

# SALE

## CLIMATE CONTROLLED WAREHOUSE

1444 W Airline Ave Gastonia, NC 28052



### PROPERTY DESCRIPTION

Introducing 1444 W Airline Ave, Gastonia, NC 28052—a prime industrial property offering nearly 9,800 square feet of functional space. This property offers immediate access to US-74, I-85, and downtown Gastonia, ensuring excellent connectivity for distribution and business operations. The climate-controlled warehouse features 900 AMP, 3-phase power, making it ideal for heavy industrial use. It is also equipped with two dock doors for streamlined loading and unloading. A fully fenced lot provides additional security and functionality for outdoor needs. With Gastonia's industrial market experiencing significant growth and a pronounced shortage of properties under 10,000 square feet, this facility presents a rare and valuable opportunity.

### OFFERING SUMMARY

Sale Price:	\$1,075,000
Lot Size:	0.71 Acres
Building Size:	9,795 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	813	3,754
Total Population	436	1,947	9,105
Average HH Income	\$44,263	\$47,822	\$49,602

**Ryan Pilsy**  
(980) 339-9174



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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**1444 W AIRLINE AVE**

1444 W Airline Ave Gastonia, NC 28052



## PROPERTY HIGHLIGHTS

- 9,795 total SF (7,379 warehouse SF)
- 0.71 Acres
- I-U (Industrial Urban Zoning – Gastonia)
- 2 Dock High Doors (1 – 8ft X 8ft, 1 - 10ft X 8ft)
- 12ft ceiling height (drop ceilings)
- Climate controlled building
- 3 phase power with 900 total AMPS
- BUS Bar extending through out the warehouse for ample power source
- Gated Access with fully fenced lot
- Paved Parking
- Ideal uses include warehouse/storage, contractor services, light industrial manufacturing/distribution and machine shop.
- Parcel ID: 103152

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## PHOTOS

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## RETAILER MAP

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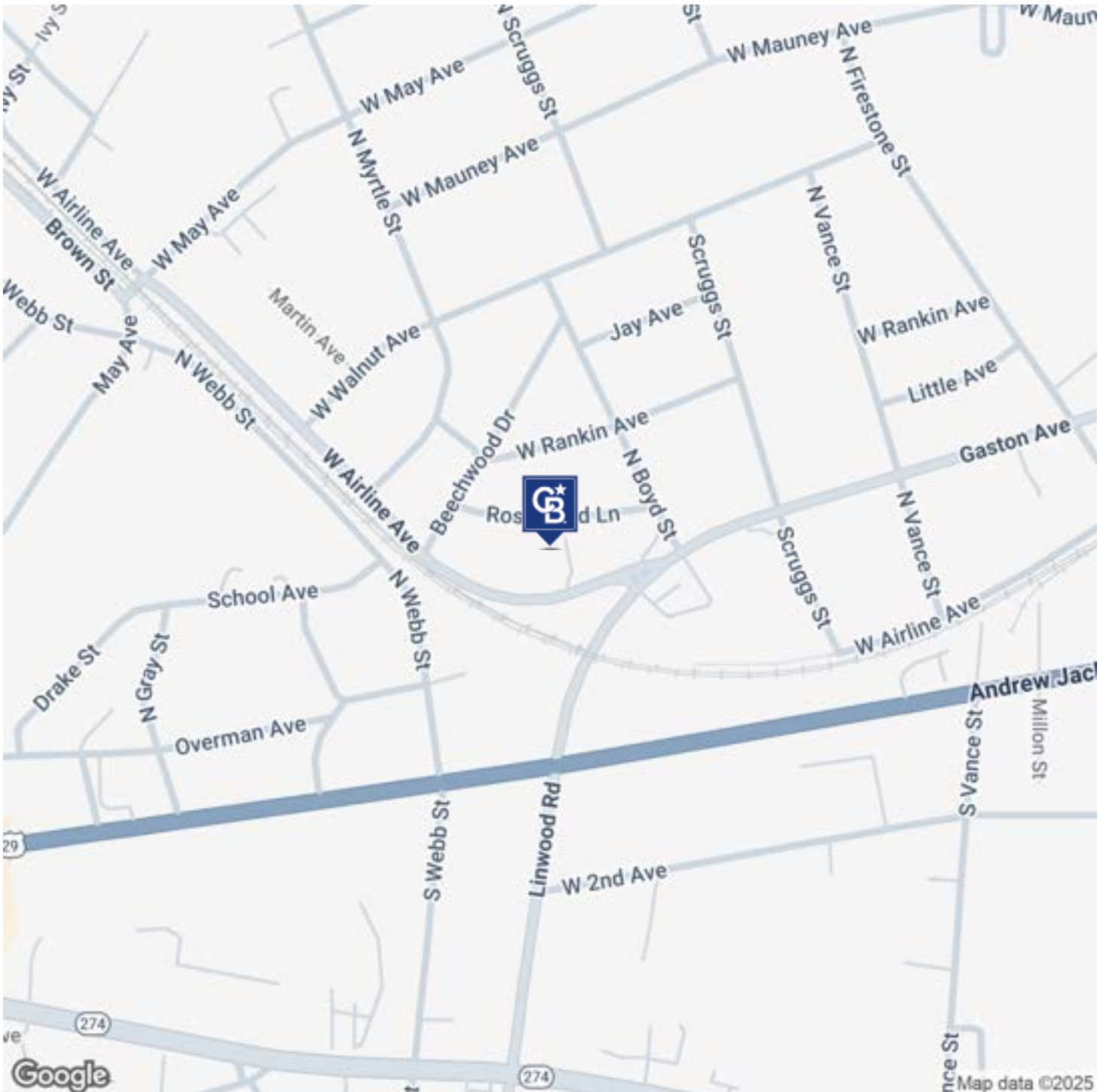
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## LOCATION MAP

