



OFFICE & WAREHOUSE SPACE

FOR SALE

191K GIBSON COURT | DALLAS, NC

Well-located property with proximity to 321 and the town of Dallas – perfect for an end user or Investor looking to backfill.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

11,500 SF

- ± 6,500 SF Office
- ± 5,000 SF Warehouse

ACREAGE*

3.2 Acres

PID#

170067

FEATURES

- Well-maintained property
- Large parking area
- Loading dock & drive-in door
- Offices, conference rooms, lab area and warehouse
- Well-located property with proximity to Highway 321 and the town of Dallas
- Perfect for an end user or Investor looking to backfill

SALE PRICE

\$1,500,000

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MECA Commercial Real Estate

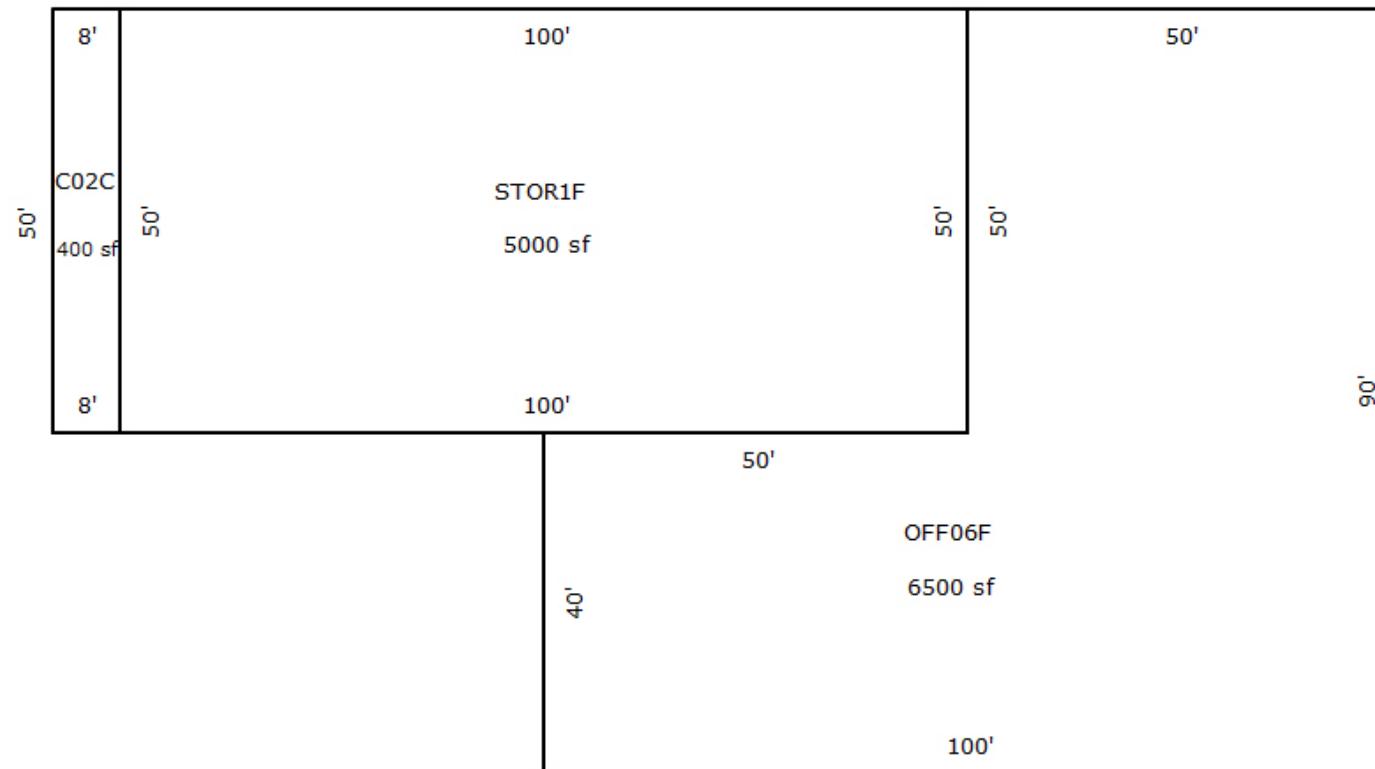
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



