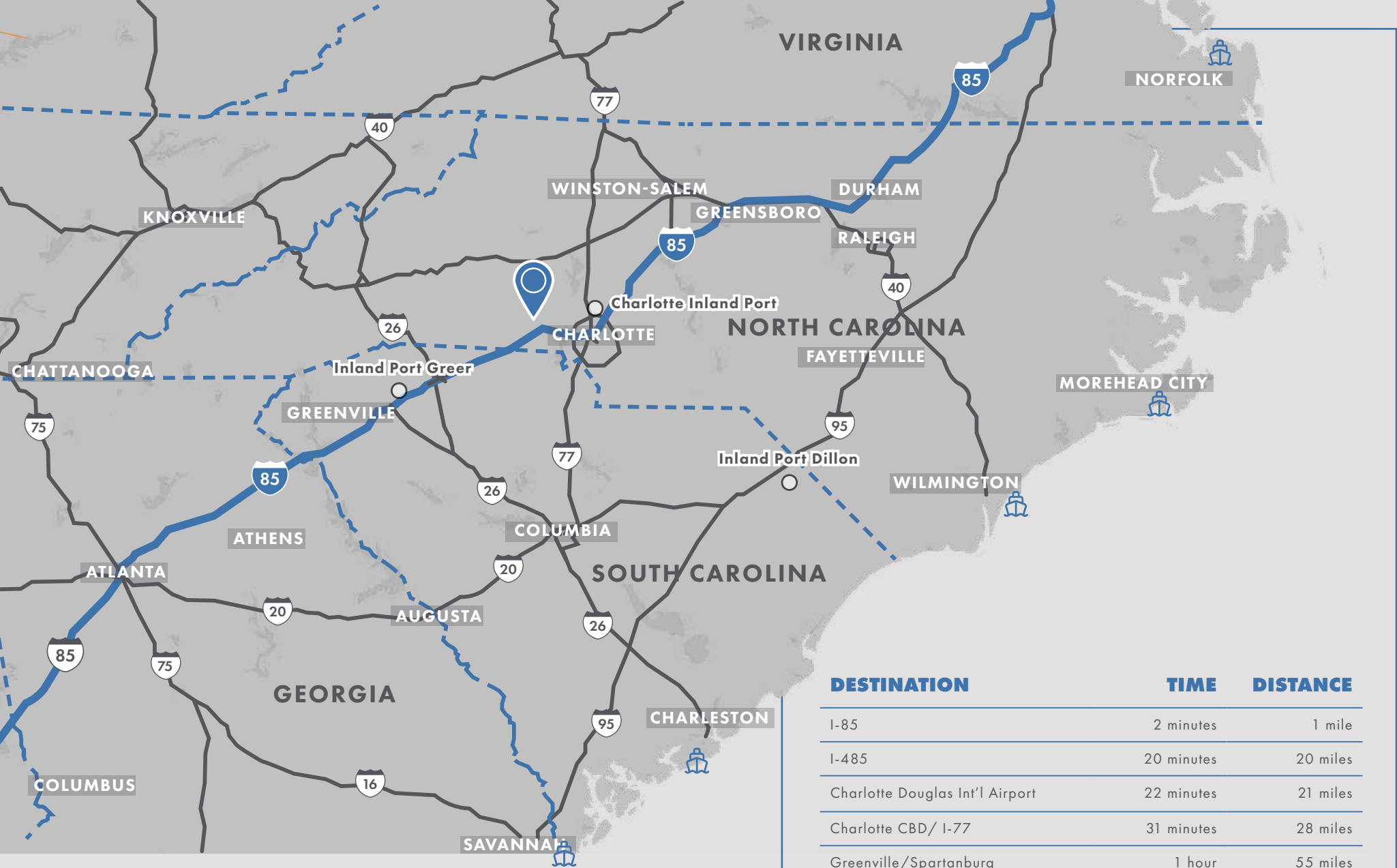




QUICK STATS

- 100** | 9' X 10' DOCK DOORS
- 20** | 9' X 10' KOS FOR FUTURE DOCK DOORS
- 2** | 14' X 16' DRIVE-IN DOORS (WITH 60 FT. RAMPS)
- 2** | 14' X 16' KOS FOR FUTURE DRIVE-IN DOORS
- 215** | TRAILER PARKS
- 328** | AUTO PARKS

