



INDUSTRIAL SPACE

FOR LEASE

3725 WEST FRANKLIN BOULEVARD | GASTONIA

Insulated warehouse available in an ideal location near HWY 29 and I-85.

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MECA
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Warehouse available ideally located near Hwy 29 and I-85. It has a dock high and drive in door allowing for ease of access for trucks, materials and storage. The buildings sits on ample acreage for additional outside storage for parking and materials. Heavy industrial zoning allows for a wide variety of uses including commercial storage, manufacturing and distribution use. Partially fenced in lot and seclusion allows for additional privacy and security.

ACREAGE*

1.38 Acres

ZONED

I-2

FEATURES

- Gravel lot, partially fenced in
- 14,000 SF
- 15' Clearance
- 1 Dock high door (12'x12')
- 1 Drive in bay (12'x12')
- 3 Phase power
- Fully insulated
- 1 Rest room
- Parking and storage area in the front
- Metal siding and roof
- 1.38 Acres
- Parcel ID 153808

LEASE RATE

\$7.50/SF

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3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3^X

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.



mecacommercial.com

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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.

