

1202 E Ozark Ave

GASTONIA, NC 28054

20,000 SF FULLY CONDITIONED INDUSTRIAL
BUILDING AVAILABLE FOR LEASE



REDPART.COM

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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Executive Summary

PROPERTY DETAILS:

Address: 1202 East Ozark Avenue,
Gastonia, NC 28054

Available SF: 20,000 SF

Zoning: I-U

Asking Rate: **\$9.75 PSF NNN**

KEY HIGHLIGHTS:

- 20,000 SF Available
- 2 10' x 10' drive in doors
- 2 8' x 10' dock high doors
- 20'8" clear height at center
- 17'8" clear height at eaves
- 2,054 SF office space
- +/- 1.43 Acres – adjacent .39 acres available for additional parking
- Fully Conditioned Warehouse
- Fully Sprinkled
- Fenced in Parking and Storage Yard
- 3 phase power
- Zoning – I-U



OPPORTUNITY DETAILS:

This ± 20,000 SF fully conditioned building sits on approximately 1.43 acres and combines functional warehouse space and an office component ideal for warehousing or distribution users. For users with a heavier parking requirement, there are an additional 0.39 adjacent acres available to accommodate parking. The building features two dock high doors and two drive in doors, 2,054 SF of office, a mezzanine storage area, and two restrooms. The building is fully sprinkled and has a fenced in parking and outside storage area.

Located on East Ozark Avenue, the property benefits from easy accessibility and the opportunity for signage on a high daily traffic count road. The site offers excellent connectivity to I-85 (0.5 miles away) which provides direct access into Charlotte and HWY 321 towards Newton and Hickory.



