

Industrial / Warehouse Site

7,964 ± Total SF on 4.79 Acres Available
Sales Price: \$1,500,000



**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 ± 4.79 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

300' ± Road Frontage

4.79 ± Acres

House:
930 ± sf
Garage:
544 ± sf

Fenced in
Storage Lot

Oversized Gravel
Parking Lot

3,000 ± sf

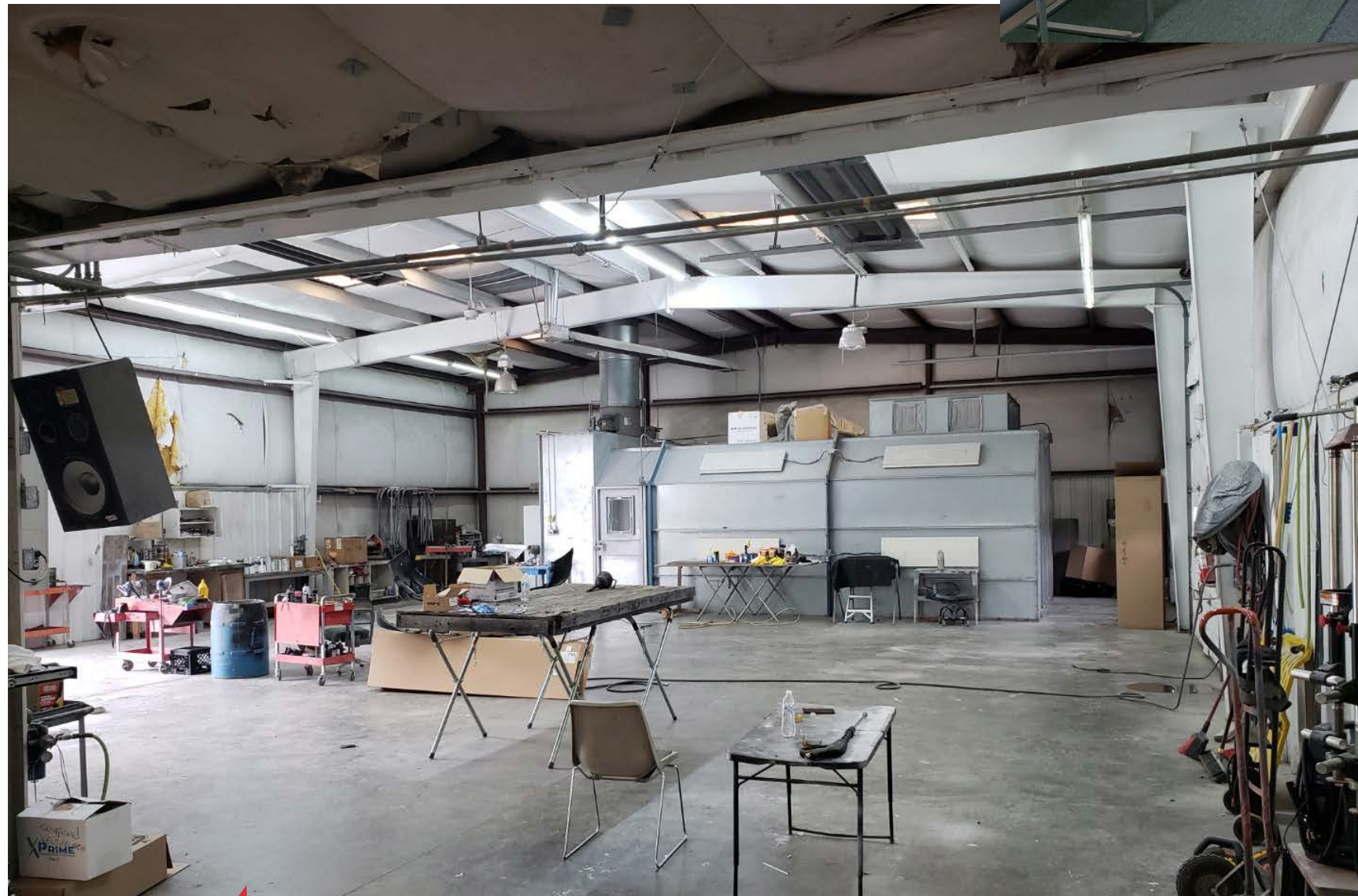
1,600 ± sf

1,440 ± sf

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VICINITY MAP

