

4459 Building

4471 Posterity Court, Gastonia, NC 28056



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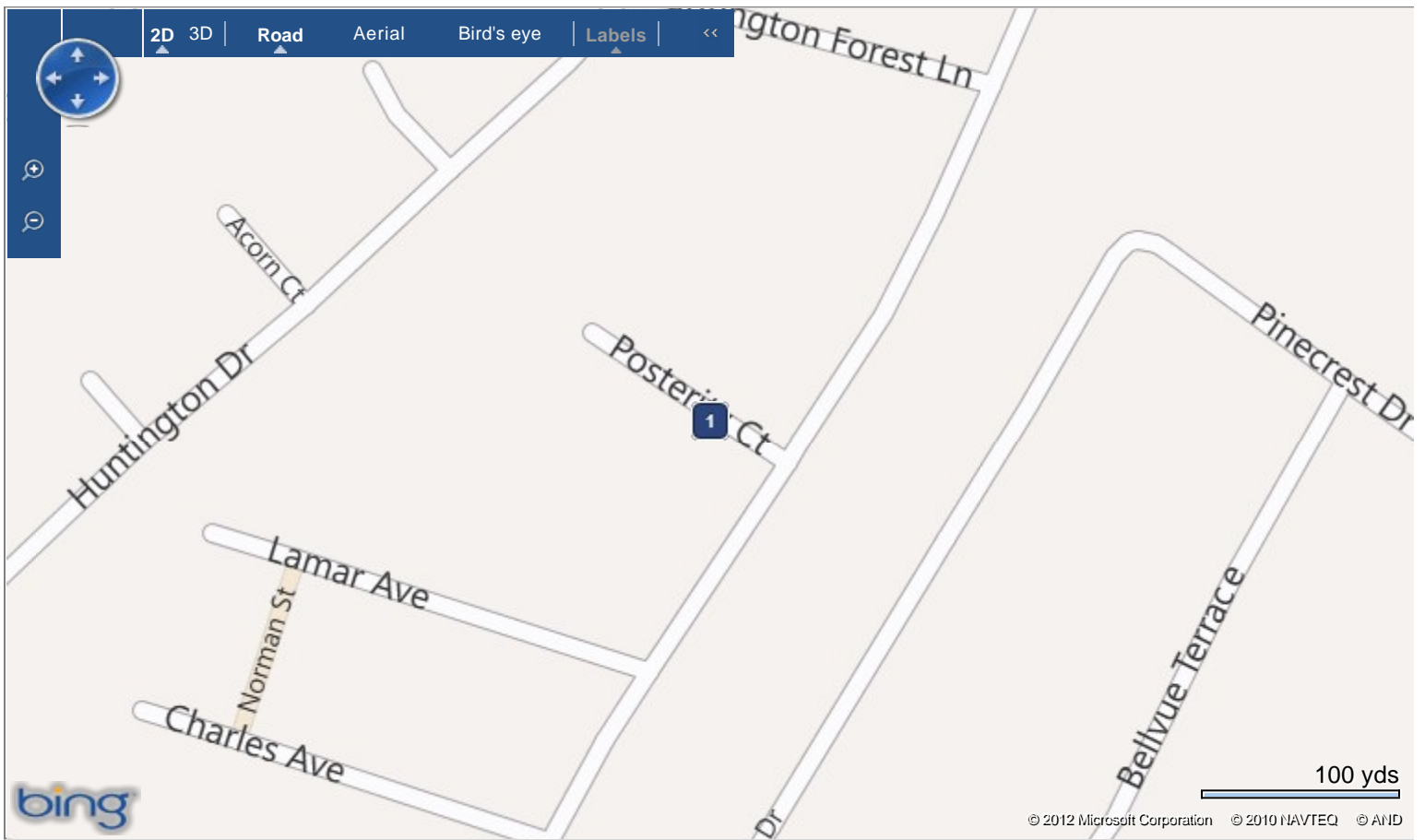
\$7.50 - \$7.51 /SF/Year

16,500 SF of Flex Space Divided into Units. Each Unit Heat & Air with 200 Amp Elec. Glass Entry Doors, View Windows and Rear Overhead Doors. Open Space with half baths.

