

# SALE

## 802-812 MARTIN LUTHER KING WAY

802-812 Doctor Martin Luther King Jr. Way Gastonia, NC 28054



### PROPERTY DESCRIPTION

802-812 Dr. Martin Luther King Way is an upgraded industrial facility that is strategically positioned within one of Gastonia's fastest growing industrial corridors, offering a secure, functional, and highly accessible location for a wide range of users. Gastonia continues to see strong industrial expansion driven by its proximity to Charlotte, increasing logistics demand, and a business friendly environment—making this property well situated for long term value.

The site provides exceptional regional connectivity, located just minutes from I 85, major transportation routes, and the Gaston County Courthouse. Its central position supports efficient distribution, light manufacturing, and service operations across the Charlotte metro and the broader Carolinas region.

The warehouse features six dock high doors, five of which are covered by a large awning that enables all weather loading and unloading. A fully fenced lot enhances security and allows for controlled access, outdoor storage, or fleet parking. Inside, the building includes updated office areas designed for modern administrative needs, supported by a new roof and new electrical systems throughout the warehouse—reducing capital expenditures and improving operational reliability.

With its combination of strategic location, upgraded infrastructure, and secure site layout, 802-812 Dr. Martin Luther King Way offers a turnkey industrial solution for owner users or investors seeking a dependable, well positioned asset in a growing market.

### OFFERING SUMMARY

|                 |             |
|-----------------|-------------|
| Sale Price:     | \$1,250,000 |
| Price per sq ft | \$131.71    |
| Lot Size:       | 0.82 Acres  |
| Building Size:  | 9,490 SF    |

**Ryan Pilsy**  
(980) 339-9174



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### PROPERTY HIGHLIGHTS

- 9,490. Total SF (1,775.5SF – Office, 7,714 – Warehouse)
- 0.82 Acres
- I-U Zoning (Industrial Urban Zoning – Gastonia)
- 6 – Dock-High Doors (5 – 8ft clearance height, 1 – 9ft clearance height)
- Covered awning
- 1 – Drive-In Door (9ft clearance height)
- 1 – Interior Drive-In Door (10ft clearance height)
- 12ft to 20ft ceiling height throughout the warehouse
- 2 completely fenced in lots (1 – paved, 1 – graveled)
- Updated offices with HVAC
- Gas Heat
- New Roof
- Updated electrical throughout the warehouse
- Tenant occupied until July 31st 2026
- Parcel ID 100674 and 100673

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 113       | 417       | 2,346    |
| Total Population  | 371       | 1,293     | 6,334    |
| Average HH Income | \$41,571  | \$41,923  | \$43,485 |

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# PHOTOS

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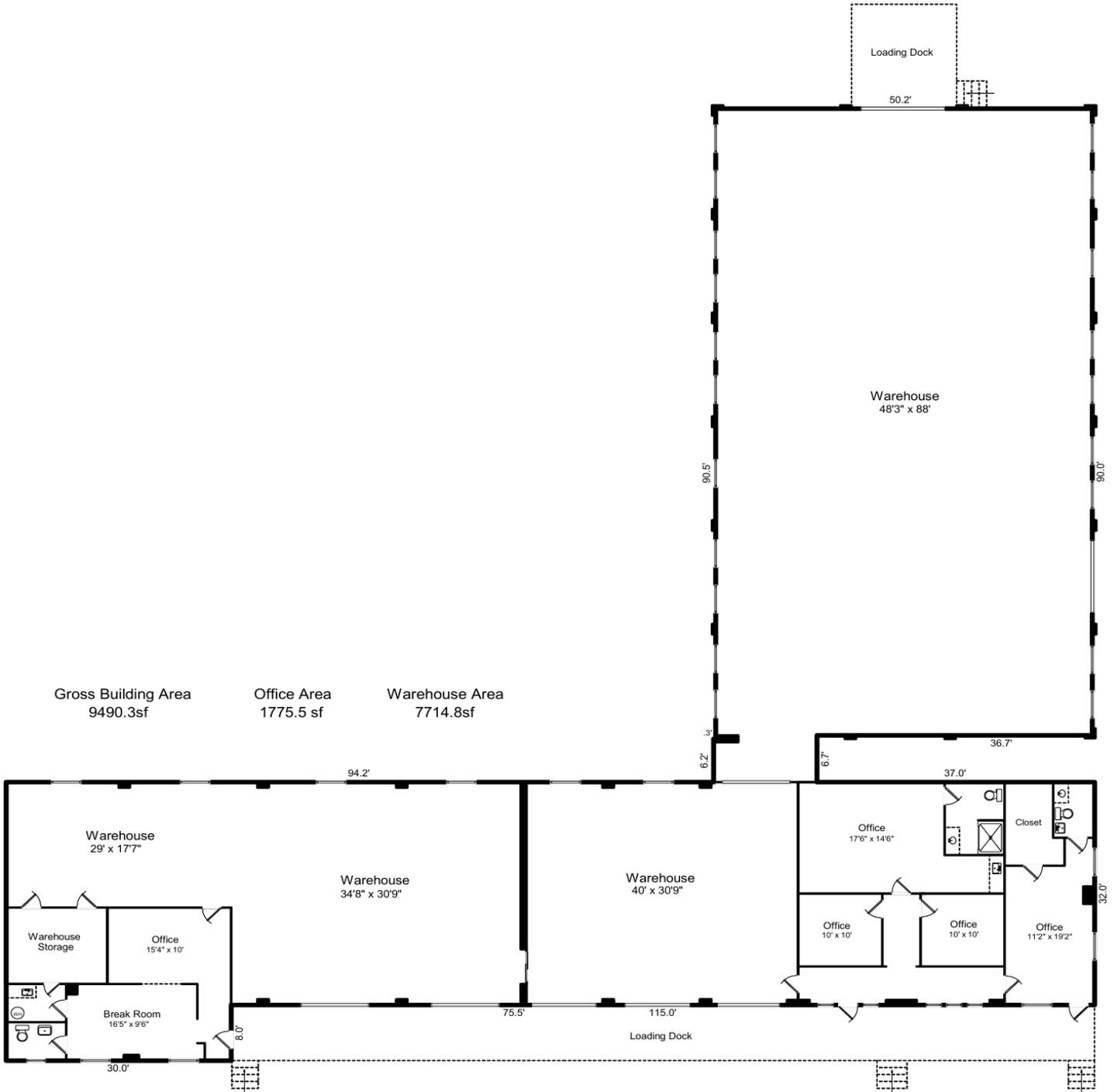


