



OFFICE SPACE | **FOR SUBLEASE**

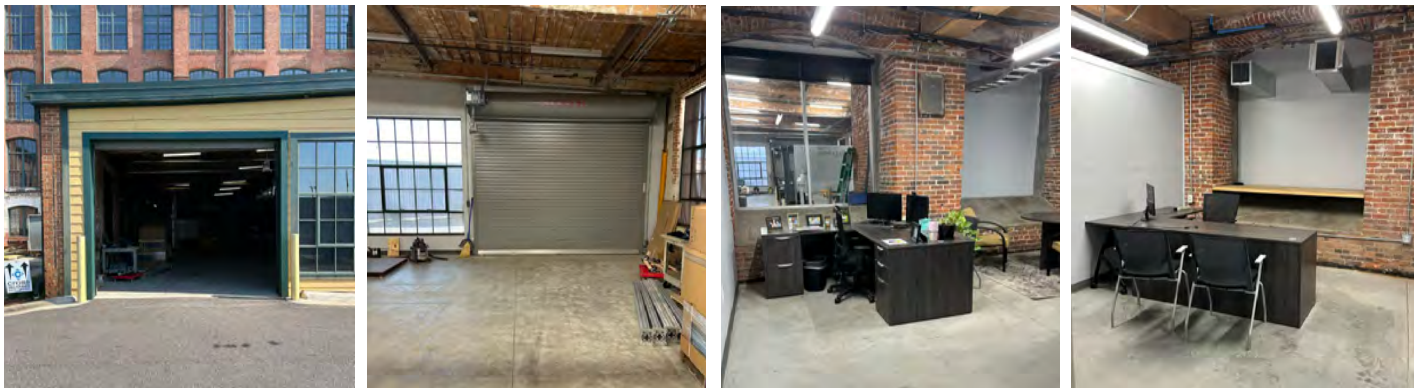
**300 SOUTH FIRESTONE STREET, SUITE 100-D | GASTONIA**

Amazing sublease oppoortunity in highly-coveted, redeveloped Loray Mill.

