

# DYNAMO 31 BUILDING



102 MAIN STREET | MCADENVILLE, NC

## FOR LEASE CLASS A OFFICE SPACE

Second generation office space located in the Dynamo 31 building in the heart of Downtown McAdenville.

**ERIC CLAY**  
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[eclay@mecacommercial.com](mailto:eclay@mecacommercial.com)



The Dynamo 31 Office Building is located in the heart of Downtown McAdenville fronting the lake in the center of town and the Southfork River. The name of the building is inspired from the Dynamo Generator that was installed on the river by Thomas Edison to generate electric power for the original McAden Mill.

The vision is to transform the existing historic building into a Class A office building that will serve the growing needs of Gaston County and the corporate citizens that are desirous to be a part of something special with an unmatched culture for their employees and clients.

## PROPERTY INFORMATION

### SF

2,164 SF\*

### FEATURES

- Great views
- Surface Parking
- Adjacent to restaurants and shopping
- Adjacent to the Carolina Thread Trail for an active outdoor connection

### LEASE RATE

\$28 per SF NNN

TICAM \$6.56

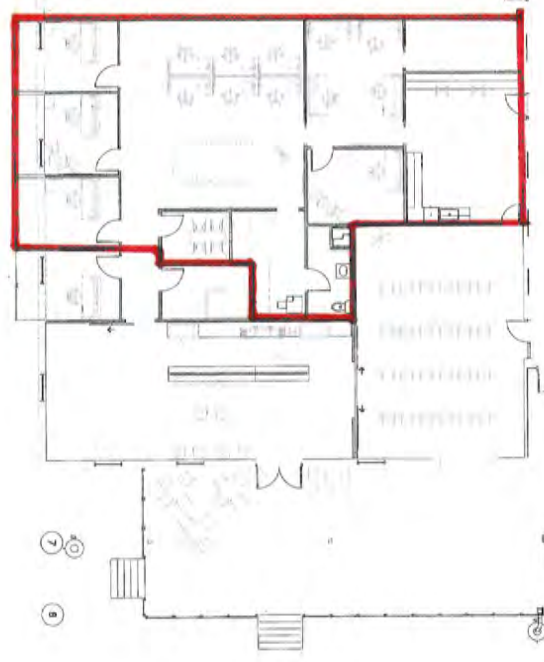
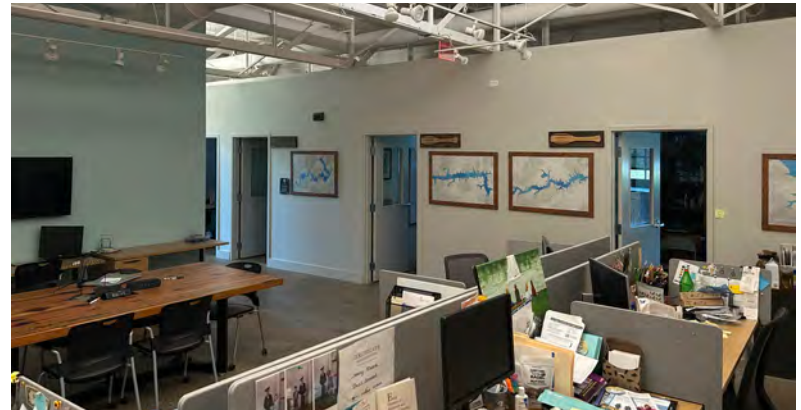
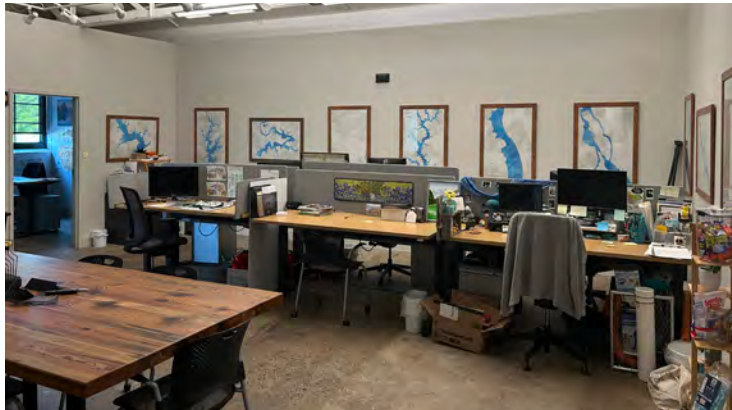
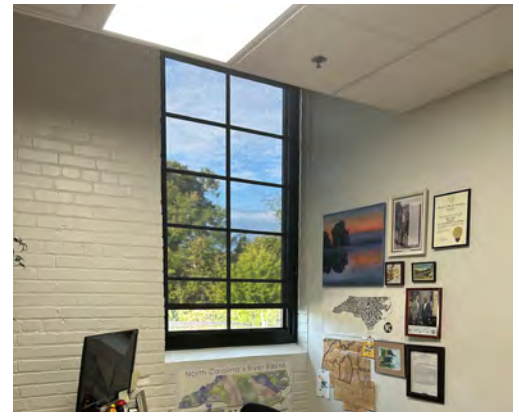
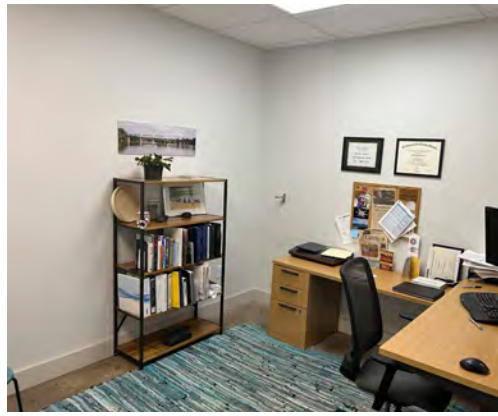
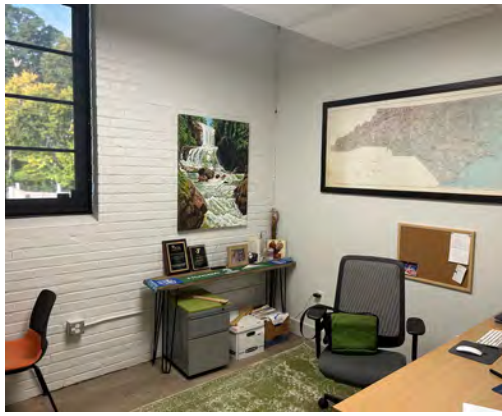
### ERIC CLAY

