



803 North Oakland Street

Gastonia, North Carolina 28052

Site

Available for Sale or Lease

+/- 161,236 SF Industrial Building on 11.36 AC

Property Overview

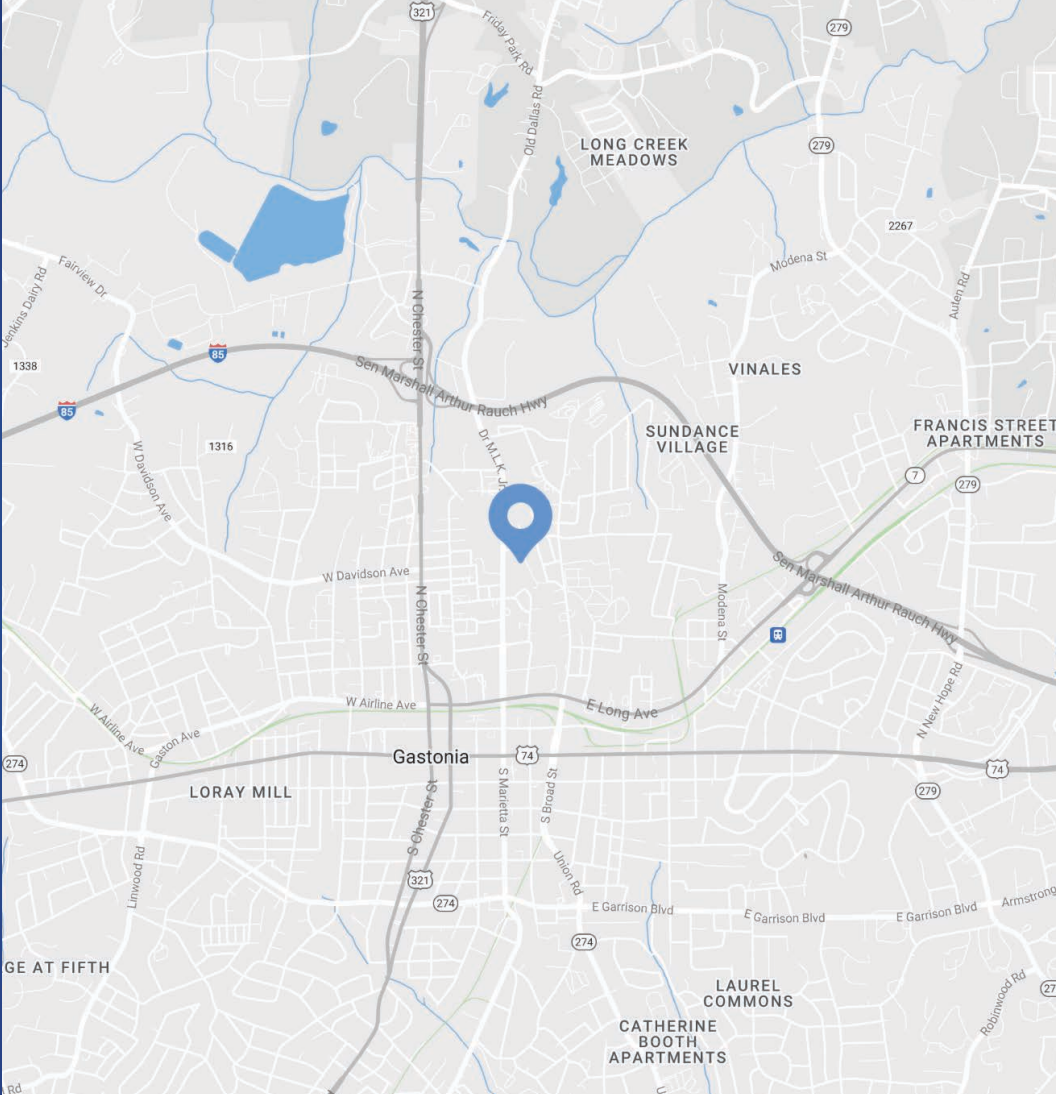
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Available for Sale or Lease

Built in 1984, 803 N Oakland Street is located less than a mile from downtown Gastonia and I-85. Built on a sprawling 11.36 acres, this large industrial building boasts 10 dock-high doors, 2 drive-in doors and +/- 6,000 SF of office space. Zoned M-1, this property is a great opportunity for a heavy manufacturing or distribution user.

