

FOR SALE

YOUR NEXT BUSINESS HUB

901 Dr Martin Luther King Jr Way Gastonia, NC 28054



Monica Posse

(704) 502-8409

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3440 Toringdon Way Ste 110

Charlotte, NC 28277

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3 PROPERTY INFORMATION

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Complete Highlights

Additional Photos

Site Plans

Demographics Map & Report

Retailer Map

10 ADVISOR BIOS

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PROPERTY DESCRIPTION

This high-visibility 2.09-acre industrial site presents a rare opportunity just minutes from Downtown Gastonia, the FUSE District, Highway 321, and I-85. The property features a 6,676 SF main building with office and storage space. With approximately 170 feet of road frontage and ample space for truck, fleet, or equipment parking, the site is well-suited for contractors, logistics firms, or service providers and... Onsite living quarters that include a full bath, kitchen with stove and sink, and a closet, perfect for live/work setups or staff accommodations. The main building also includes a fully equipped commissary with a gas line—ideal for catering operations or other food-based businesses!

Additional onsite structures offer over 3,000 SF of garage and storage space, providing flexibility for expansion or auxiliary use. Recent capital improvements completed in 2024 include a new roof, upgraded HVAC system, full lot grading, and a redesigned drainage system to ensure long-term durability and site stability. Whether you're expanding operations or envisioning a creative redevelopment, this property is a prime candidate for adaptive reuse—think industrial hub, food incubator, or maker space.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Number of Units:	1
Lot Size:	2.09 Acres
Building Size:	6,676 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	442	2,416
Total Population	329	1,360	6,487
Average HH Income	\$40,997	\$42,481	\$43,082

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PROPERTY HIGHLIGHTS

- One Unit
- 2.09 Acres
- 2 Parcels
- Main 6,676 SF building
- Additional 3,110 of additional storage building (requiring improvements)
- 1 Dock Door
- Built in 1975
- Zoned I-U
- Owner occupied
- Environmental Reports Upon Requests



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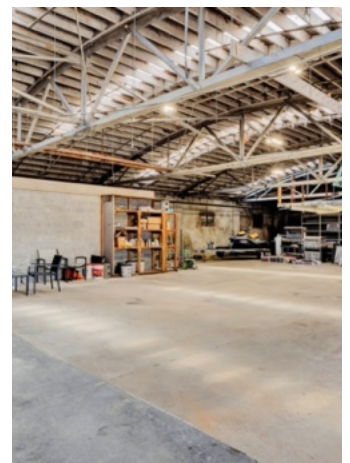
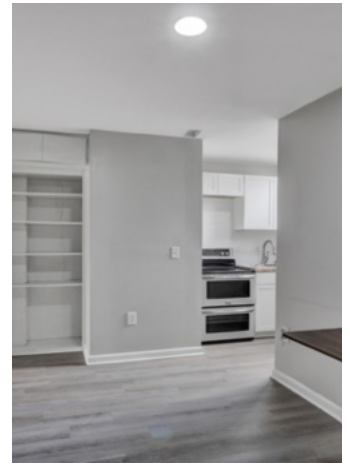
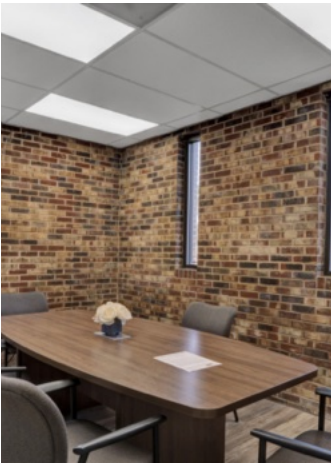
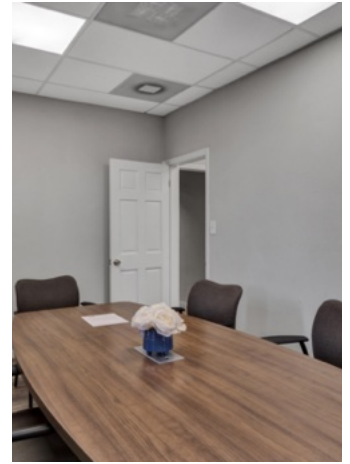
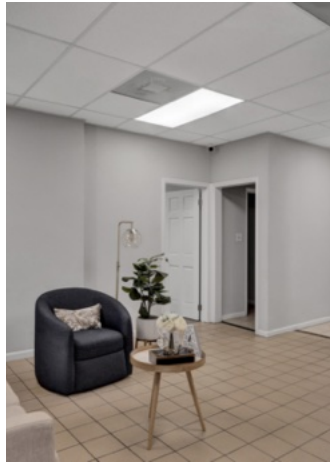