**SAM KLINE, CCIM**  
c 704 777 6003  
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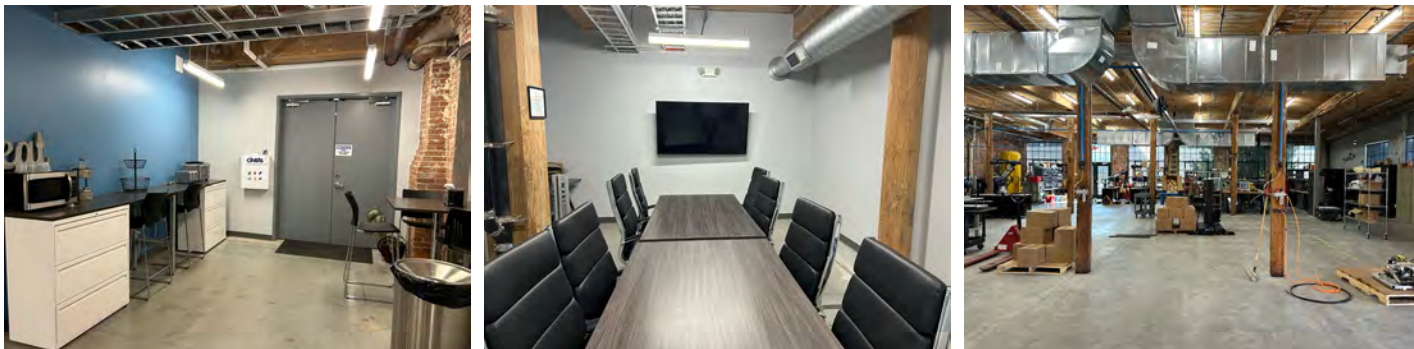
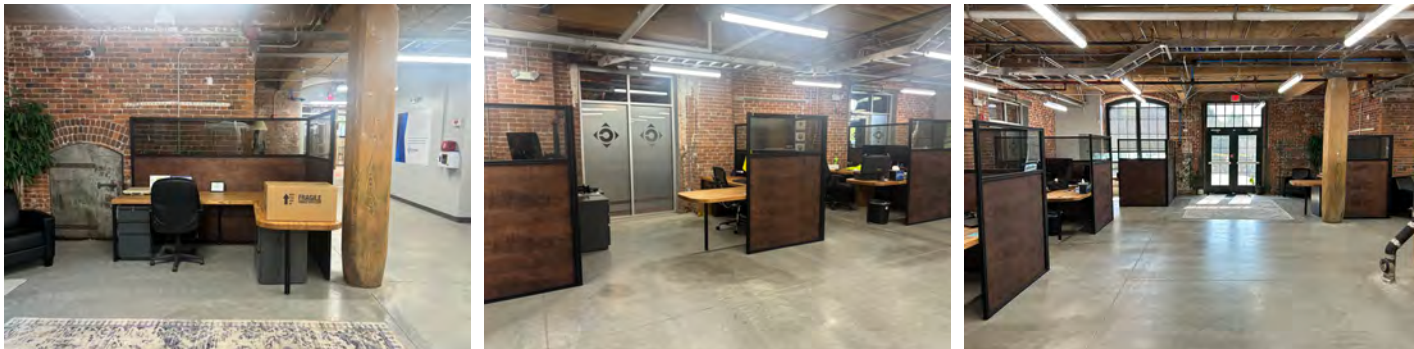
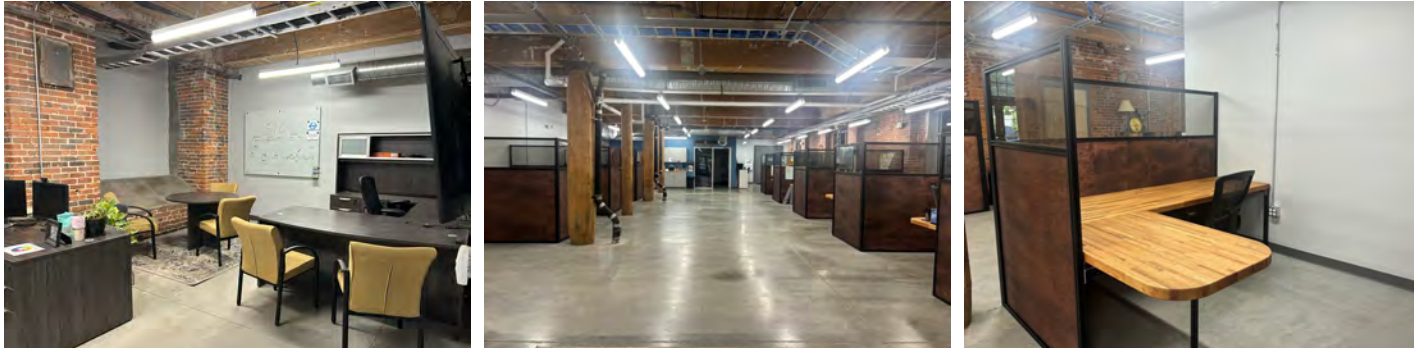
## PROPERTY INFORMATION

**SF\***  
8,000 SF

### FEATURES

- Fully furnished office area for plug and play
- Bullpen area
- Private offices
- Conference room
- Break area
- 10' Drive in door in a super clean warehouse area
- High-end flex space in great location
- Tenant pays power, water and internet