Property
+/- 1.82 Acres

0.5 MILE
DISTANCE TO

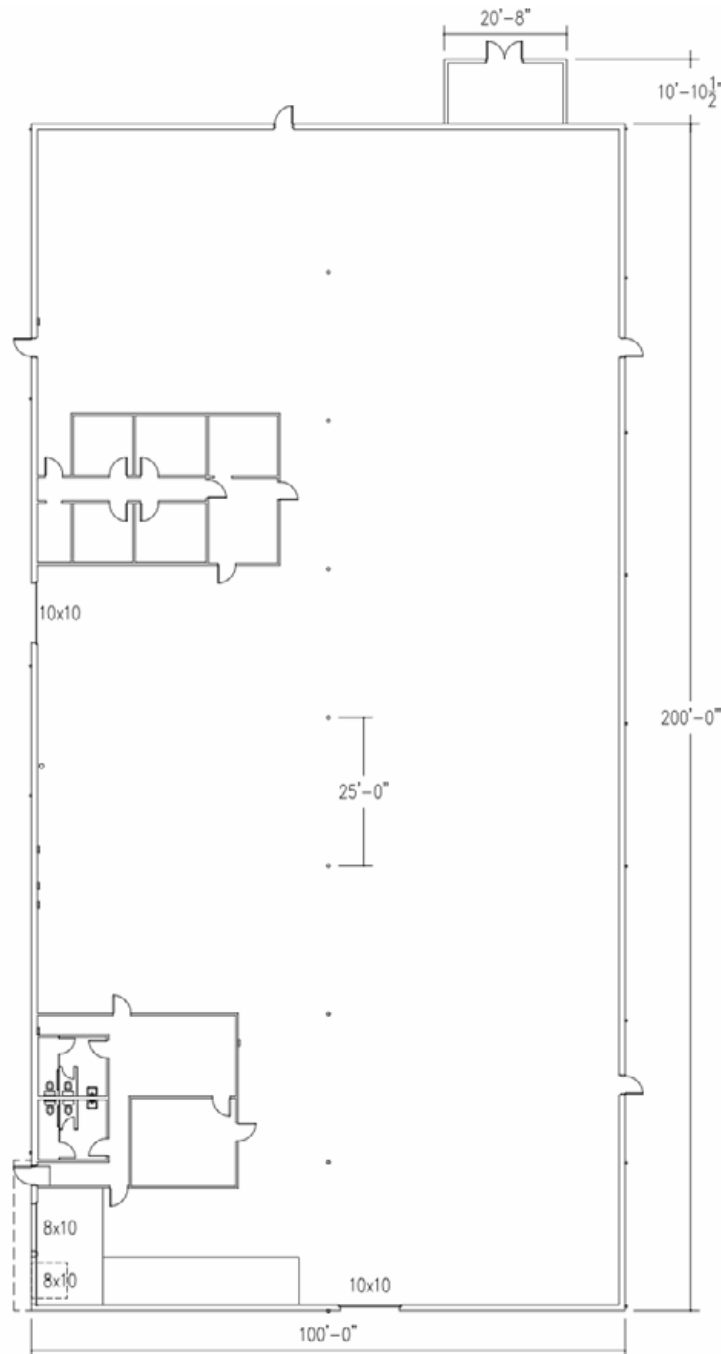


East Ozark Avenue

Existing Site Photos

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1202 East Ozark Avenue

20,000 SF

2,054 Office SF

Additional 1,025 Mezzanine SF

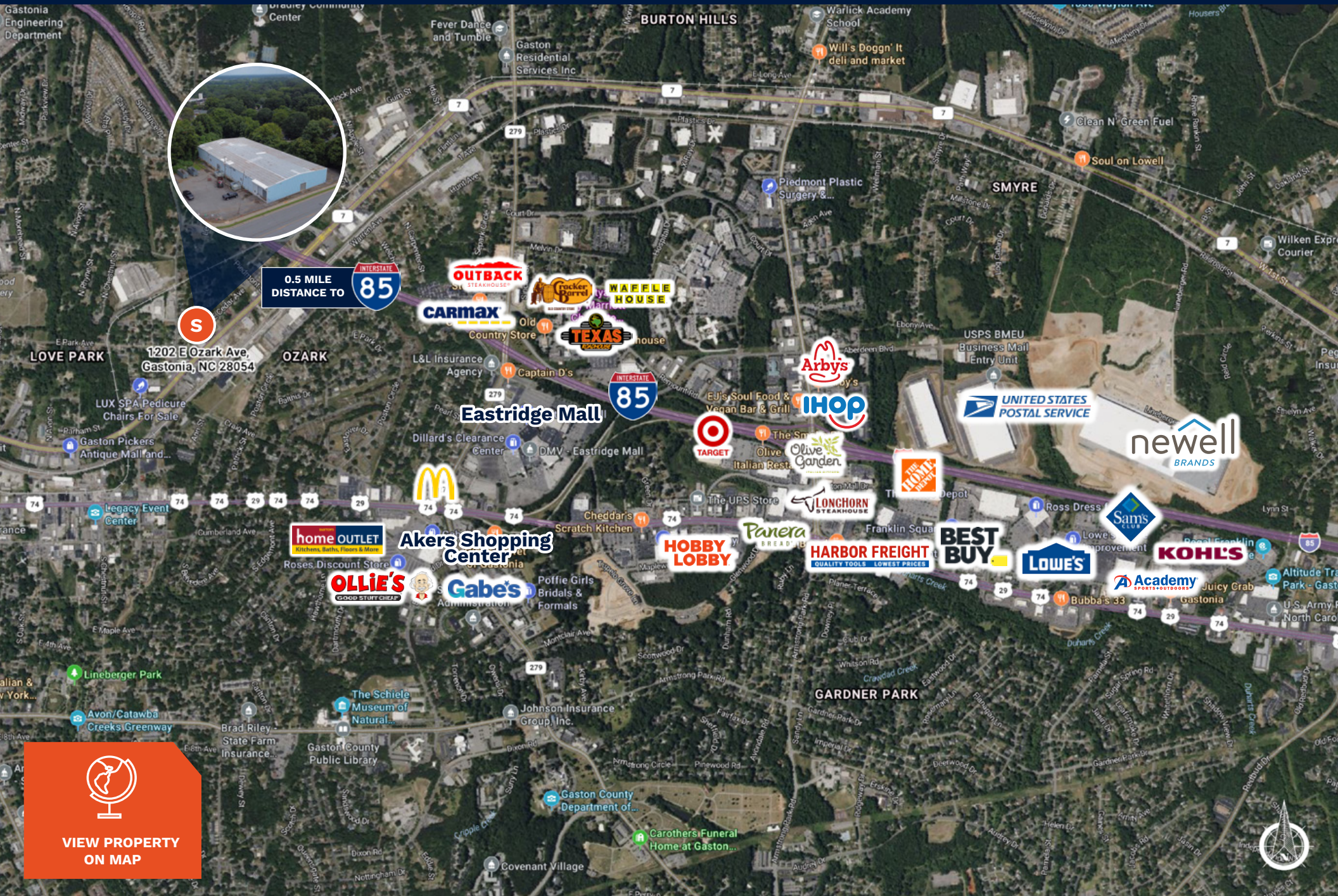
Additional 225 Exterior SF



PHOTO HAS BEEN DIGITALLY ENHANCED USING AI TOOLS. ENHANCEMENTS REFLECT IMPROVEMENTS OWNERSHIP PLANS TO MAKE TO THE PROPERTY. ENHANCED IMAGE DOES NOT REFLECT THE CURRENT CONDITION OF THE PROPERTY.

Location Map

1202 E OZARK AVE, GASTONIA, NC 28054 | 7



GASTONIA, NORTH CAROLINA

Gastonia, North Carolina, is a growing regional center within the Charlotte metropolitan area, offering businesses and investors a strategic combination of accessibility, economic activity, and proximity to one of the Southeast's largest employment and population centers. Located approximately 20 miles west of Uptown Charlotte, Gastonia serves as the county seat of Gaston County and benefits from continued growth throughout the greater Charlotte region.

The city is strategically positioned along Interstate 85, the primary transportation corridor connecting Gastonia with Charlotte, Charlotte Douglas International Airport, and major markets throughout the Carolinas and Southeast. U.S. Routes 29 and 74 further strengthen regional connectivity, providing convenient access for residents, employees, customers, and commercial traffic.

Gastonia's economy has evolved from its traditional manufacturing and textile roots into a more diversified employment base encompassing healthcare, advanced manufacturing, logistics, retail, education, and professional services. Continued investment in infrastructure, residential