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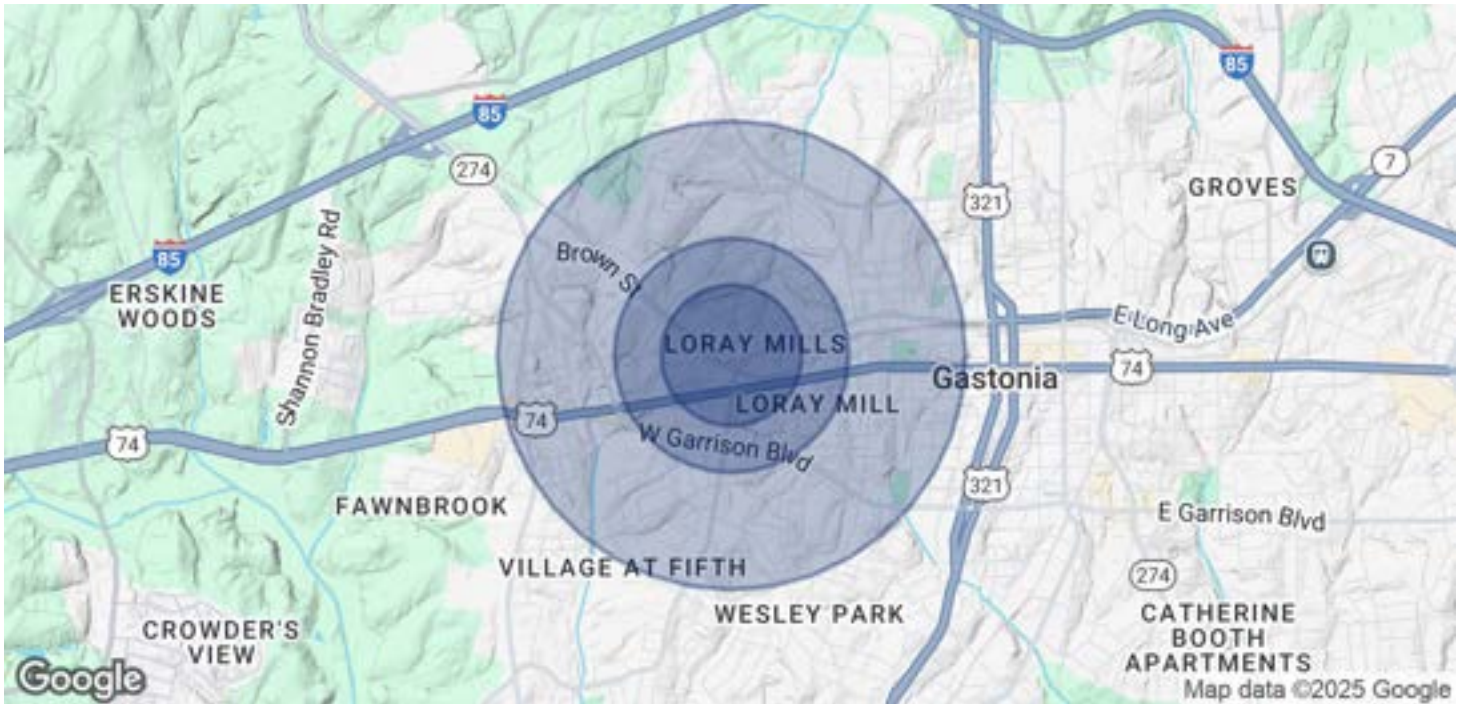


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## DEMOGRAPHICS MAP

1444 W Airline Ave Gastonia, NC 28052



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	436	1,947	9,105
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	178	813	3,754
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$44,263	\$47,822	\$49,602
Average House Value	\$96,944	\$113,792	\$139,169

Demographics data derived from AlphaMap

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