Total Space Available:	N/A
Rental Rate:	\$7.50 - \$7.51 /SF/Year
Min. Divisible:	1,750 SF
Max. Contiguous:	8,750 SF
Property Type:	Industrial
Property Sub-type:	Flex Space
Building Size:	16,500 SF
Lot Size:	3 AC

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South New Hope Rd. Area of Gastonia approximately 20 minutes to Charlotte Douglas Airport or Lake Wylie SC. LESS than 10 minutes to I-85.

Listing spaces

Space 1

Space Available	3,000 SF
Rental Rate	\$1,875 /Month
Space / Lot Type	Flex Space
Lease Type	Modified Gross
Date Available	Jan 2012

Space 2

Space Available	3,500 SF
Rental Rate	\$2,190 /Month
Space / Lot Type	Flex Space
Min. Divisible	1,750 SF
Max. Contiguous	8,750 SF
Lease Type	Modified Gross
Date Available	Jan 2012

Space 3

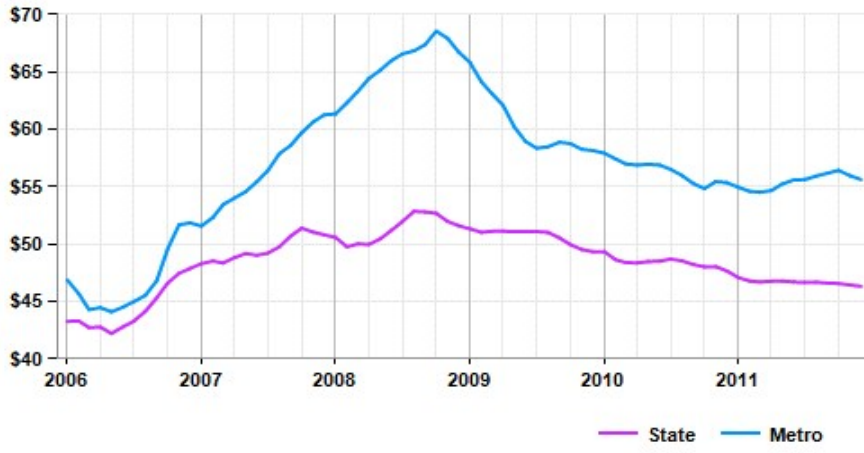
Space Available	3,500 SF
Rental Rate	\$2,190 /Month
Space / Lot Type	Flex Space
Min. Divisible	1,750 SF
Max. Contiguous	8,750 SF
Lease Type	Modified Gross
Date Available	Jan 2012

Space 4

Space Available	1,750 SF
Rental Rate	\$1,095 /Month
Space / Lot Type	Flex Space
Min. Divisible	1,750 SF
Max. Contiguous	8,750 SF
Lease Type	Modified Gross
Date Available	Jan 2012

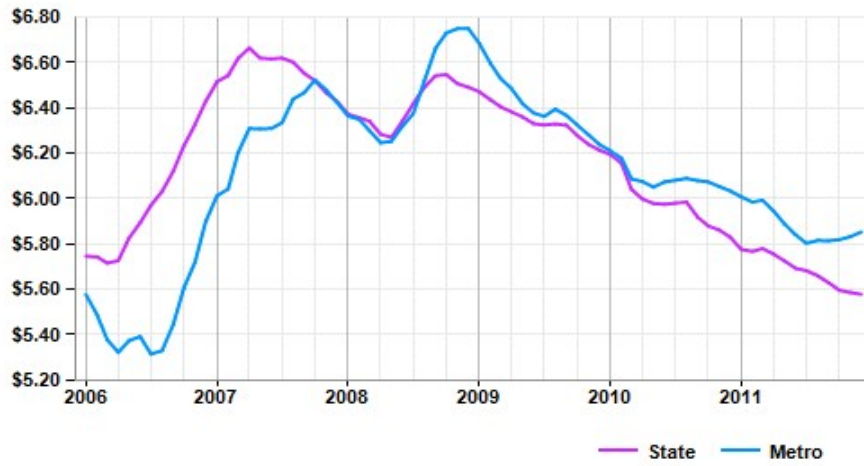
Market Trends

Asking Prices Industrial for Sale Gastonia, NC (\$/SF)



	Dec 11	vs. 3 mo. prior	Y-O-Y
State	\$46.30	-0.5%	-2.8%
Metro	\$56	-1.0%	+0.5%

Asking Rent Industrial for Lease Gastonia, NC (\$/SF/Year)



	Dec 11	vs. 3 mo. prior	Y-O-Y
State	\$5.58	-0.5%	-4.3%
Metro	\$5.85	+0.5%	-3.0%