Property Details

| | |
|--------------------|---|
| Address | 803 North Oakland Street Gastonia, NC 28052 |
| Availability | +/- 161,236 SF Industrial Building on 11.36 AC Available for Sale or Lease |
| Parcel ID | 104358 |
| Zoning | M-1 |
| Year Built | 1984 |
| Ceiling Height | 28 FT Clear |
| Doors | 10 Dock-High Doors, 2 Drive-In Doors |
| Additional Details | Space can be subdivided |
| Pricing | Call for Details |

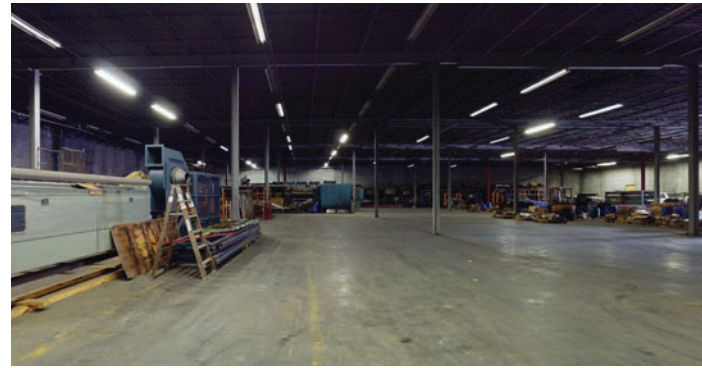
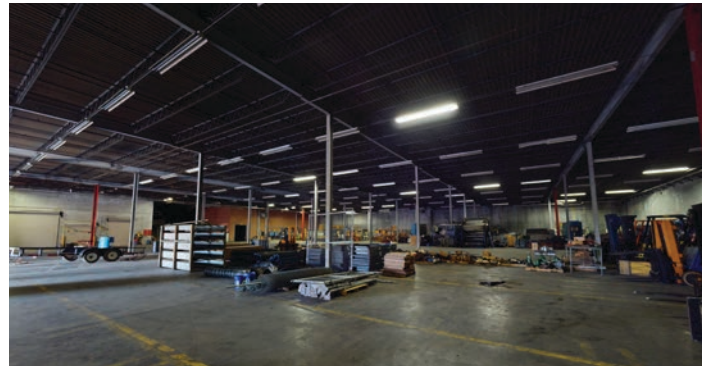
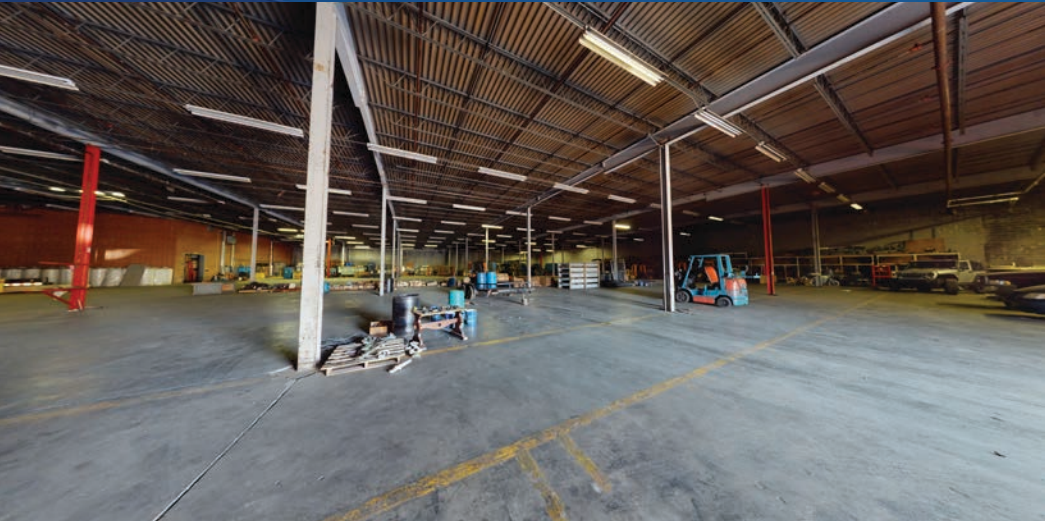


Demographics

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| 2022 Population | 6,314 | 48,512 | 98,843 |
| Avg. Household Income | \$40,333 | \$61,470 | \$72,149 |
| Median Household Income | \$26,717 | \$41,871 | \$51,789 |
| Households | 2,391 | 19,666 | 39,416 |
| Daytime Employees | 6,926 | 35,436 | 49,535 |



Interior Photos





Gastonia

North Carolina

Located a short drive from Uptown Charlotte and the Charlotte Douglas International Airport, Gastonia is the largest municipality in Gaston County and the second-largest in the rapidly-growing Charlotte MSA. The strong MSA-level trends have led to Gaston County's resurgence as a residential destination for families in neighboring counties, with approximately 35% of families moving to Gaston County coming from Mecklenburg County. Gastonia's city center is home to beautiful historic buildings, a vibrant retail presence, unique dining options, and a burgeoning arts and culture scene. Much of the recent investment in Gastonia's core stems from the creative reuse and repositioning of the City's myriad historic structures to create exciting, amenity-rich offerings in and around the downtown area.





Downtown Gastonia

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.