



INDUSTRIAL SPACE | FOR LEASE

4934 YORK HIGHWAY | GASTONIA

Extremely versatile Industrial Building for lease along Highway 321 in Gastonia, just 35 minutes from Charlotte, NC.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF

15,276 SF*

PID#

207365

FEATURES

- Extremely versatile
- 2 Dock doors
- Drive in door
- Fenced in yard in back that allows for outdoor storage
- 3 offices, conference room, break room, and foreman office in shop area
- Heavy power
- Located along Hwy 321 in Gastonia
- 35 minutes from Charlotte

LEASE RATE

\$8.00/SF, Modified Gross

- Tenant pays utilities and interior maintenance
- Landlord pays taxes, insurance and lawncare

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MECA Commercial Real Estate

102 Main Street, Suite 110

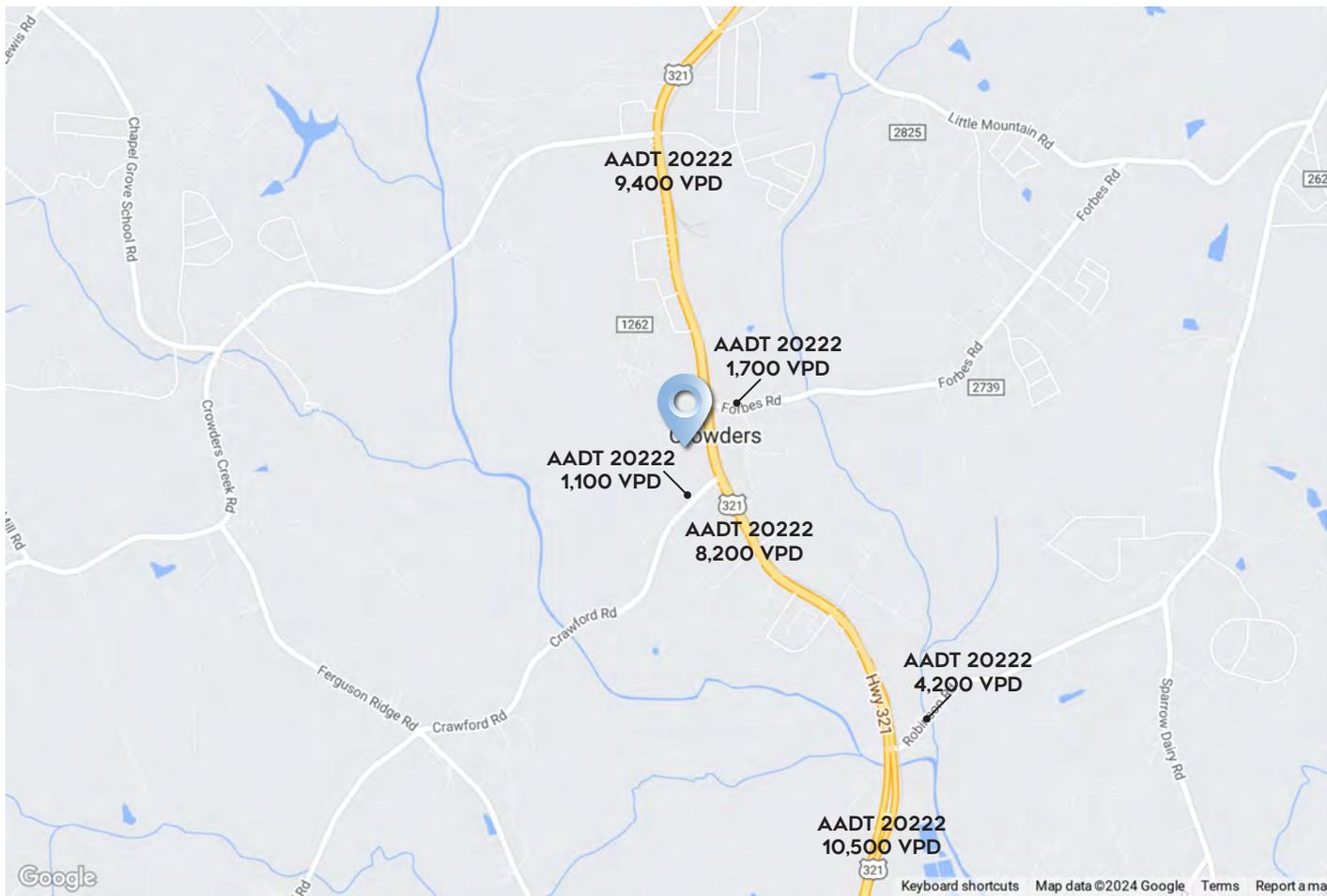
McAdenville, NC 28101

704 971 2000



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TRAFFIC COUNTS



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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