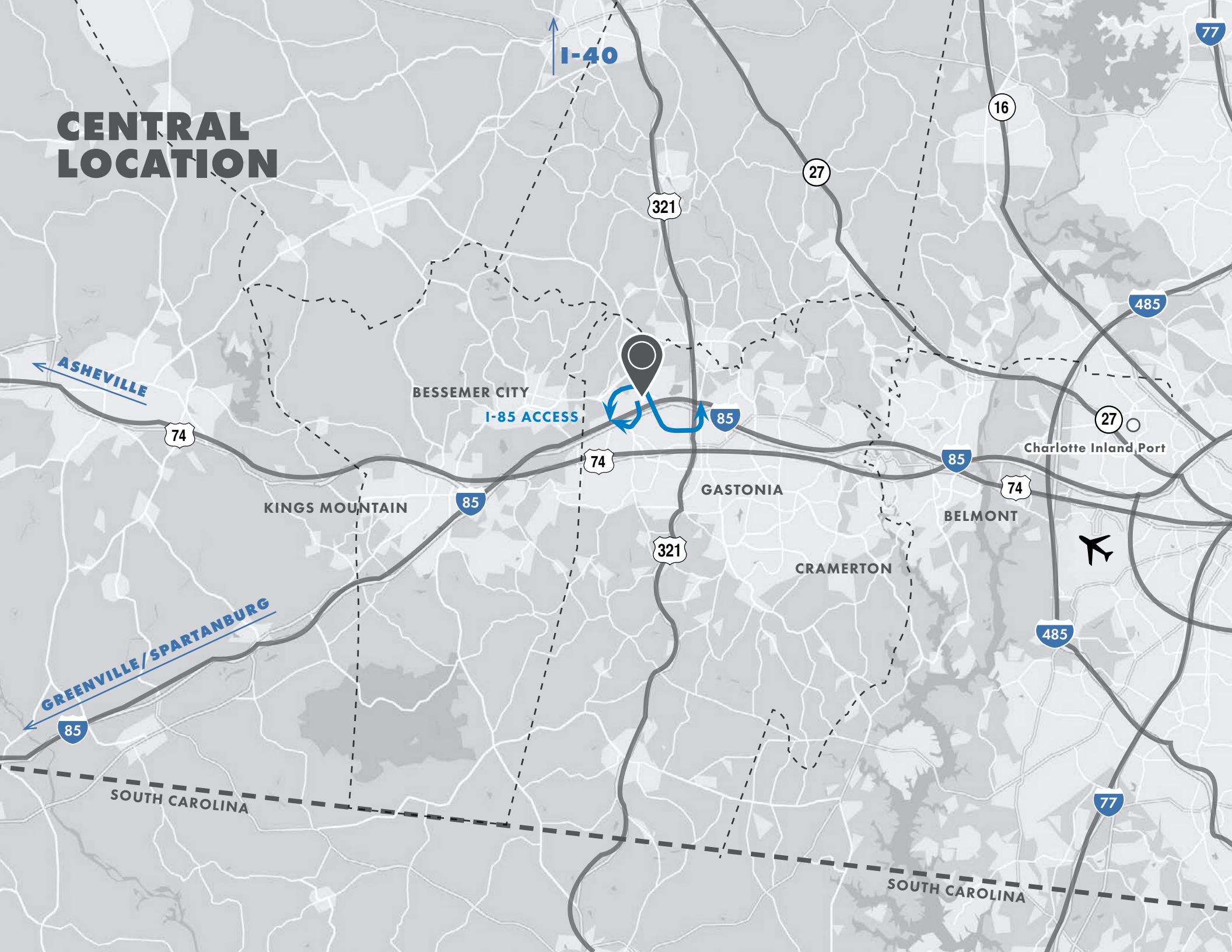




DRIVE TIMES FROM INTERSECT

DESTINATION	TIME	DISTANCE
I-85	2 minutes	1 mile
I-485	20 minutes	20 miles
Charlotte Douglas Int'l Airport	22 minutes	21 miles
Charlotte CBD/ I-77	31 minutes	28 miles
Greenville/Spartanburg	1 hour	55 miles
Charleston	3.5 hours	227 miles
Wilmington	3.75 hours	233 miles
Atlanta	4 hours	220 miles
Savannah	4 hours	271 miles
Norfolk	5.5 hours	351 miles

