



New Flex Space Coming to Gaston County

GASTONIA, NC – Local Gaston County developer John Church announces the construction of Gaston County's newest speculative multi-tenant industrial building. The Wren-Flex Building is 27,000 square feet in size with ceilings that will have 20 feet in clear height. The building is designed to be flexible for the customer who needs open space for their distribution and/or manufacturing operations. Each unit is designed to allow the tenant to custom-build the amount of space needed to support their business.



Located at 1821 Wren Turnpike within the Gaston County Business Park, the Wren-Flex Building is one-half mile from the intersection of I-85 and US Highway 321. This project is now the second announcement for the Gaston County Business Park since Value Place recently announced an extended-stay hotel to be built across from the Wren-Flex Building. The developer selected this location because the major logistics and delivery providers in the County. UPS and FedEx have facilities located within a quarter mile of the Wren-Flex Building. The developer believes tenants will appreciate this same strategic location.

The Wren-Flex Building will contain seven dock-high doors and two drive-in doors to accommodate clients requiring as little as 3,000 sq ft or as much as 27,000 sq ft. Pre-construction rental rates for tenants are in the \$6.50 to \$7.50 per ft (triple net) range and the developer will have offices built out to meet tenant needs. Completion of the building is scheduled for January of 2007.

The leasing agent for Wren-Flex, Jerry Roche at Centra Properties, LLC in Gastonia, stated, "Gaston County is in great need of the Wren-Flex space, with its open bays and high ceilings." John Church and Centra Properties, LLC would like to thank Donny Hicks and Marc Bolick of the Gaston County Economic Development Commission for their assistance with this project. For additional information, please contact Jerry Roche, Centra Properties LLC, at 704-823-8800.

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