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# FLOORPLAN

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## RETAILER MAP

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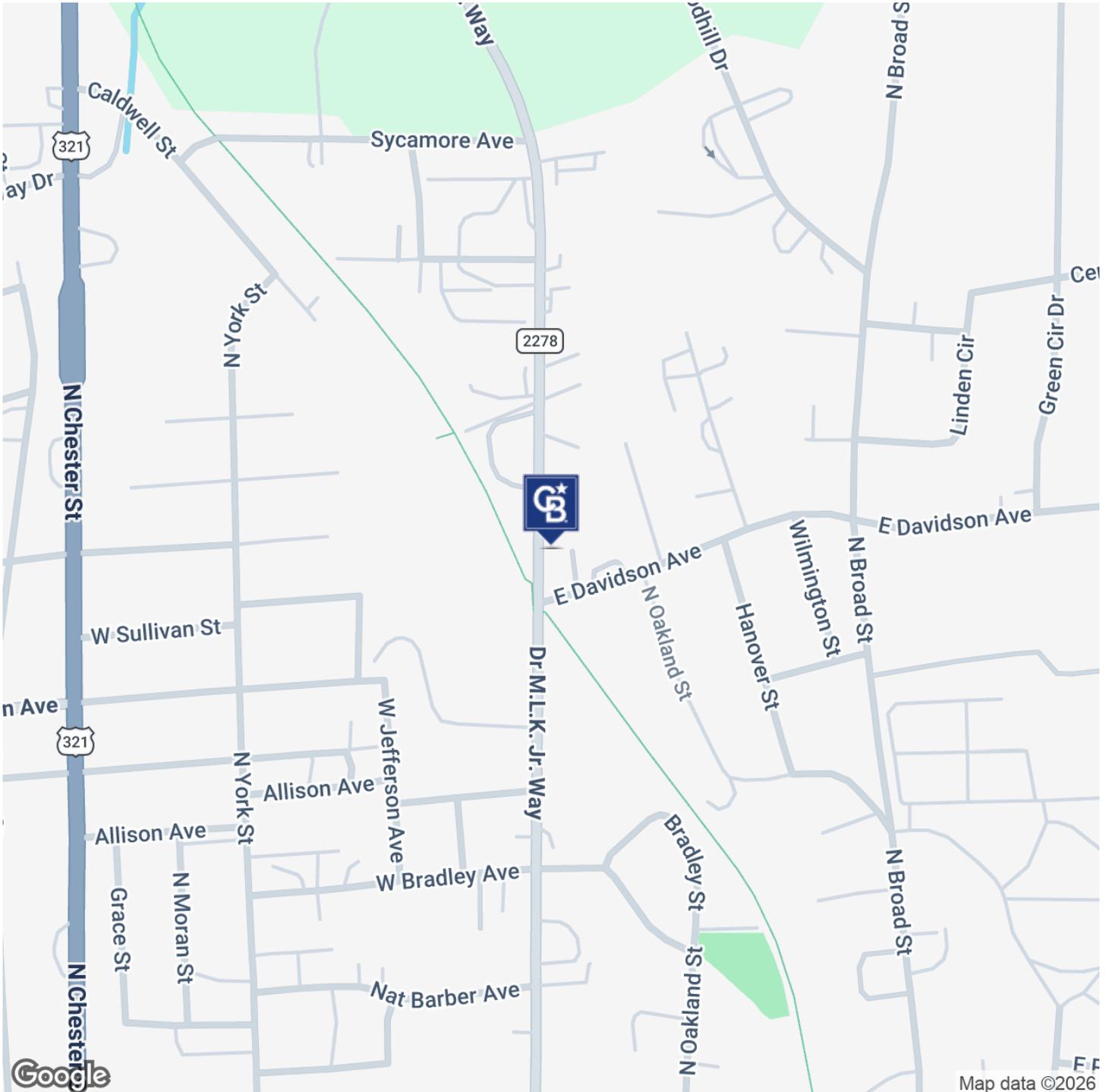


