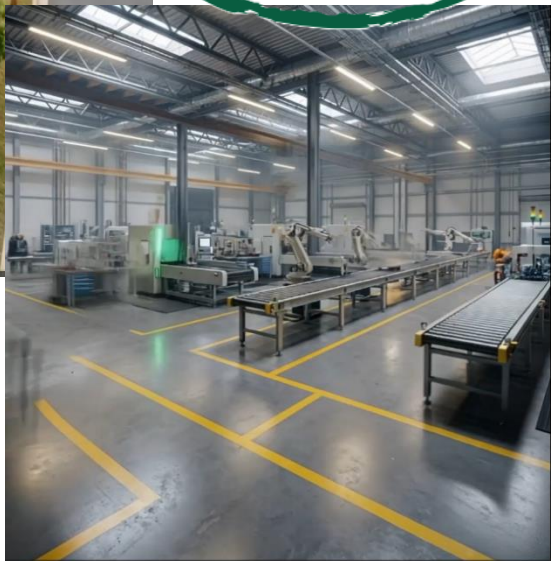
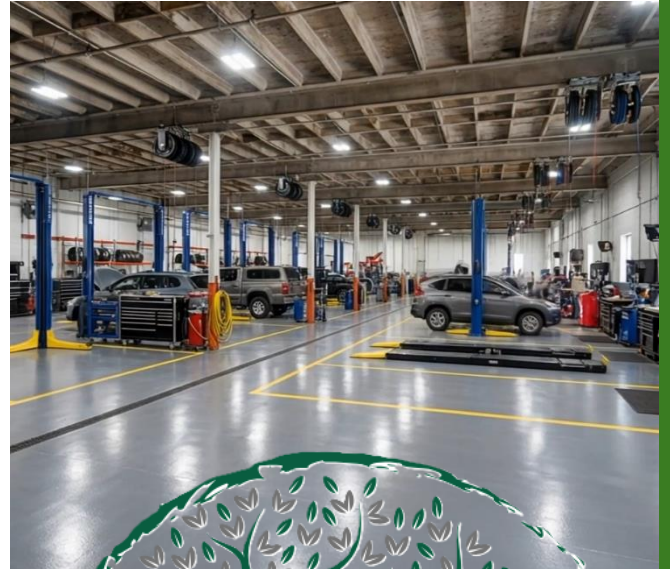


# 900 W Academy Street is For Sale

What is your vision for this property?





**75,000 sq ft**  
**Warehouse/Manufacturing**

900 W Academy St, Cherryville, NC 28021



**Mary Kelly**

Kelly Properties

4332 Old Forge Dr, Gastonia, NC 28056

[mary@mkellyproperties.com](mailto:mary@mkellyproperties.com)