**LEASE RATE**  
\$12 per SF



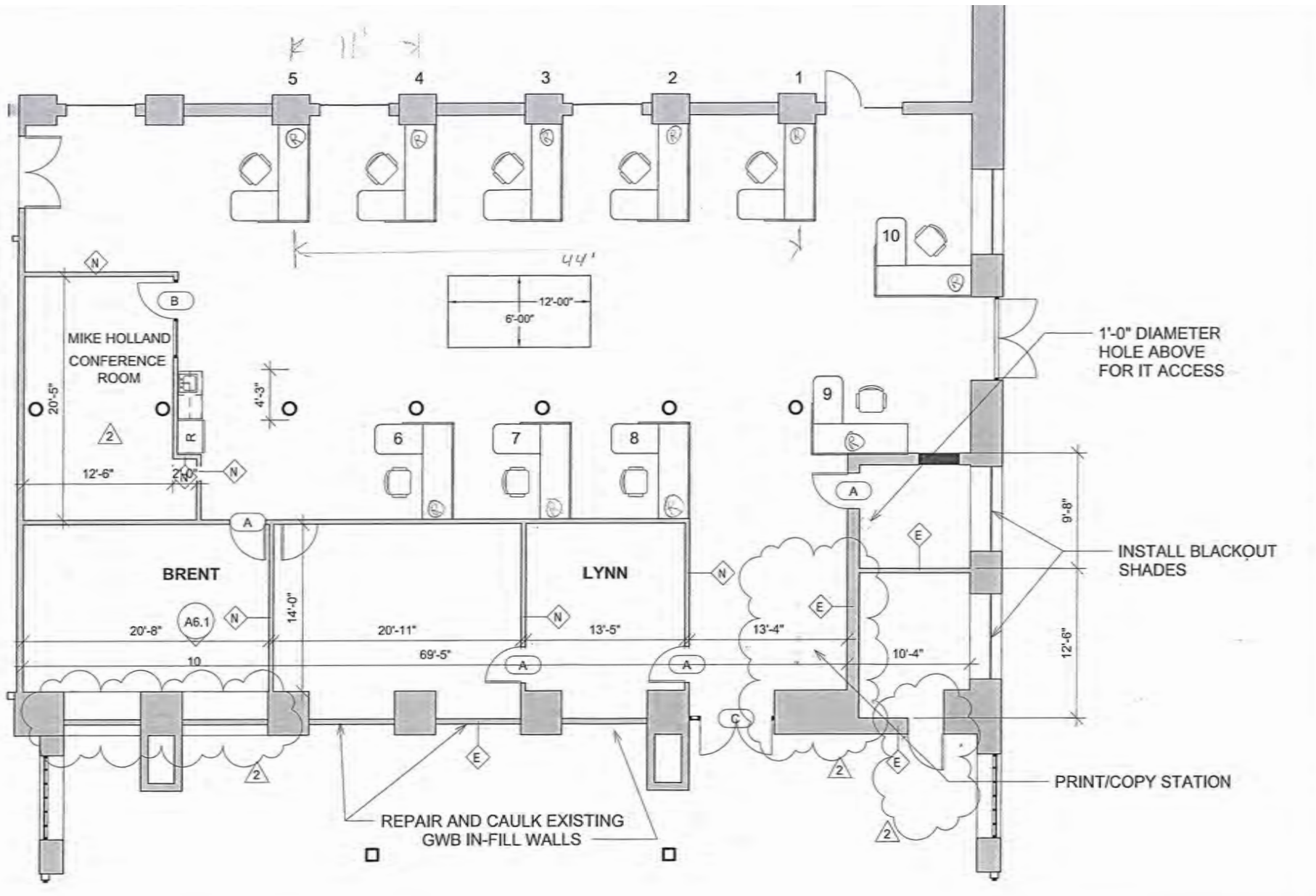
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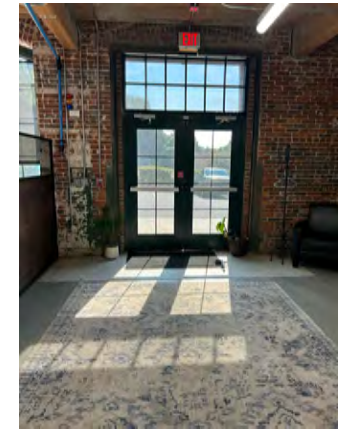
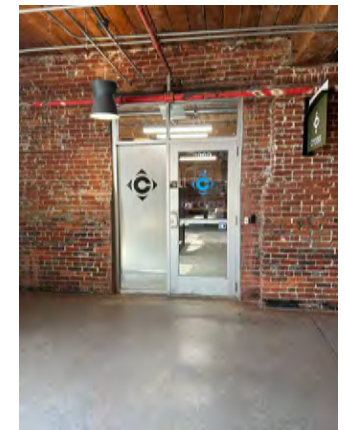
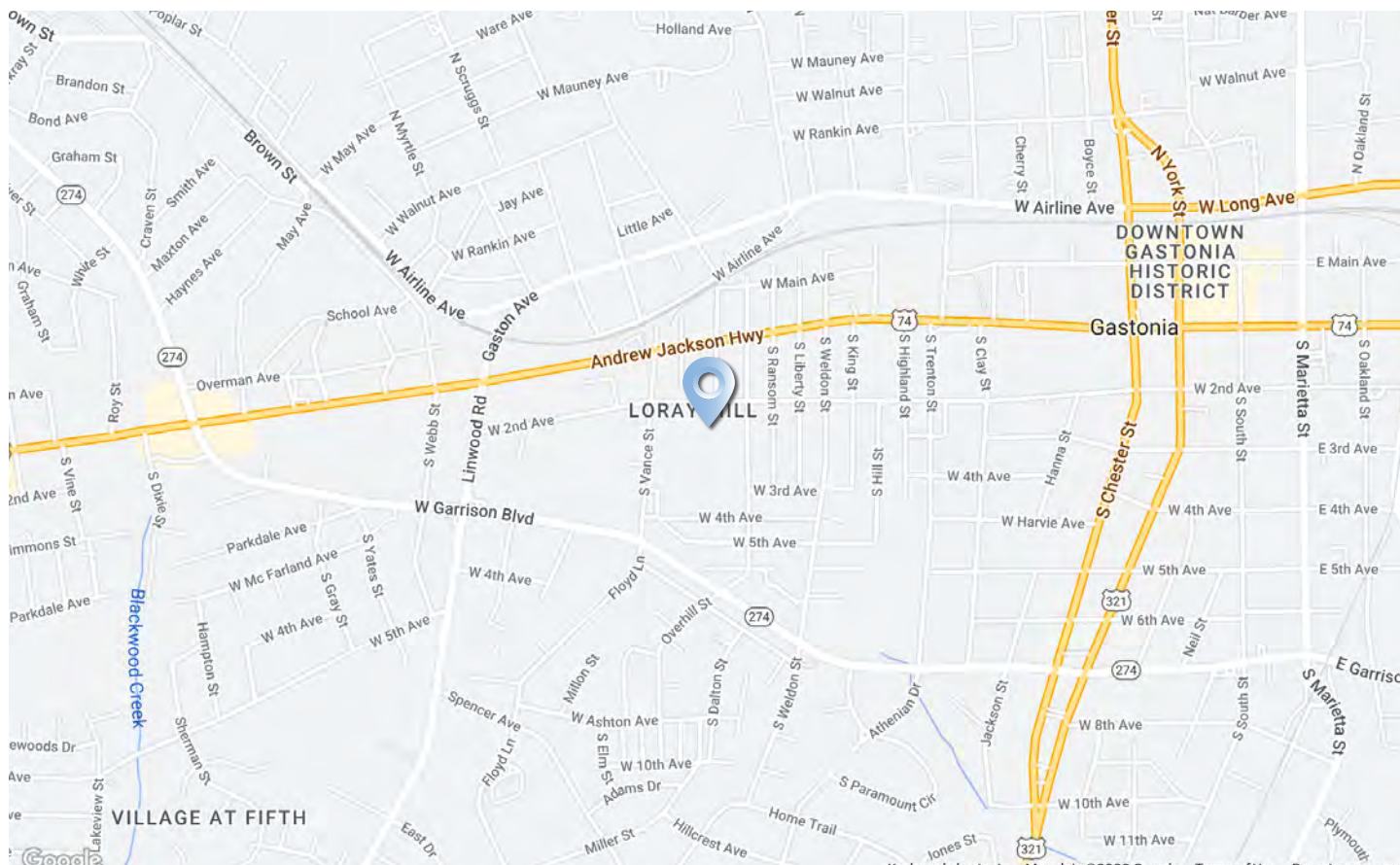
MECA Commercial Real Estate  
102 Main Street, Suite 110  
McAdenville, NC 28101  
704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE







DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	9,442	46,911	100,131
	Households	4,030	18,870	40,141
	Families	2,226	11,151	25,286
	Median Age	37.9	38.5	39.4
	Average HH Size	2.31	2.42	2.44
	Median HH Income	\$45,849	\$47,288	\$57,328
	Average HH Income	\$63,030	\$65,168	\$78,701
Per Capita Income	\$26,496	\$26,719	\$31,837	

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**mecacommercial.com**

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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.



3<sup>RD</sup>

LARGEST CITY IN  
THE CHARLOTTE-  
CONCORD-GASTONIA  
NC-SC MSA

30+

INTERNATIONAL  
COMPANIES

3X

ALL-AMERICAN CITY  
& RECIPIENT OF THE  
U.S. CONFERENCE  
OF MAYORS TOP  
LIVABILITY AWARD

22

MILES WEST  
OF CHARLOTTE

25

MILE VIEWS  
FROM CROWDERS  
MOUNTAIN

## GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.