

3800

LITTLE MOUNTAIN RD

RENOVATIONS COMPLETED



±193,963 SF INDUSTRIAL FOR LEASE IN GASTONIA, NC

Ryan Kendall
Vice President
704 612 0395
ryan.kendall@avisonyoung.com

Chris Loyd
Principal
704 612 0238
chris.loyd@avisonyoung.com

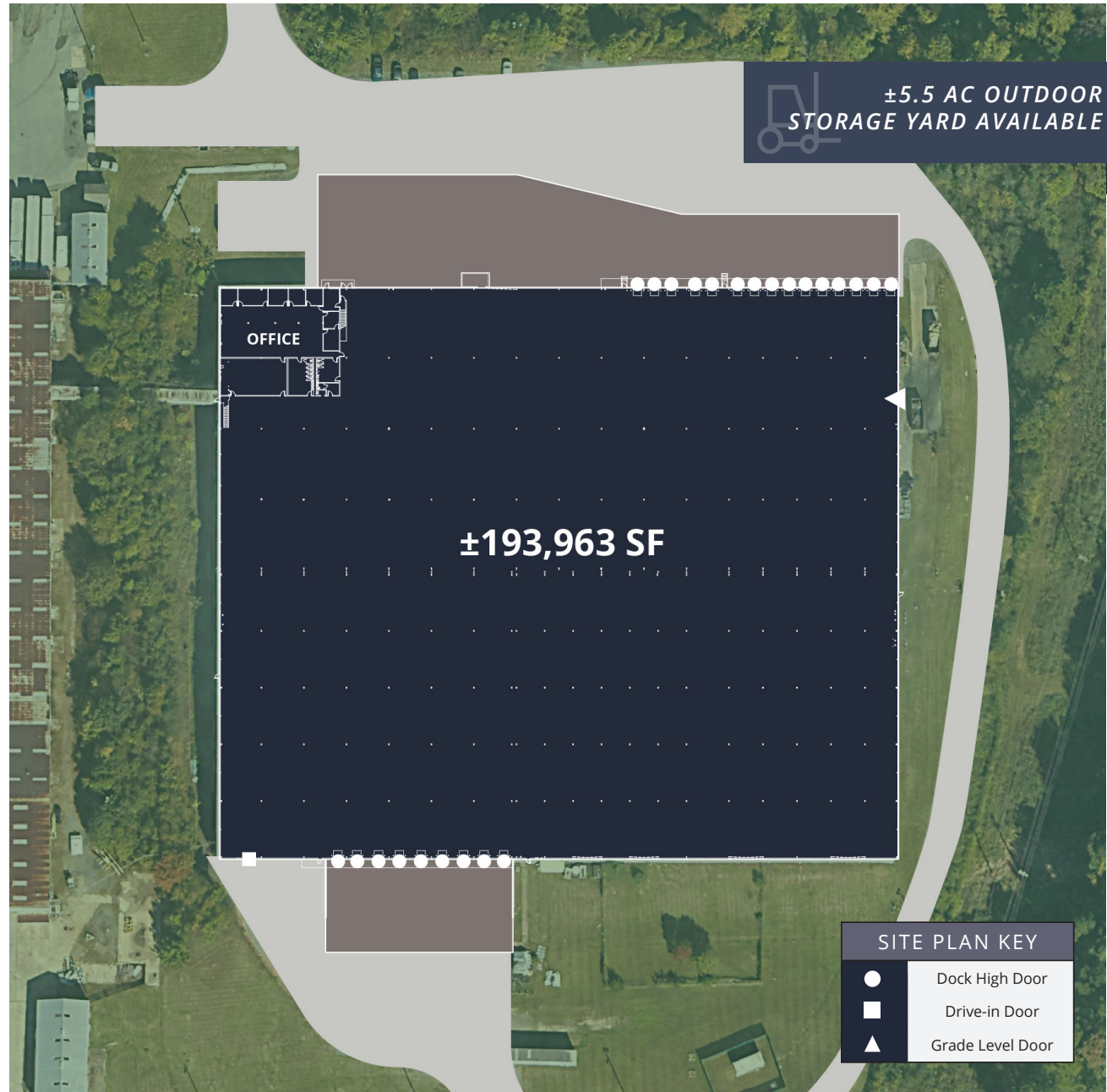
Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