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## LOCATION MAP

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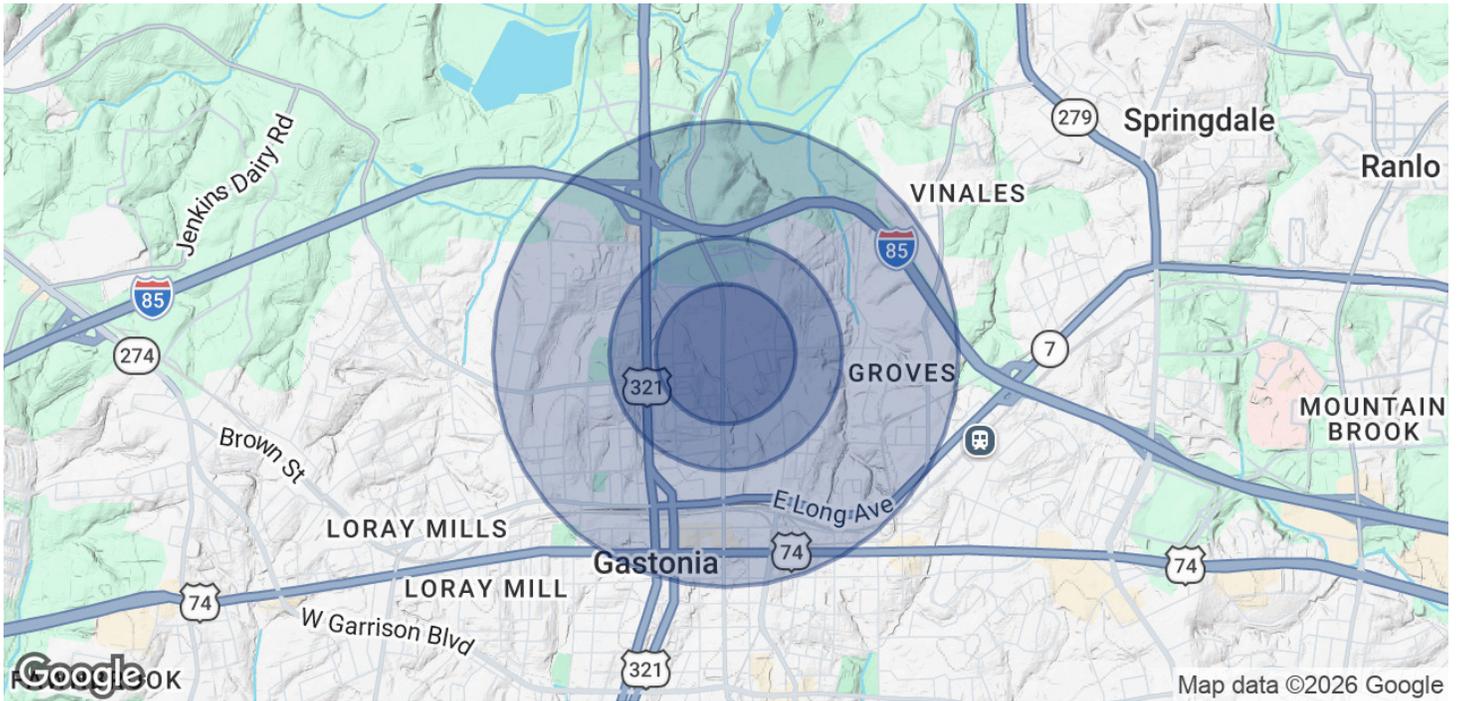


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## DEMOGRAPHICS MAP

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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 371       | 1,293     | 6,334  |
| Average Age          | 40        | 40        | 38     |
| Average Age (Male)   | 40        | 40        | 37     |
| Average Age (Female) | 41        | 41        | 39     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 113       | 417       | 2,346     |
| # of Persons per HH | 3.3       | 3.1       | 2.7       |
| Average HH Income   | \$41,571  | \$41,923  | \$43,485  |
| Average House Value | \$170,415 | \$165,330 | \$154,521 |

Demographics data derived from AlphaMap

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