

FOR LEASE AND SALE

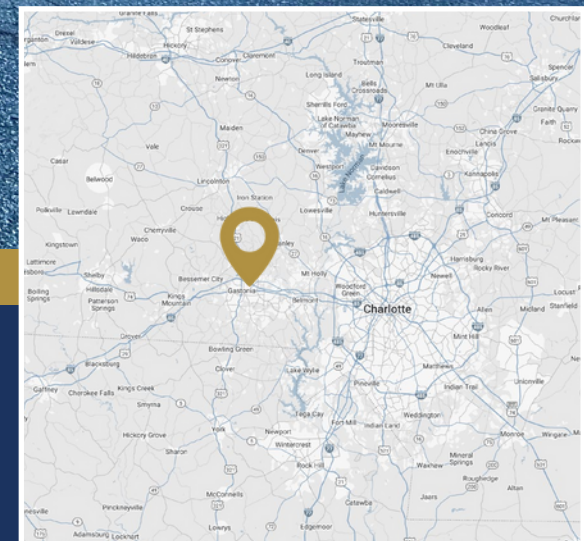
FIRST & EARLY
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS



INDUSTRIAL SPACE AVAILABLE

± 24,865 SF

505 N Modena St, Gastonia, NC 28054



Katie Corrie

E: katie@firstearlypartners.com

P: 704-900-7462

M: 803-230-4185

Andre Collins, CCIM, SIOR

E: andre@firstearlypartners.com

P: 704-317-1946

M: 704-430-3701

PROPERTY DETAILS

-  **PARCEL ID:** 104827 (Gaston County)
-  **TOTAL ACERAGE -** ±1.39 AC (60,548.40 SF)
-  **AVAILABLE SF:** ±24,865 SF
-  **PROPERTY TYPE:** Industrial/Flex (7-8 Offices, 3 Restrooms)
-  **YEAR BUILT/RENOVATED:** 1982/2000
-  **ZONING:** IU (Urban Industrial)
-  **CEILING HEIGHT:**
 - Square Warehouse: 23' 10" to Peak, 18' 5" to Eave
 - Rectangle Warehouse: 12' 11" to Peak, 10' to Eave
-  **POWER SUPPLY:** Amps: 60 Volts: 240-480 Phase: 3 Wire: 4 (To Be Confirmed)
-  **DOCK HIGH DOORS:** Three (3) & One (1) Drive In Door
-  **ROOF:** New membrane installed in 2023
-  **ASKING PRICE/LEASE RATE:** CALL FOR PRICING

DRIVE TIMES

Hwy 74	0.5 Miles
Hwy 85	0.5 Miles
Downtown Gastonia	1.6 Miles
Hwy 321	2.0 Miles
South Carolina State Line	8.7 Miles
Charlotte Douglas International Airport	14.5 Miles
CBD/Uptown	23.2 Miles



Katie Corrie

E: katie@firstearlypartners.com
P: 704-900-7462
M: 803-230-4185

Andre Collins, CCIM, SIOR

E: andre@firstearlypartners.com
P: 704-317-1946
M: 704-430-3701

PROPERTY PHOTOS



Katie Corrie

E: katie@firstearlypartners.com

P: 704-900-7462

M: 803-230-4185

Andre Collins, CCIM, SIOR

E: andre@firstearlypartners.com

P: 704-317-1946

M: 704-430-3701

DISCLOSURE AND DISCLAIMER

The following disclosure and disclaimer are intended to provide clarity and transparency regarding the information presented in this marketing brochure/flyer.

Disclosure:

1. Accuracy of Information: While every effort has been made to ensure the accuracy of the information provided in this brochure/flyer, including but not limited to property details, specifications, and/or financial projections, we do not guarantee its completeness or accuracy. Prospective tenants are advised to conduct their own due diligence and verify all information independently.
2. Availability and Pricing: The availability of the property and the pricing information contained herein are subject to change without notice. We do not guarantee the availability of the property or the accuracy of the pricing information provided in this brochure/flyer.
3. Third-Party Information: Certain information contained in this brochure/flyer may have been obtained from third-party sources, including but not limited to property owners, landlords, tenants, and public records. We make no representations or warranties regarding the accuracy or reliability of such third-party information.
4. Legal and Financial Advice: This brochure/flyer is for informational purposes only and does not constitute legal, financial, or investment advice. Prospective tenants are strongly encouraged to consult with their own legal, financial, and real estate advisors before entering into any lease agreement or making any investment decisions.

Disclaimer:

1. No Warranty: All information provided in this brochure/flyer is provided "as is" without any warranty of any kind, either express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose, or non-infringement.
2. Limitation of Liability: In no event shall we be liable for any direct, indirect, incidental, special, exemplary, or consequential damages (including but not limited to lost profits, business interruption, or loss of data) arising out of or in connection with the use or inability to use the information provided in this brochure/flyer, even if we have been advised of the possibility of such damages.
3. Third-Party Links: This brochure/flyer may contain links to third-party websites or resources. We are not responsible for the availability, content, or accuracy of such third-party sites or resources and do not endorse any products, services, or opinions expressed therein.
4. Jurisdiction: This disclosure and disclaimer shall be governed by and construed in accordance with the laws of North Carolina, without regard to its conflict of law principles.

By using or accessing the information provided in this brochure/flyer, you acknowledge that you have read, understood, and agreed to be bound by the terms and conditions of this disclosure and disclaimer. If you do not agree to these terms, you should not use or rely on the information contained herein.

CONTACT US

Katie Corrie

E: katie@firstearlypartners.com
P: 704-317-1948
M: 803-230-4185

Andre Collins, CCIM, SIOR

E: andre@firstearlypartners.com
P: 704-317-1946
M: 704-430-3701

