



OFFICE SPACE

FOR SALE
OR LEASE

1422 BURTONWOOD DRIVE | GASTONIA

Class A, well-built and spacious office space available in the heart of Gastonia's professional district.

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





PROPERTY INFORMATION

BUILDING SF*

12,322 SF

PID#

110007

FEATURES

- Proximity to I-85, Downtown Gastonia, FUSE District and Franklin Blvd.
- Class A space
- Strong mix of tenants
- Surface parking
- This well built and spacious office awaits your business

LEASE RATE

\$3,021 per month

- \$12 per SF Base Rent
- \$3.05 per SF Taxes, Insurance, Maintenance and Utilities
- \$15.05 per SF Full-Service rate

SALE PRICE

\$2,400,000

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MECA Commercial Real Estate

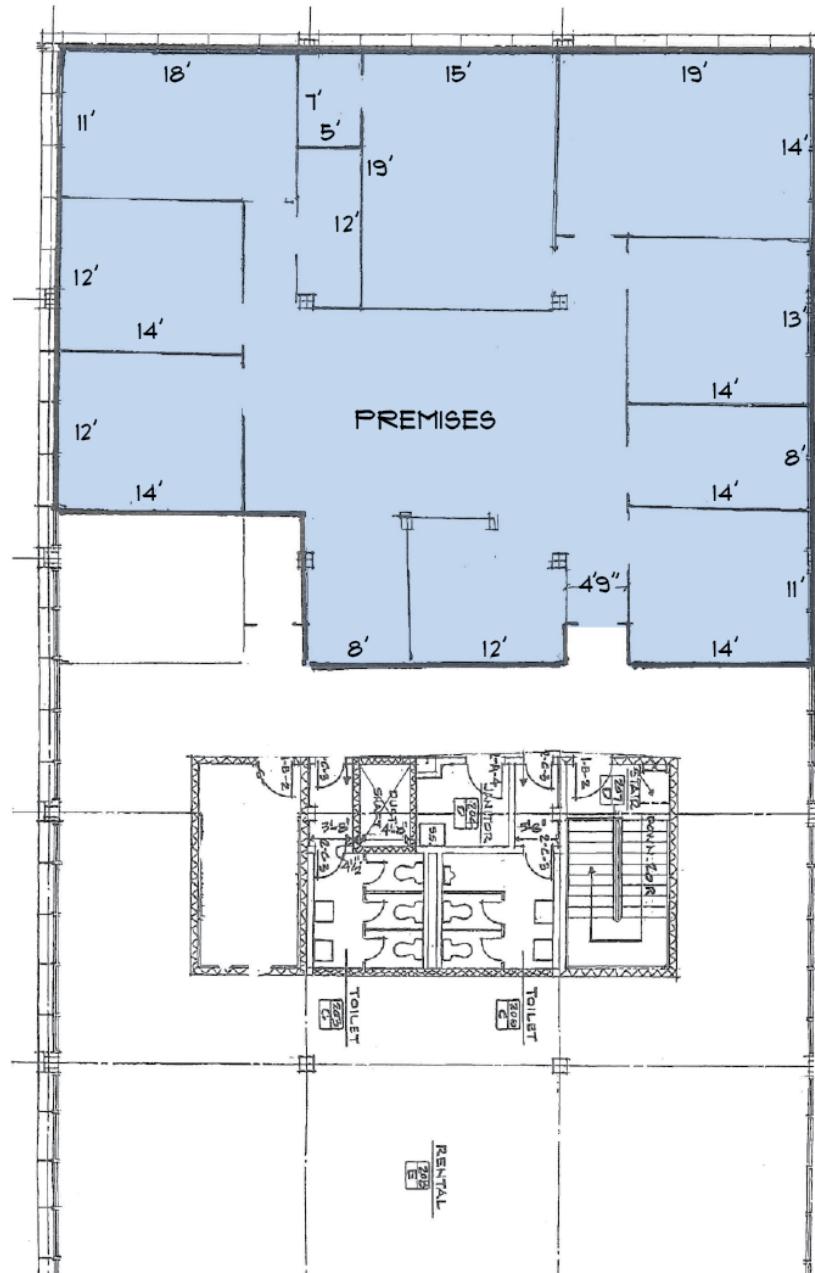
102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE