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FLOOR PLAN

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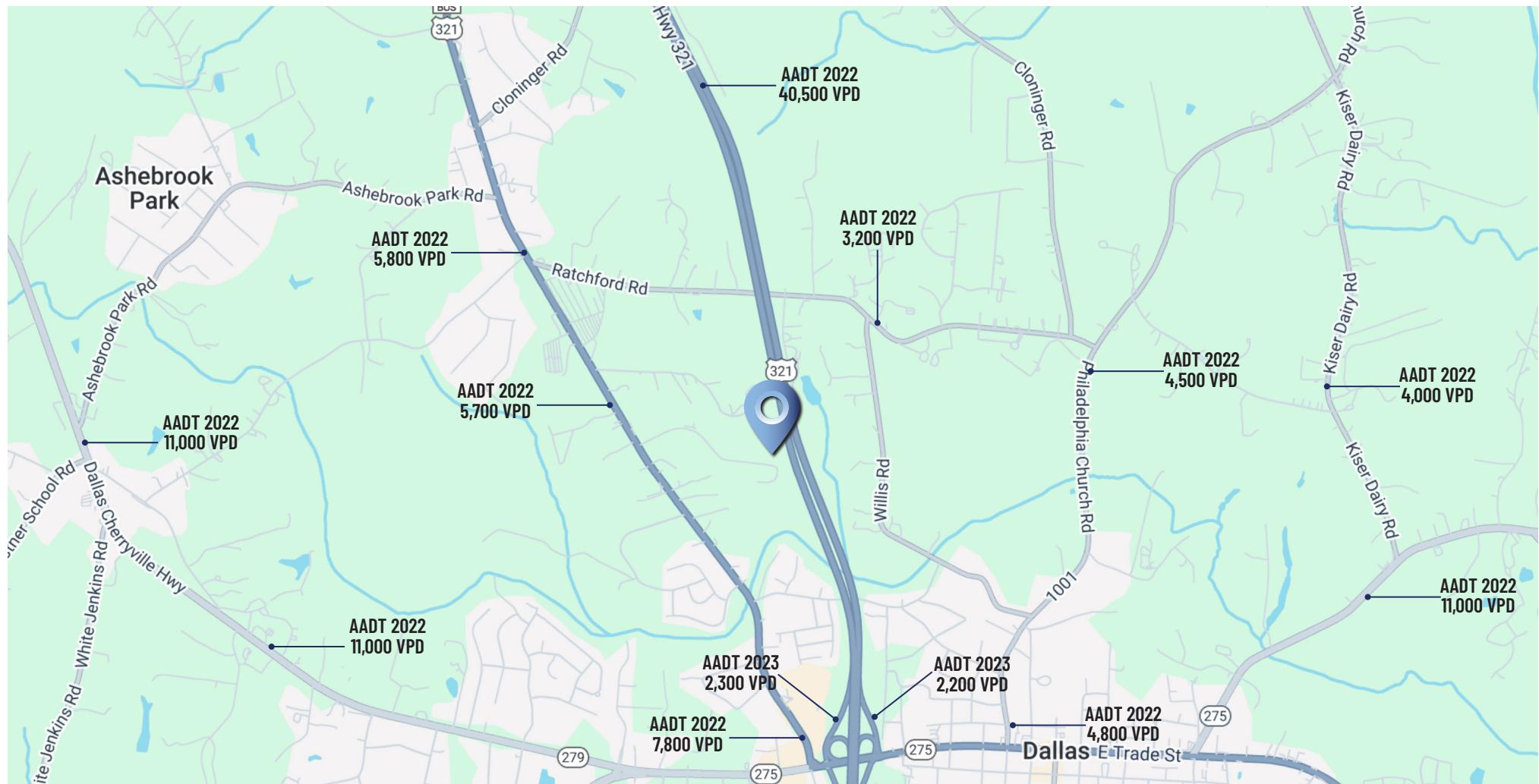
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DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,047	16,052	49,039
Households	833	6,299	19,654
Families	615	4,270	12,504
Median Age	40.7	39.2	39.7
Average HH Size	2.46	2.51	2.43
Median HH Income	\$73,810	\$64,088	\$57,116
Average HH Income	\$96,478	\$83,128	\$73,551
Per Capita Income	\$39,253	\$32,644	\$29,587

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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.

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