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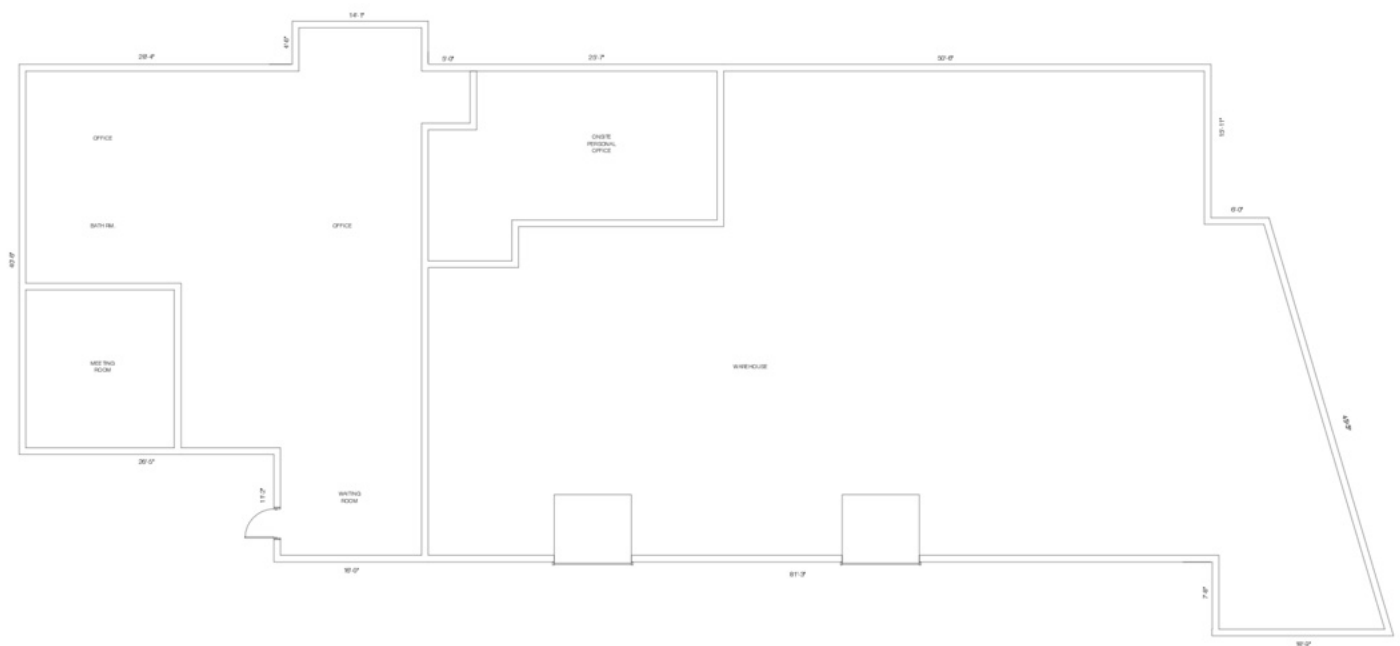


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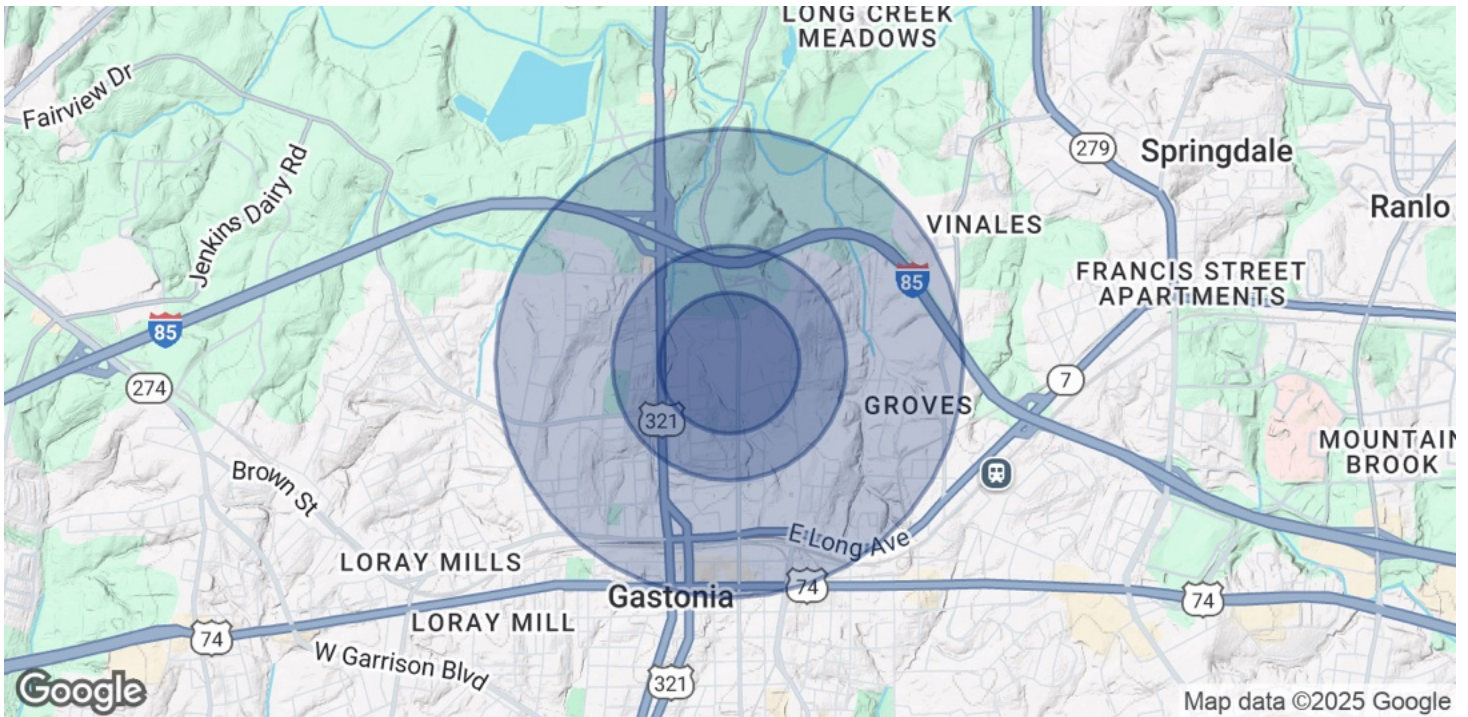


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	329	1,360	6,487
Average Age	41	40	38
Average Age (Male)	40	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	442	2,416
# of Persons per HH	3.4	3.1	2.7
Average HH Income	\$40,997	\$42,481	\$43,082
Average House Value	\$163,898	\$166,222	\$149,361

Demographics data derived from AlphaMap

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