



LAND | **FOR SALE**

GASTON DAY SCHOOL ROAD | GASTONIA, NC

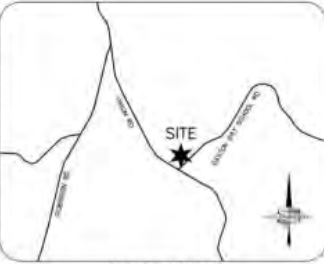
1.9 Acres available across from the Gaston Municipal Airport, well-suited for a variety of commercial developments, including flex space.

SAM KLINE, CCIM
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PROPOSED SITE PLAN

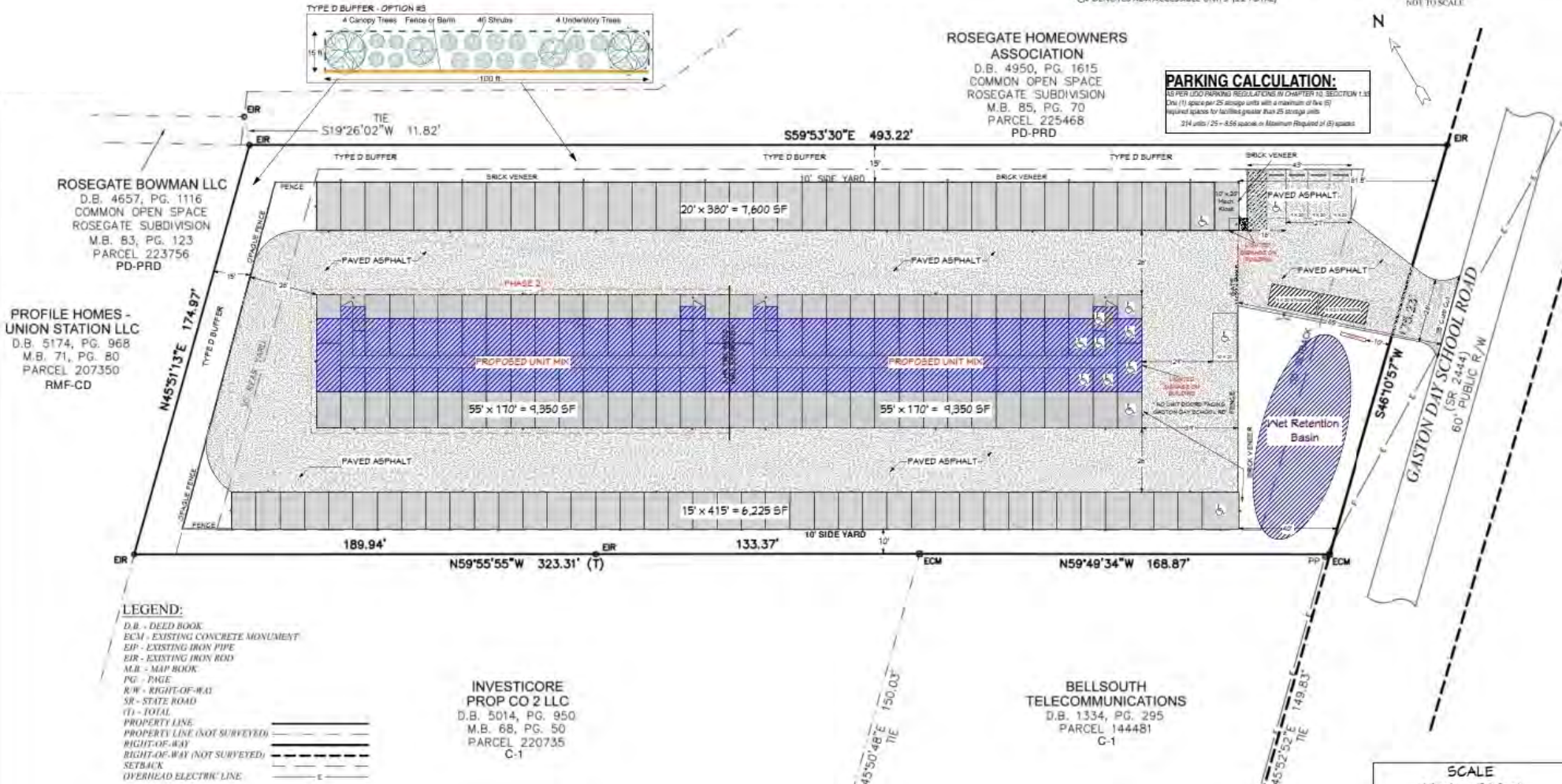
UNIT MIX				
UNIT SIZE	# UNITS	%	SQ. FEET	CLIMATE
5 X 10-C	8	3.7%	400	Y
10 X 10-C	34	15.9%	3,400	Y
10 X 10	30	14.0%	3,000	N
10 X 15-C	26	12.1%	3,900	Y
10 X 15	74	34.6%	11,100	N
10 X 20-C	4	1.9%	800	Y
10 X 20	37	17.3%	7,400	N
15 X 15	3	0.5%	225	N
SQ. FT. CLIMATE			8,500	28%
SQ. FT. NON-CLIMATE			21,725	72%
TOTAL RENTABLE			30,225	100%
MECH.-C			200	Y
TOTAL UNDER ROOF			32,525	



♿ DENOTES ADA ACCESSIBLE UNITS (11 TOTAL)

ROSEGATE HOMEOWNERS
ASSOCIATION
D.B. 4950, PG. 1615
COMMON OPEN SPACE
ROSEGATE SUBDIVISION
M.B. 85, PG. 70
PARCEL 225468
PD-PRD

PARKING CALCULATION:
AS PER USDO PARKING REGULATIONS IN CHAPTER 10 SECTION 1.3
214 (1) spaces per 25 storage units with a maximum of 16 (2)
required spaces for facilities greater than 25 storage units
214 units / 25 = 8.56 spaces or Maximum Required of (9) spaces





3RD

LARGEST CITY IN
THE CHARLOTTE-
CONCORD-GASTONIA
NC-SC MSA

30+

INTERNATIONAL
COMPANIES

3X

ALL-AMERICAN CITY
& RECIPIENT OF THE
U.S. CONFERENCE
OF MAYORS TOP
LIVABILITY AWARD

22

MILES WEST
OF CHARLOTTE

25

MILE VIEWS
FROM CROWDERS
MOUNTAIN

GASTONIA, NC

Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site to locate, re-locate, or expand.

With major highways, interstates, railroads, and airports all within a 15-minute drive, Gastonia understands the importance in ease of transportation for its local businesses and residents. They continue to stay proactive by pushing plans for light rail and commuter trains.

Additionally, the city is investing in the FUSE District, Franklin Urban Sports and Entertainment District, between Loray Mills and our revitalized Historic Downtown. The FUSE District is the heart of a growing commercial district that features the best of urban living: residential choices, sports and entertainment options, offices, restaurants, retail shops, services, green spaces and more. The FUSE sports and entertainment complex will be home to a variety of venues and events, accommodating an array of sports as well as concerts, fairs, and more.