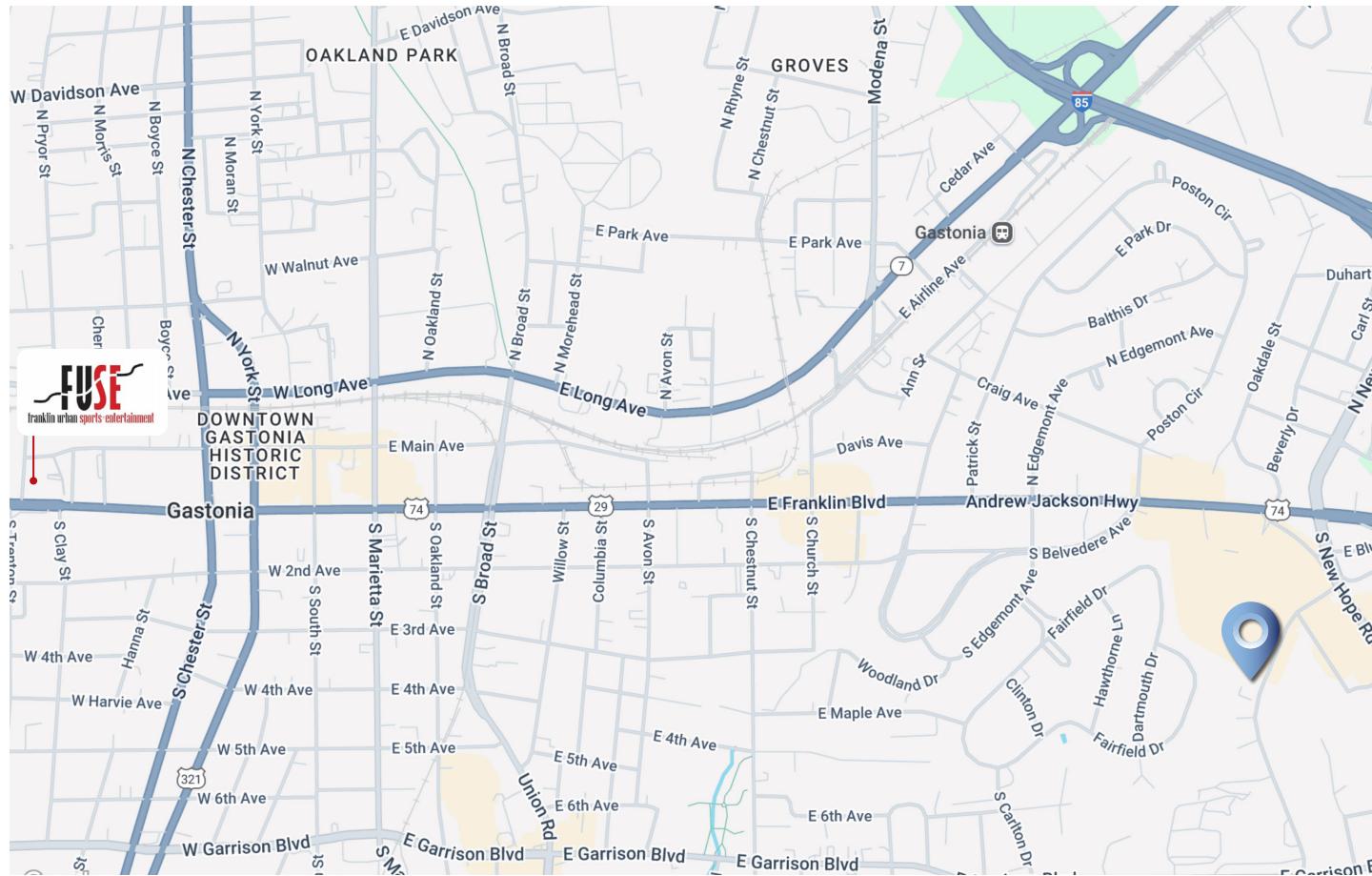


RSF*
2,400 SF

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DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,070	58,874	114,122
Households	2,545	24,386	45,809
Families	1,450	14,622	29,328
Median Age	43.8	39.5	39.6
Average HH Size	2.26	2.35	2.45
Median HH Income	\$57,405	\$58,027	\$63,161
Average HH Income	\$91,034	\$81,069	\$87,832
Per Capita Income	\$41,331	\$34,153	\$35,523

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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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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.



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