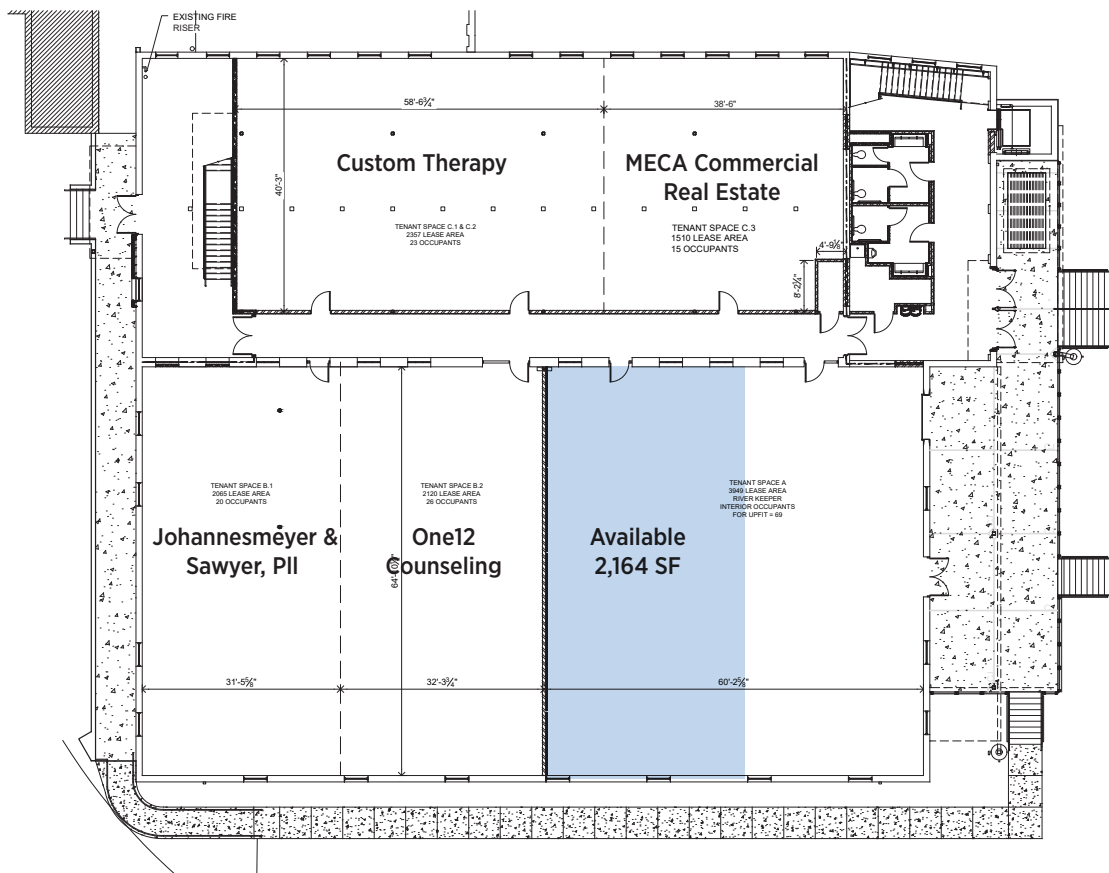
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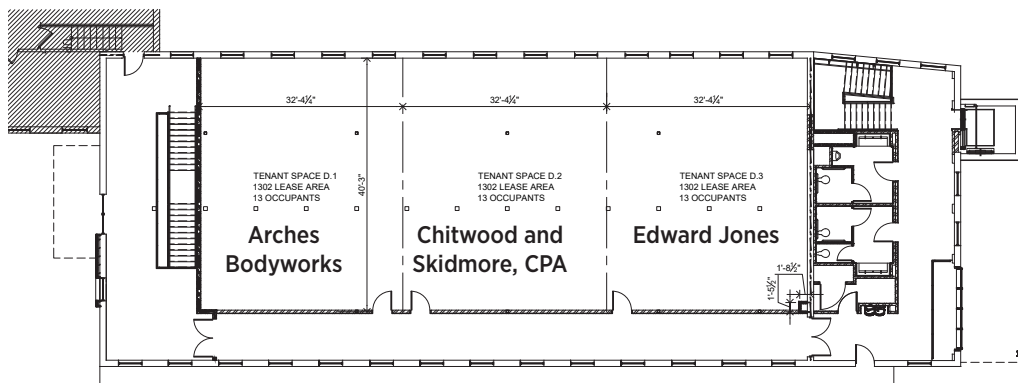
MECA Commercial Real Estate  
102 Main Street, Suite 110  
McAdenville, NC 28101  
704 971 2000