development, and commercial projects has supported the city's transformation while strengthening its position as an attractive alternative to higher-cost locations closer to Charlotte's urban core.

Downtown Gastonia has also experienced ongoing revitalization, with investment in historic properties, local businesses, dining, entertainment, and mixed-use development helping create a more active urban environment. Major destinations such as CaroMont Regional Medical Center and the FUSE District contribute to employment, visitor activity, and economic development throughout the community.

With convenient access to Charlotte, a well-established transportation network, expanding residential communities, and a business-friendly location along the I-85 corridor, Gastonia is well positioned to benefit from the continued westward expansion of the Charlotte metropolitan area. These fundamentals support long-term demand for retail, industrial, office, multifamily, and service-oriented commercial real estate throughout Gaston County.



POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	6,865	55,235	103,751
2025 Population	7,084	57,261	108,766
2030 Population Projection	7,412	59,965	114,153
Annual Growth 2020-2025	0.6%	0.7%	1.0%
Annual Growth 2025-2030	0.9%	0.9%	1.0%
Median Age	37.7	38.4	38.9
Bachelor's Degree or Higher	13%	17%	20%
U.S. Armed Forces	0	48	57

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,750	22,398	41,313
2025 Households	2,840	23,194	43,330
2030 Household Projection	2,977	24,323	45,553
Annual Growth 2020-2025	0.6%	0.8%	1.1%
Annual Growth 2025-2030	1.0%	1.0%	1.0%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$69,625	\$71,834	\$81,149
Median Household Income	\$55,000	\$56,342	\$61,291



108,766

2025 POPULATION
(5 Miles)



43,330

2025 HOUSEHOLDS
(5 Miles)



\$81,149

AVERAGE HOUSEHOLD
INCOME (5 Miles)



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