



**INDUSTRIAL SPACE | FOR LEASE**

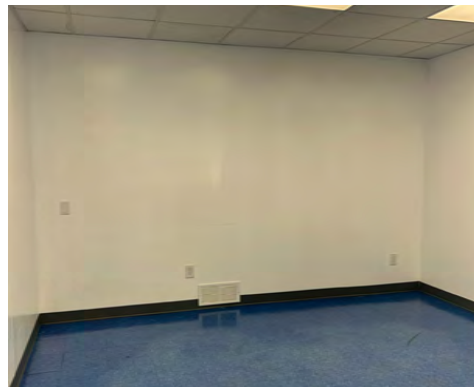
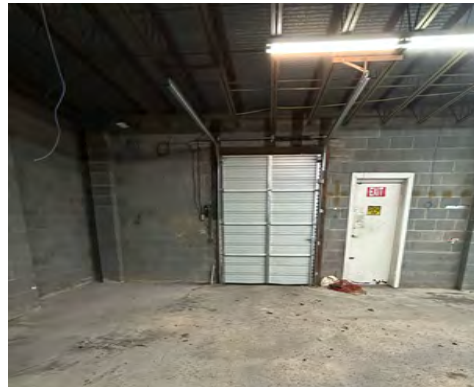
**2304 NORTH CHESTER STREET | GASTONIA, NC**

Freestanding building, fronting the highly-trafficked Highway 321 at a stoplight, is perfect for trades, parts and sales, and a multitude of additional industrial concepts.

**SAM KLINE, CCIM**  
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## PROPERTY INFORMATION

### SF\*

8,000 SF

### ACREAGE\*

0.49 Acres

### PID#

100209

### ZONING

I2 in Gastonia

### FEATURES

- Located on Highway 321 at a stoplight
- Excellent traffic counts and proximity to I-85
- Fenced in yard
- Perfect for Trades, Parts and Sales and a multitude of other industrial uses

### LEASE RATE

\$12 per SF, NNN + \$1.25/SF TICAM

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MECA Commercial Real Estate

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**MECA**  
COMMERCIAL REAL ESTATE





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

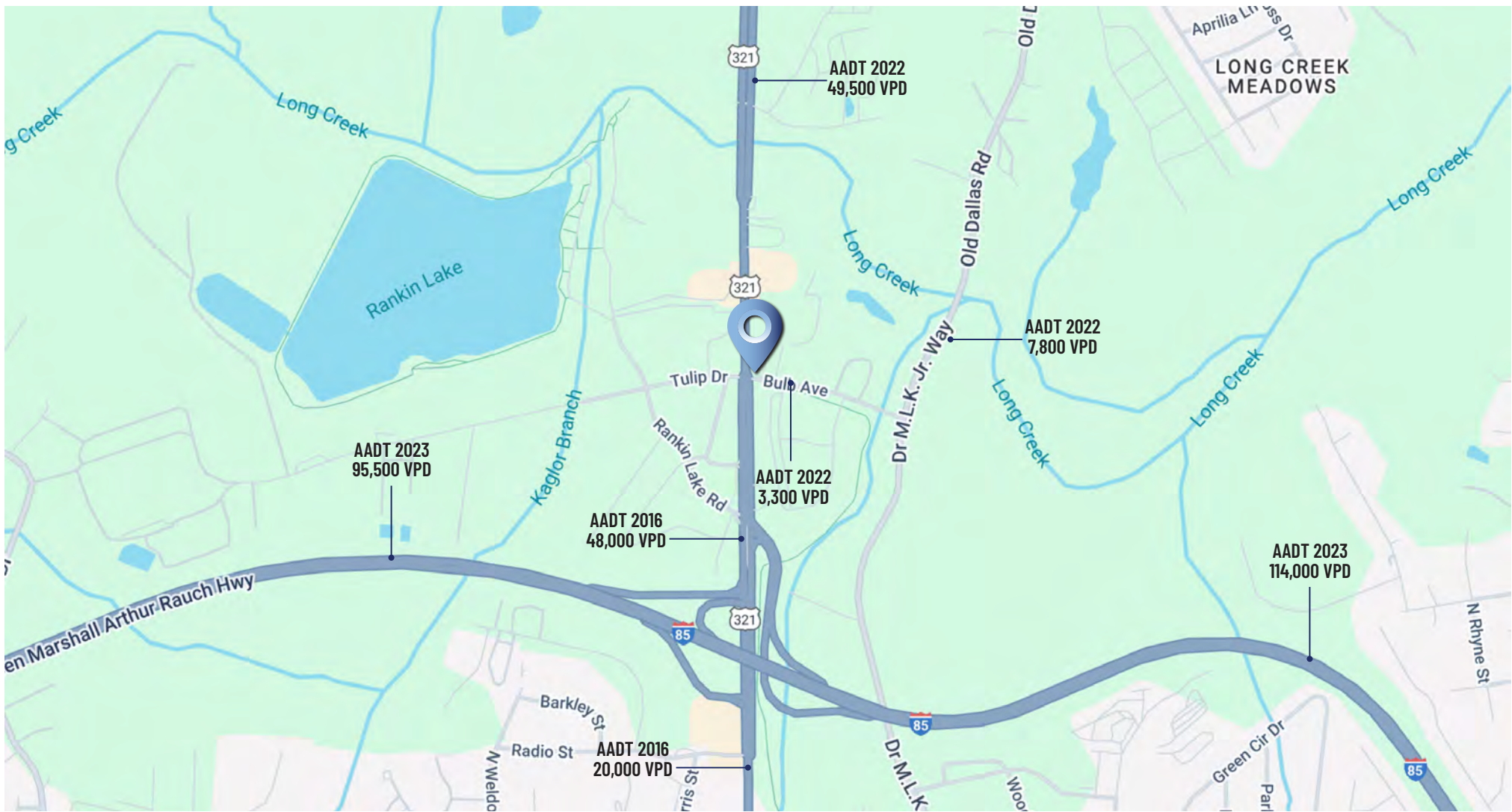
## GASTONIA, NC

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.





DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	2,360	39,631	91,194
	Households	914	16,115	37,371
	Families	543	9,609	22,920
	Median Age	34.1	38.6	39.5
	Average HH Size	2.52	2.38	2.39
	Median HH Income	\$47,124	\$53,369	\$58,632
	Average HH Income	\$69,028	\$68,961	\$76,334
	Per Capita Income	\$28,053	\$28,134	\$31,441

**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.