CENTRAL LOCATION



I-40

ASHEVILLE

BESSEMER CITY

I-85 ACCESS

KINGS MOUNTAIN

GASTONIA

CRAMERTON

BELMONT

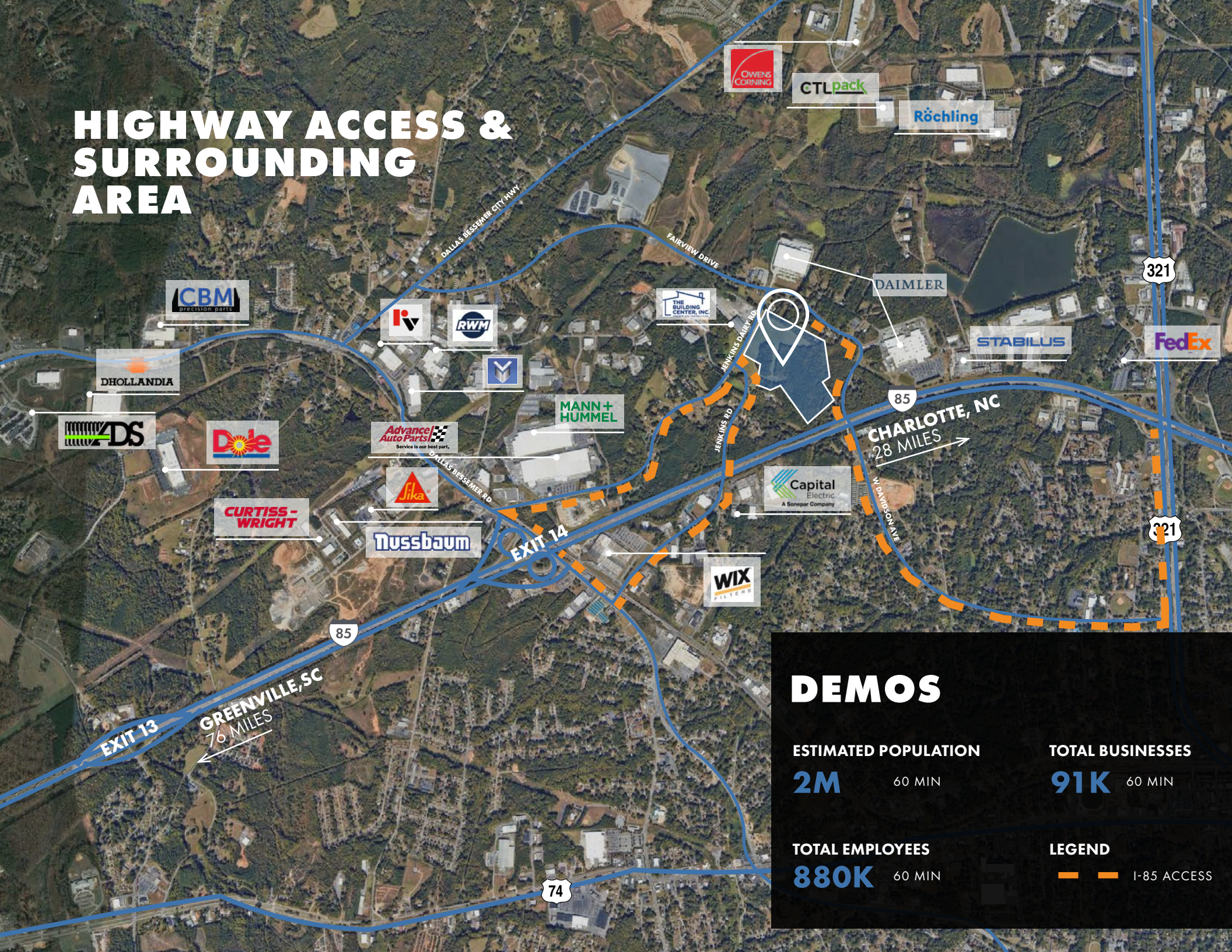
Charlotte Inland Port

GREENVILLE/SPARTANBURG

SOUTH CAROLINA

SOUTH CAROLINA

HIGHWAY ACCESS & SURROUNDING AREA



DEMOS

ESTIMATED POPULATION

2M 60 MIN


TOTAL BUSINESSES

91K 60 MIN

TOTAL EMPLOYEES

880K 60 MIN

LEGEND

 I-85 ACCESS

C O N T A C T

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*WHERE PEOPLE AND PURPOSE INTERSECT WITH
FORM AND FUNCTION*

INTERSECT
DEVELOPMENT GROUP

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COMMERCIAL