

INDUSTRIAL AVAILABLE

FOR SALE OR LEASE | ±10,000 - 21,480 SF | ±1.65 AC

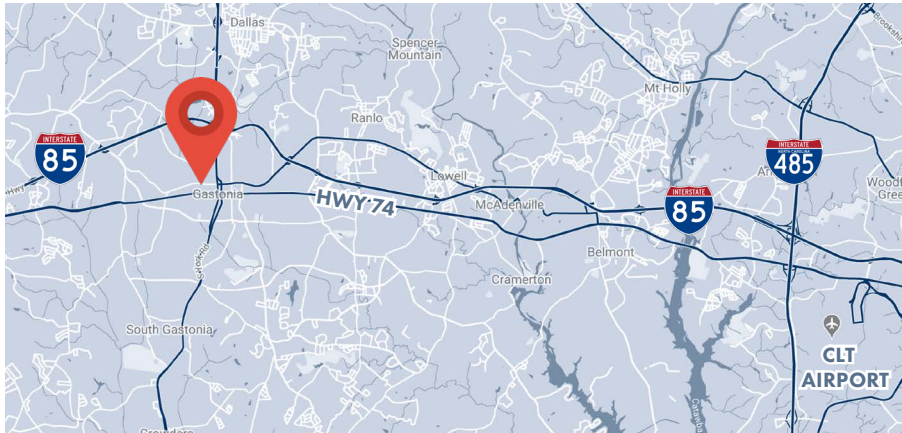


501 W MAIN AVE, GASTONIA, NC 28052

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PROPERTY HIGHLIGHTS

501 W MAIN AVE | GASTONIA, NC 28052



SQUARE FOOTAGE ±10,000 to 21,480 SF
±2,000 SF city counter

LOADING 4 dock high doors
1 drive-in door

CLEAR HEIGHT 18' clear height

ZONING CBD Zoning (City of Gastonia)

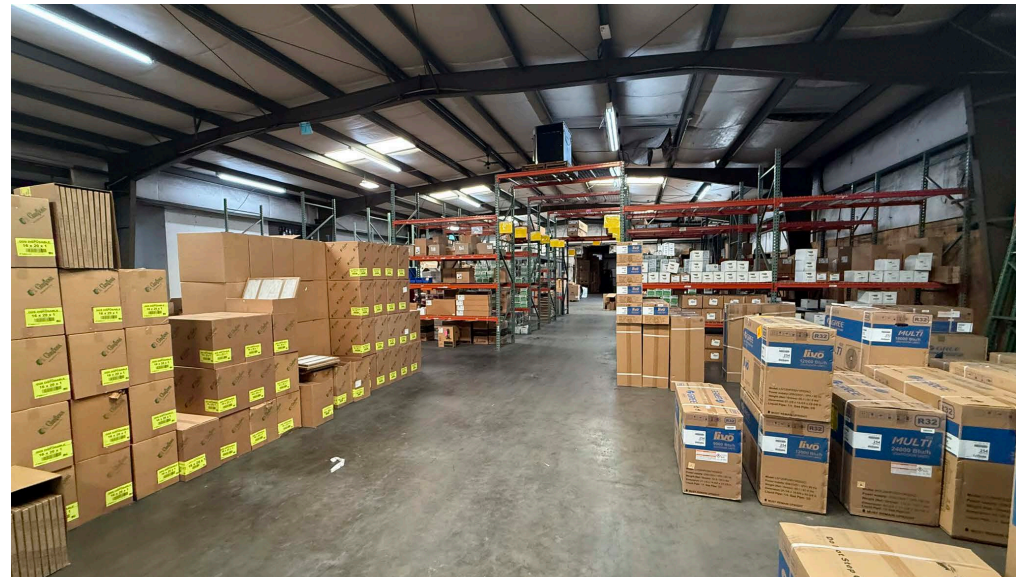
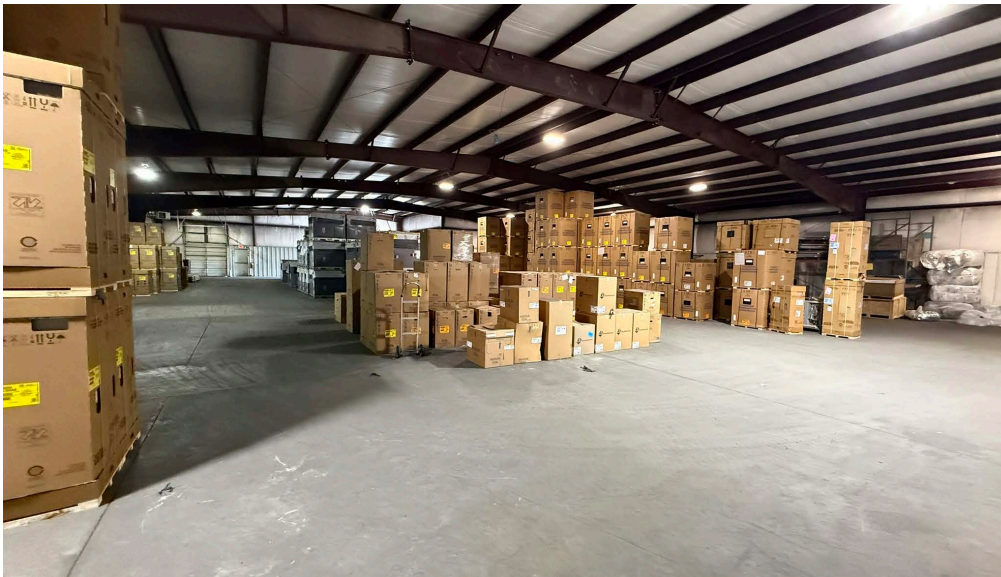
LOCATION Located in the [FUSE District](#), a mixed-use development project in downtown Gastonia

FOR LEASE: \$12.50 PSF NNN
FOR SALE: \$3,759,000



PHOTOS

501 W MAIN AVE | GASTONIA, NC 28052



FUSE DISTRICT

501 W MAIN AVE | GASTONIA, NC 28052



Franklin Yards
250 Apartments
5,300 SF Commercial Space



The Dillinger
Lennox Development Group



Future Food Hall
Lennox Development Group

GASTONIA
HONEY HUNTERS
CaroMont Health Park
5,000 Seat, \$26MM Multi-Purpose
Sports & Entertainment Facility
Future Residential, Retail,
Restaurants, and Office Space



Hangar 618
Lennox Development Group



DURTY BULL
BREWING COMPANY



The Foundry
Lansing Melbourne Group
150-225 Apartment Units
9,000 SF Retail Space



THE TRENTON
MILL LOFTS

The Franklin Urban Sports & Entertainment (FUSE) District is a mixed-use redevelopment initiative in Gastonia connecting Downtown to the Loray Mill District. Anchored by CaroMont Health Park, it is designed to drive economic growth and attract private investment.

The project is expected to generate over \$75 million in investment, create jobs, expand the tax base, and support ongoing revitalization in Gastonia's urban core.