**FIRST FLOOR LEASE AREAS**  
A1.0 SCALE: 3/32" = 1'-0"



**SECOND FLOOR LEASE AREAS**  
A1.0 SCALE: 3/32" = 1'-0"

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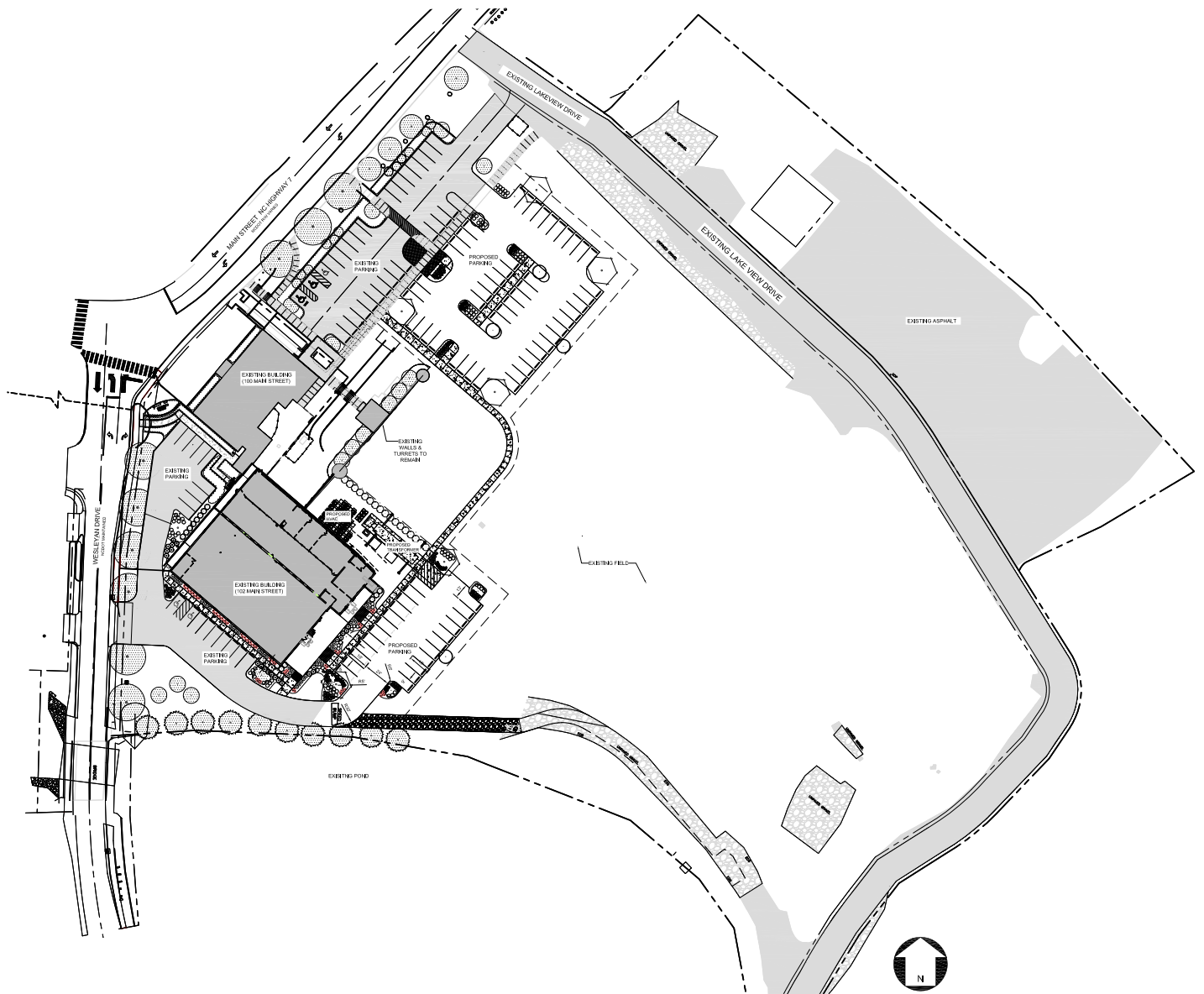
