



618 W. FRANKLIN BLVD.  
GASTONIA, NC 28052

## HANGAR 618

To bring this project to life, a major reconstruction effort was required on a significant portion of the original building. The resulting space is a combination of 18,797 square feet, divided into two sections.

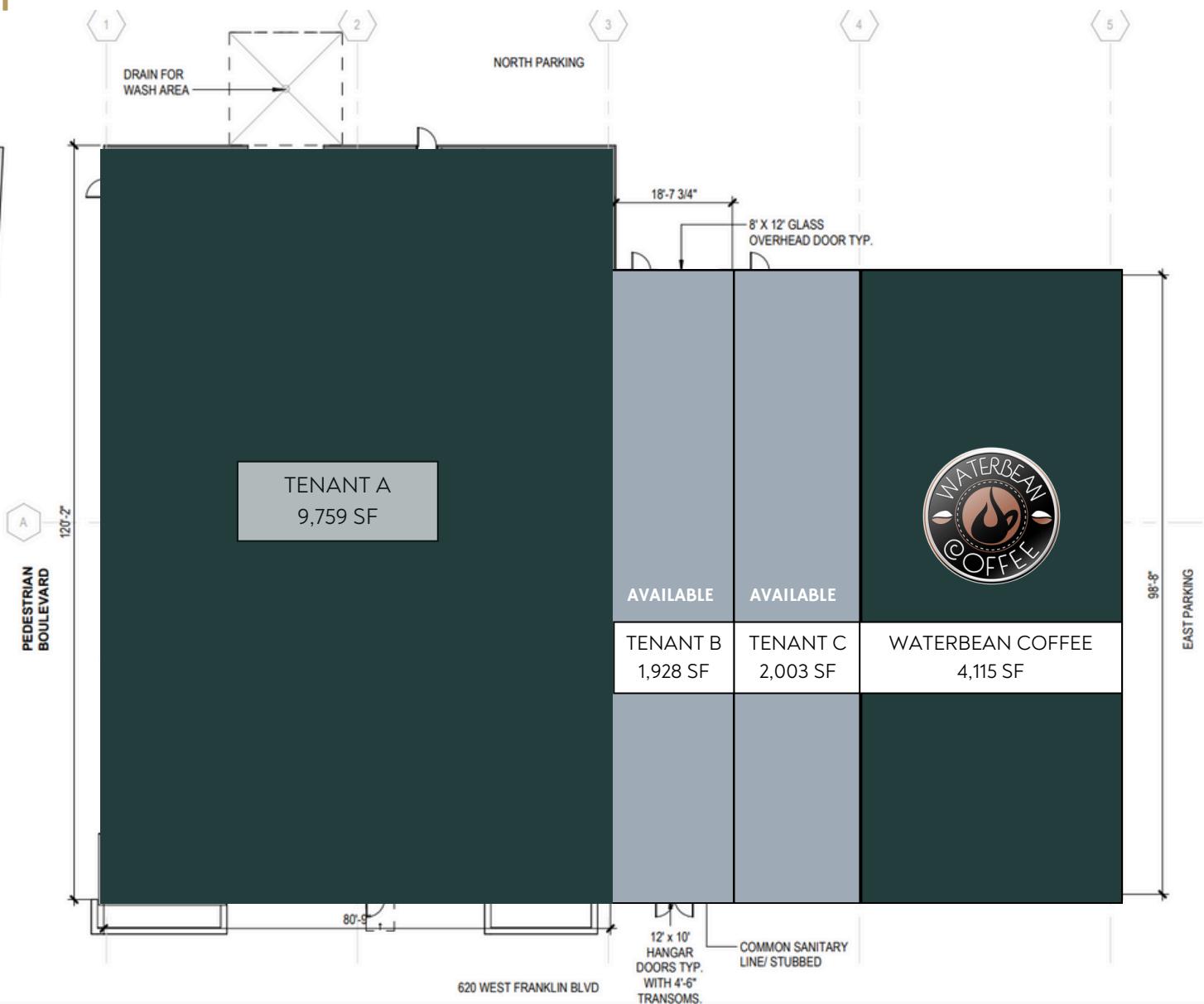
The first section, located on the left, occupies 9,759 square feet and serves as a private garage that can be viewed from inside the building. Additionally, it features a car lift attached to the front to showcase a luxury vehicle.

The remaining space of 9,758 square feet can be split into four bays or combined to create fully customizable floor plans for future tenants. A series of lights above connect the Dillinger and Hangar buildings, creating a welcoming atmosphere for pedestrians.

The hangar doors are custom-designed for aircraft and reveal large windows that allow natural light to flow into the space. The exterior of the building features sleek, matte, corrugated metal, creating a unique impression when viewed from Highway 74, which is adjacent to the property.

Hangar 618 offers ample on-site parking and is easily accessible by residents of The Dillinger, Trenton Mill, and surrounding neighborhoods and businesses.

## FLOOR PLAN - HANGAR 618



Elevate your business with this re-developed, creative flex space perfectly suited for office/retail workspace. In addition to the extensive upgrades, this building is centrally located and offers unparalleled highway access. Hangar 618 is a vital part of Gastonia's FUSE District- tying together the Historic Loray and Downtown areas.

Lease Type: NNN  
 Stories: 1st Floor  
 Units May Be Combined  
 \$27.00/SF  
 \$40.00/SF Tenant Improvement

TENANT A	TENANT B	TENANT C	TENANT D
LEASED	AVAILABLE	AVAILABLE	LEASED
PRIVATE GARAGE	OFFICE	FLEX	WATERBEAN COFFEE
9,759 SF	1,928 SF	2,003 SF	4,115 SF

# HANGAR SIX EIGHTEEN



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Units May Be Combined  
\$27.00/SF  
\$40.00/SF Tenant Improvement

## FEATURES

- Fully Abated Commercial Space
- Ease of access to I-85 & Highway 321
- Prime location in FUSE District
- Customizable floor plans
- On site parking
- Signage

## SITE MAP

