



# 50,000 SF INDUSTRIAL SPACE FOR LEASE OR SALE

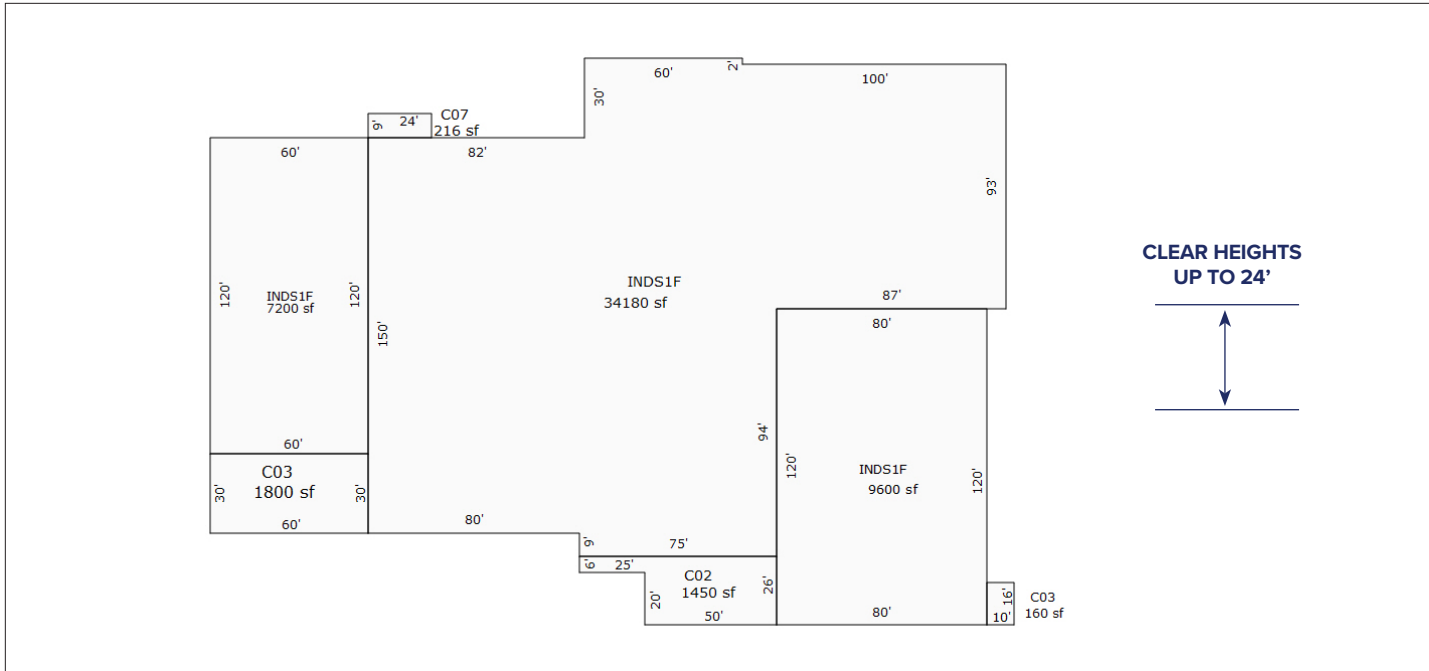
133 COMMUNITY DRIVE | GASTONIA, NC

50,000 SF industrial complex on 3.35 acres fronting 321/York Highway & 15 minutes from I-85.

**EDY BERGSTROM**  
c 704 600 7656  
ebergstrom@mecacommercial.com





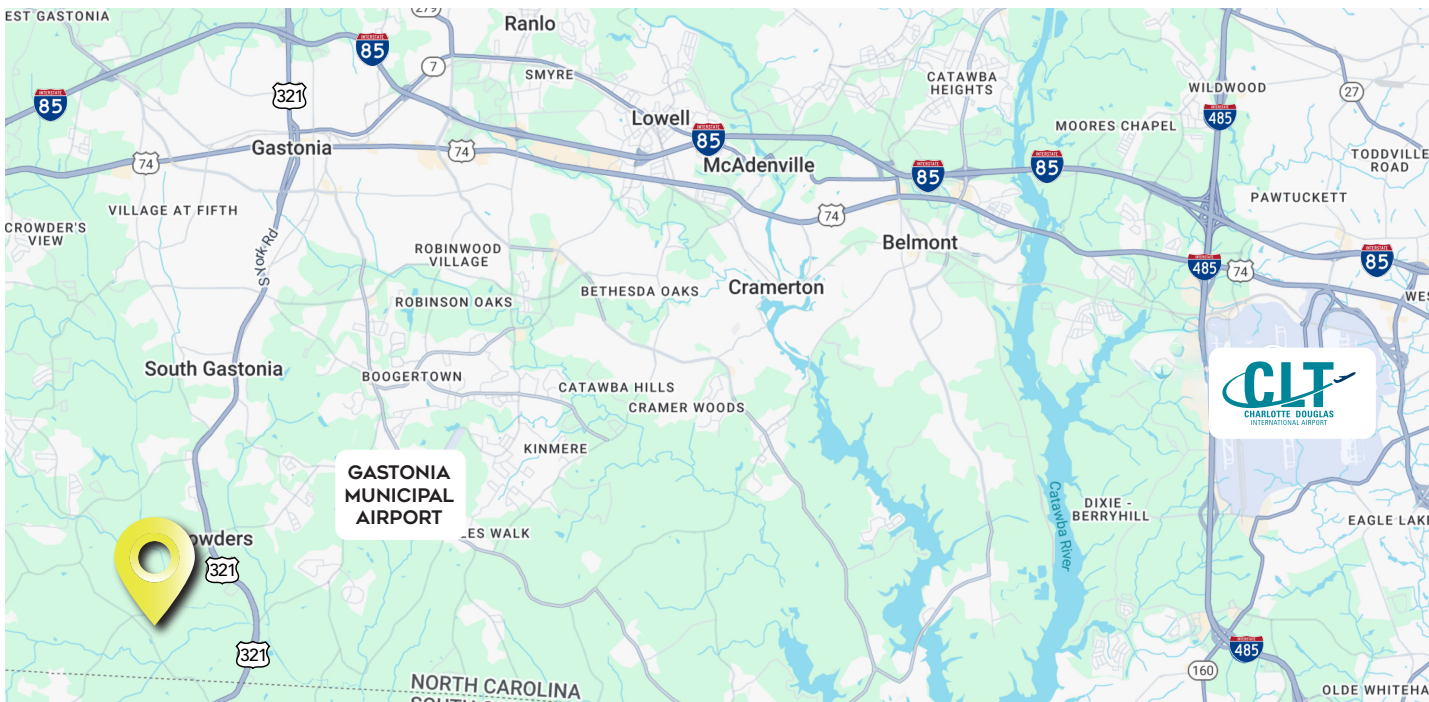


#### ABOUT THE SPACE

SF*	53,000 SF
Acreage*	3.35 Acres
Parcel ID #	147383
Lease Rate	\$3.75/ft, NNN
List Price	\$2,400,000

#### FEATURES

- Located in the highly-desirable I-2 zoning allowing for outdoor storage
- Multiple brand new roll-up doors throughout



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MECA Commercial Real Estate

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**MECA**  
COMMERCIAL REAL ESTATE

#### Four Electrical Panels in Place to Support Efficient Tenant Separation



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COMMERCIAL REAL ESTATE

\*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.





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.