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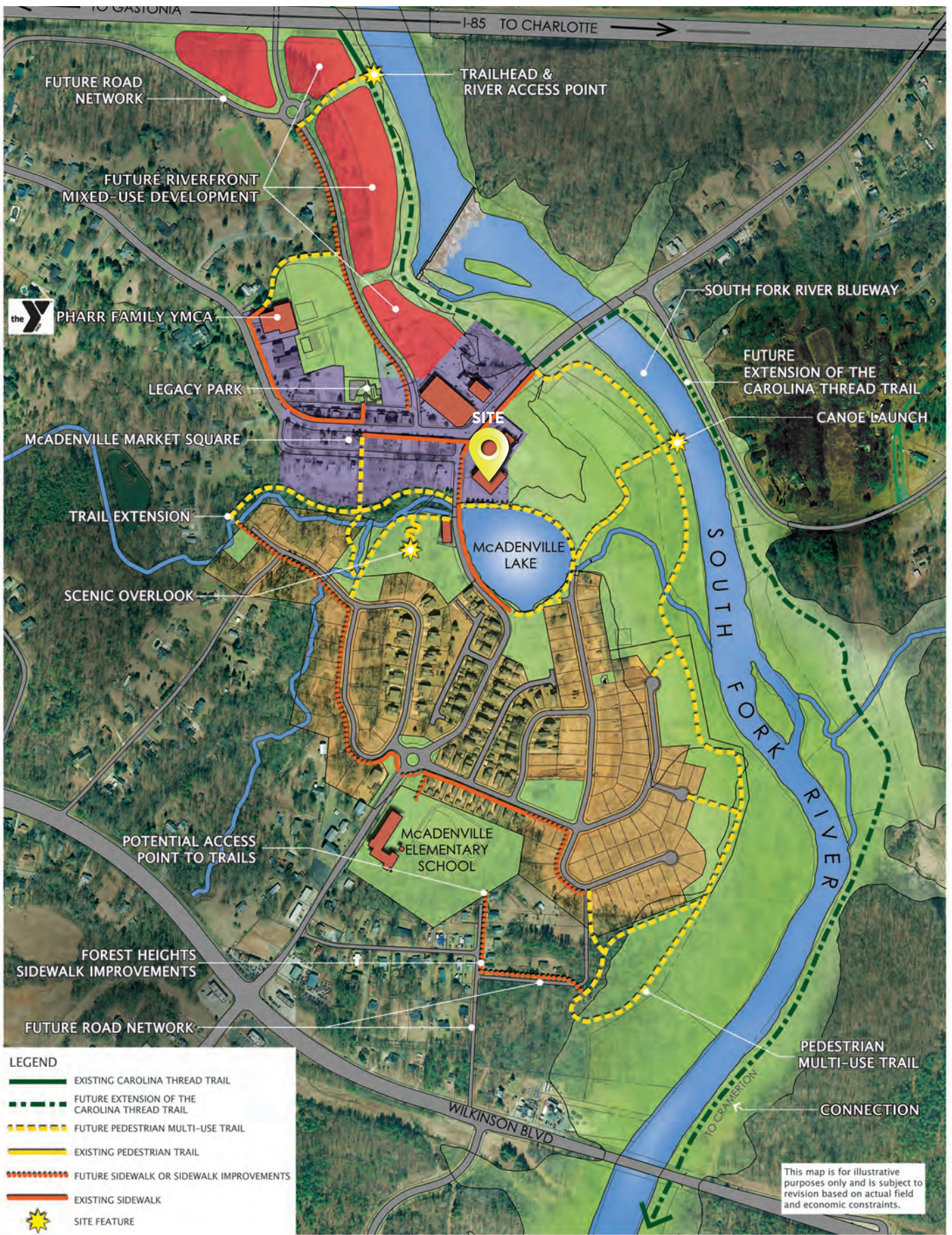
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McAdenville Trail System



