

1704

OVERMAN AVE, GASTONIA, NC



**± 1,932 SF Flex Building
Available for Lease or Sale
in Gaston County**

GASTONIA, NORTH CAROLINA

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**AVISON
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Property details

Parcel ID:	106950
County:	Gaston County
Zoning:	C-3 General Commercial
Year Built:	2024
Building Size:	1,932 SF
Clear Height: (Warehouse)	24' - Deck
Office SF:	Minimal
Loading:	One (1) 12' x 14' Grade Level Door
Power:	3 Phase - 250 Amps
Pricing:	Call Brokers

FLEX BUILDING AVAILABLE

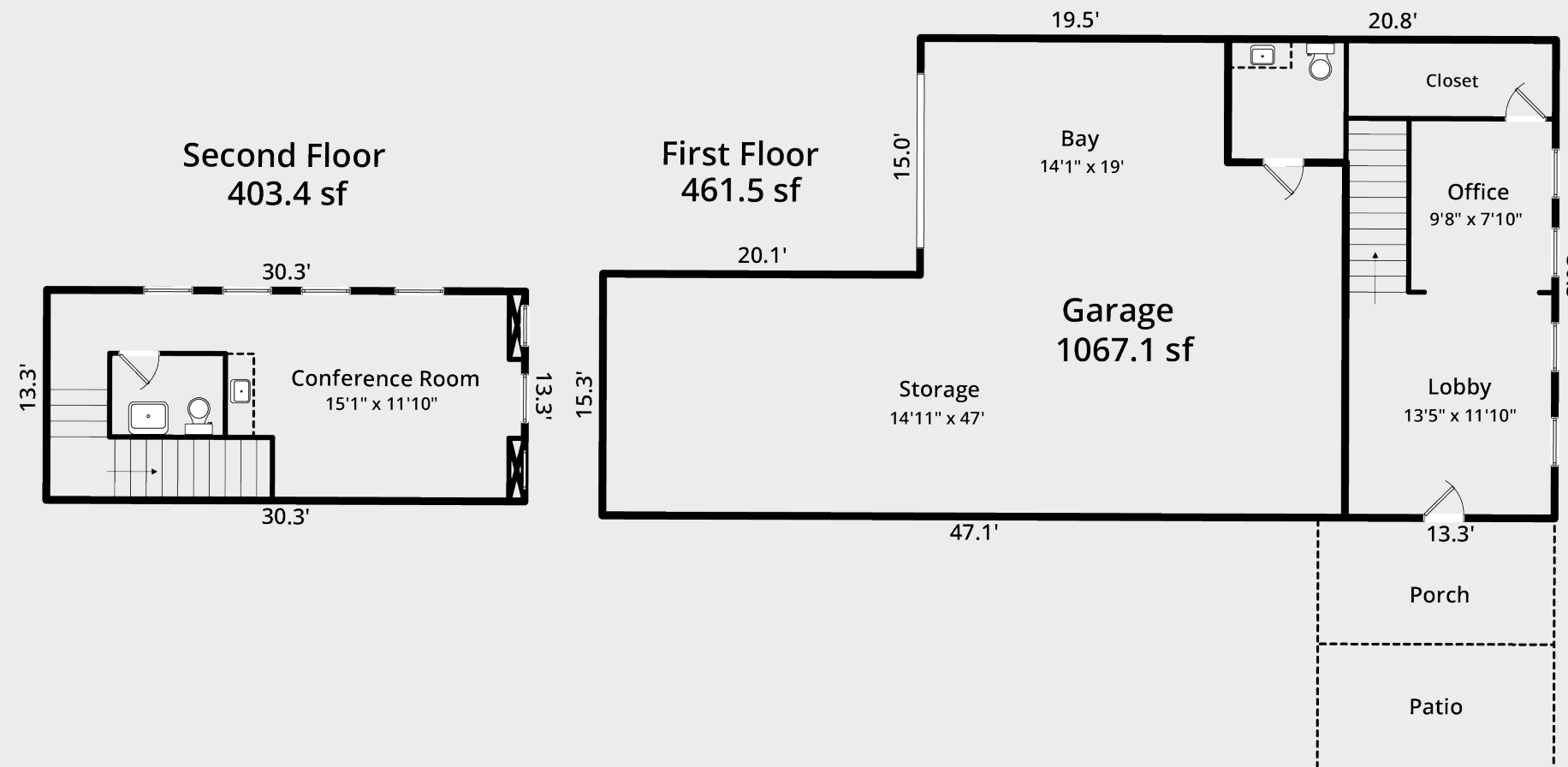
1704 Overman Ave, Gastonia, NC



This new construction, two-story flex building sits in close proximity to I-85 in Charlotte, North Carolina. **1704 Overman Ave features ±1,932 SF of an open floor plan**, a kitchenette, and a handicap accessible restroom in the warehouse as well as another restroom on the second floor. The building also includes LED lighting and one (1) 12' x 14' grade level door.



Site Floor Plan



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Interstate Accessibility



INTERSTATE 85
4.0 miles



INTERSTATE 485
24.0 miles



INTERSTATE 77
27.7 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
19.8 miles

For more information:

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