**AVISON
YOUNG**

3800 LITTLE MOUNTAIN RD Gastonia, NC

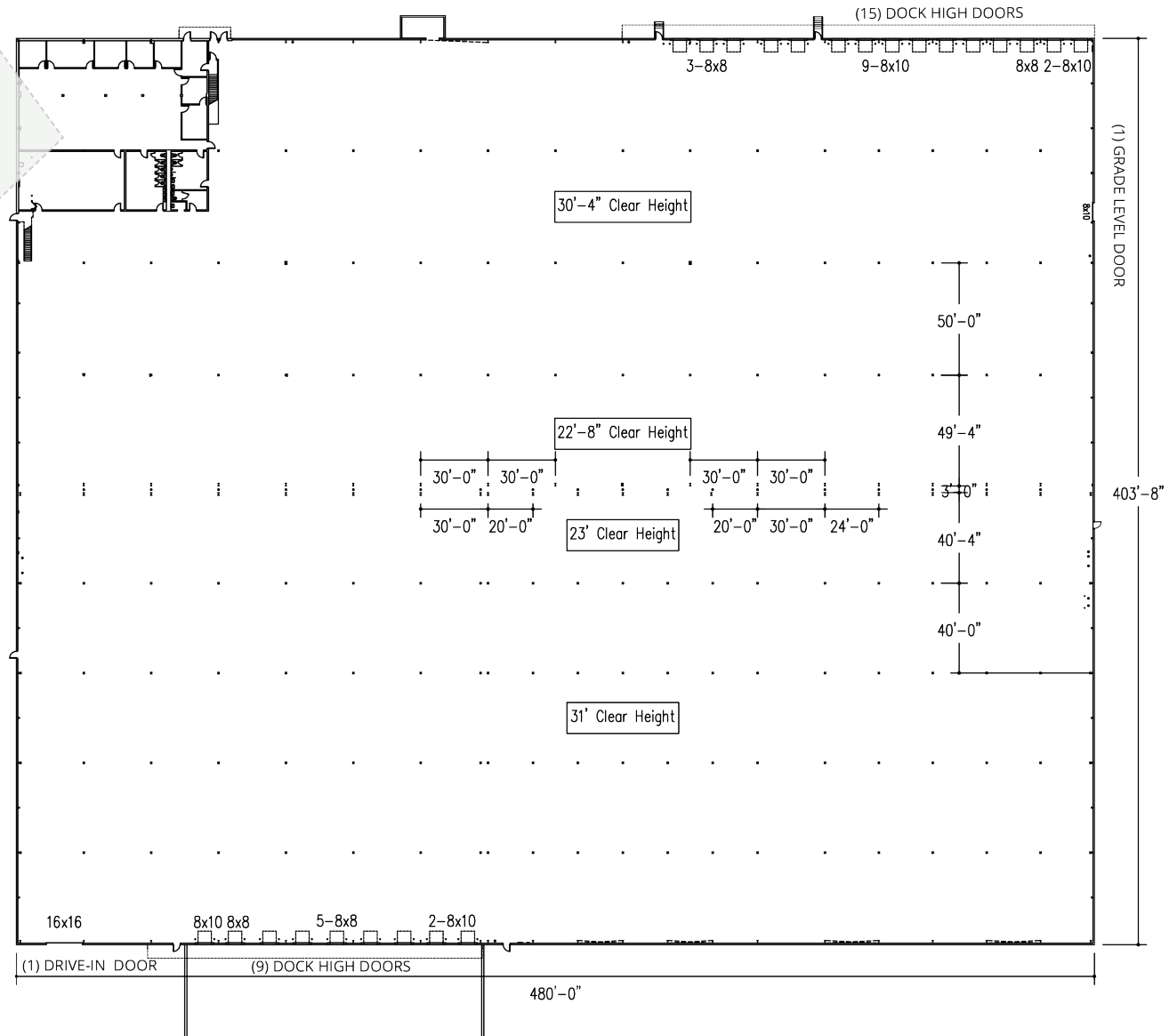
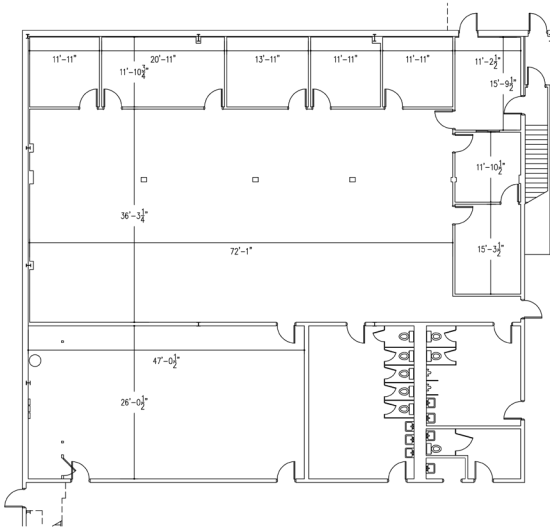
PROPERTY SPECIFICATIONS

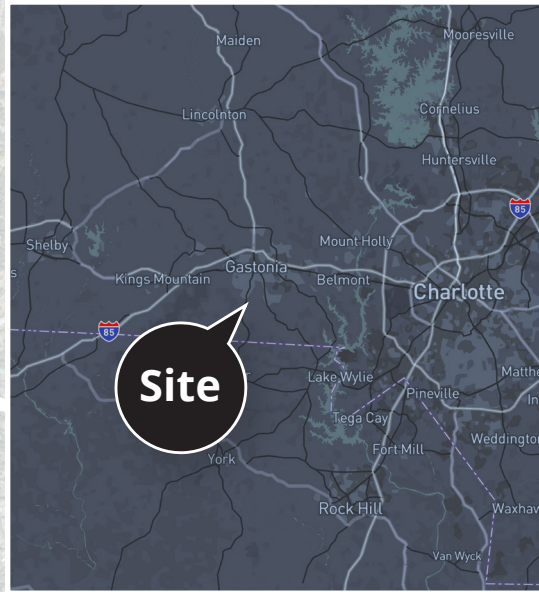
PARCEL ID	3543495202
COUNTY	Gaston County
ZONING	I-3
OUTDOOR STORAGE	±5.5 AC
YEAR BUILT	1972
BUILDING SIZE	±193,963 SF
OFFICE SF	±6,715 SF
CLEAR HEIGHT	22' 8" - 31'
DOCK HIGH DOORS	Twenty-four (24)
DRIVE-IN DOORS	One (1) 12' x 16'
GRADE LEVEL DOORS	One (1)
AUTO PARKING	±30 Spaces
FIRE PROTECTION	Wet
WAREHOUSE LIGHTING	LED
POWER	1200 AMP 480V
LEASE RATE	\$5.25 / SF



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OFFICE LAYOUT ±6,715 SF





PROXIMITY TO...

Interstate I-85
13 minutes

Interstate I-485
30 minutes

Charlotte Douglas Int'l Airport
34 minutes

Interstate I-77
42 minutes

Interstate I-40
45 minutes

LOCATION OVERVIEW

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