

## Industrial / Warehouse Site

7,964 ± Total SF on 9.9 ± Acres Available  
Sales Price: \$2,000,000



Bessemer City / Gastonia  
North Carolina





**CURRENTLY A PAINT & BODY SHOP WITH TOWING.**

**PROPERTY INCLUDES A RENTAL / HOME WITH ABOUT 900± SF, SEVERAL METAL WAREHOUSES AND A FENCED IN STORAGE LOT ON ± 9.9 ACRES.**

**4239 Kings Mountain Hwy  
Bessemer City, NC 28086**

**Front Buildings:**

- ±5,030 SF Total
- 50' x 60' = 3,000 sf Warehouse Space
  - \* 16' Clear Height
- 40' x 40' = 1,600 sf Warehouse Space
  - \* 10' Clear Height
- 10' x 15' = 150 sf Equipment Room
- 14' x 20' = 280 sf Office
- Two (2) ADA Restrooms
- Complete Electricity Throughout
- Air Compressor 3Ph Power

**Rear Building:**

- ±1,440 SF Total
  - \* 30' x 48'
- Complete Electricity Throughout
- Air Compressor 3Ph Power
  - \* Four (4) Air Compressors
- LED lighting
- Three (3) Oversized Carports
  - \* One (1) with Hot & Cold Water Car Wash
  - \* One (1) with LED Lighting

**House:**

- 950 sf
- Garage at 544 sf
  - \* AC and Water with an attached shed

4.79 ± Acres  
PID: 153666

5.11 ± Acres  
PID: 153666

House:  
930 ± sf  
Garage:  
544 ± sf

Fenced in  
Storage Lot

Oversized Gravel  
Parking Lot

**TOTAL of:  
± 9.9 Acres**

3,000 ± sf

1,600 ± sf

1,440 ± sf



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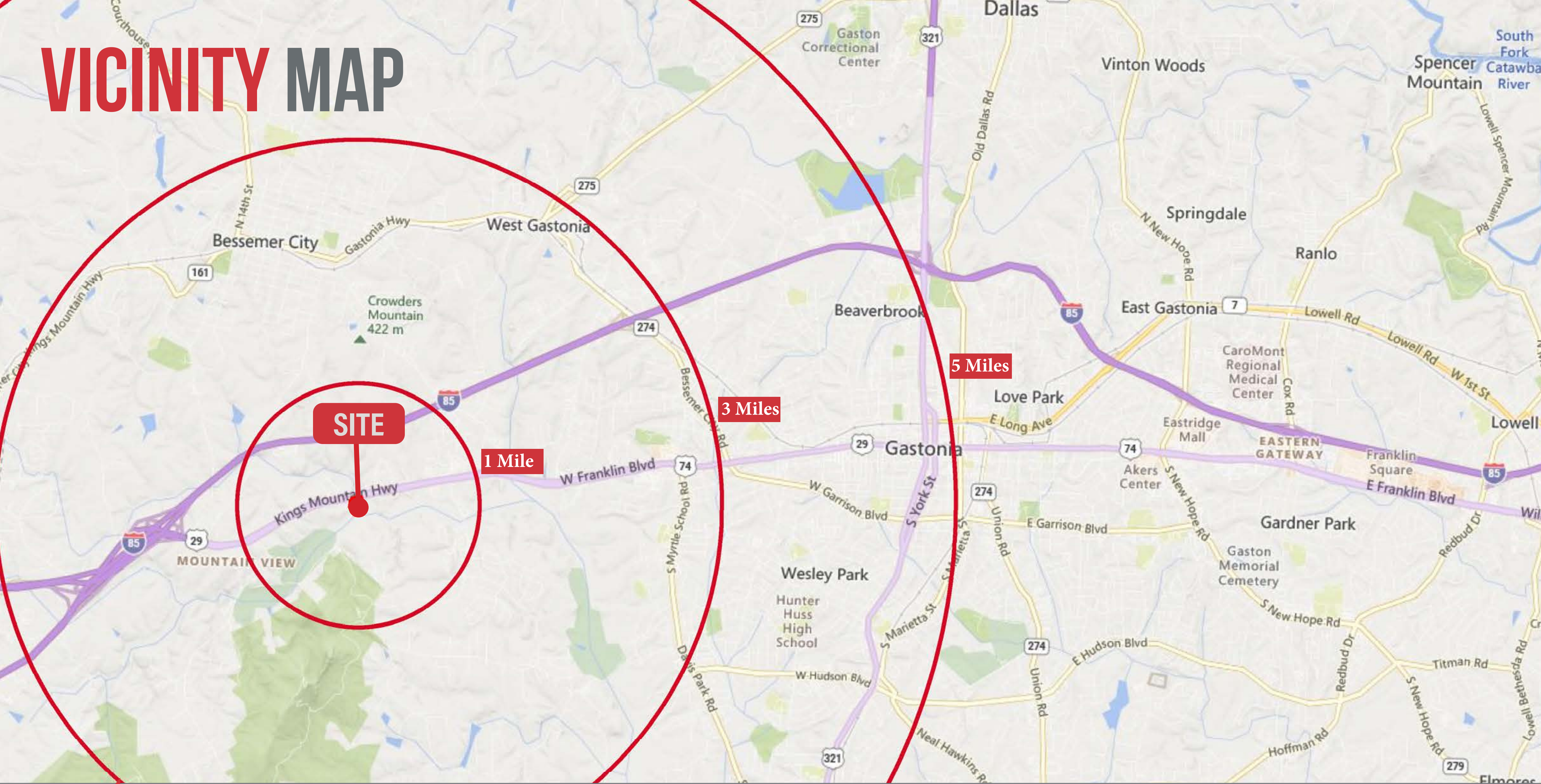
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# VICINITY MAP





Franklin E. Tanner - PLS # 2534