(704) 860-1310



# 75,000 sq ft Warehouse/Manufacturing

\$1,700,000

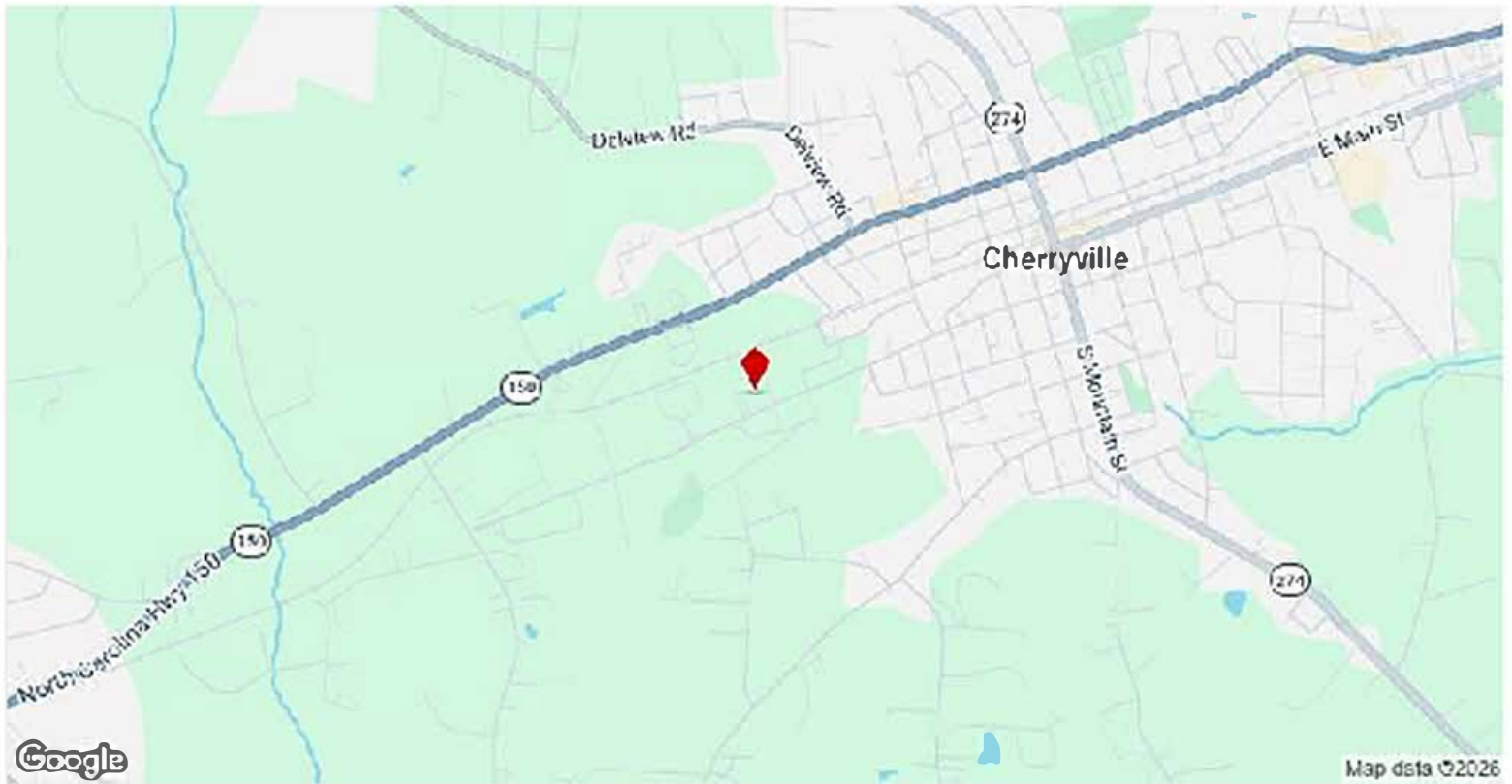
Price Improvement! Be sure to check out the Marketing Video. Blank canvas waiting for custom design to suite your needs. Industrial Space for Manufacturing/Warehouse/Office with plenty of water, heavy electric, and multiple loading docks. Approximately 1 mile from Hwy 150 and Hwy 274. Easy access to Hwy 321 (10 miles), Interstate 85 (16 miles) and Interstate 40 (30 miles). Convenient to Multiple Regional Airports and 33 miles to Charlotte Douglas International Airport. Attached property is also available for sale from a different seller and brokerage. Inquire for details if multiple buildings/acreage are needed.

Partial new roof. 2 separate office entrances. Access from...

- Over 75,000 square feet on nearly 10 acres-Parking for 125 vehicles
- 33 miles to Charlotte Douglas International Airport
- Multiple Docking Bays and 2 Separate Office Entrances



Price:	\$1,700,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	9.48 AC
Gross Building Area:	76,723 SF
Rentable Building Area:	75,096 SF
No. Stories:	1
Year Built:	1954
Tenancy:	Single
Parking Ratio:	1.66/1,000 SF
Zoning Description:	GMC
APN / Parcel ID:	130298

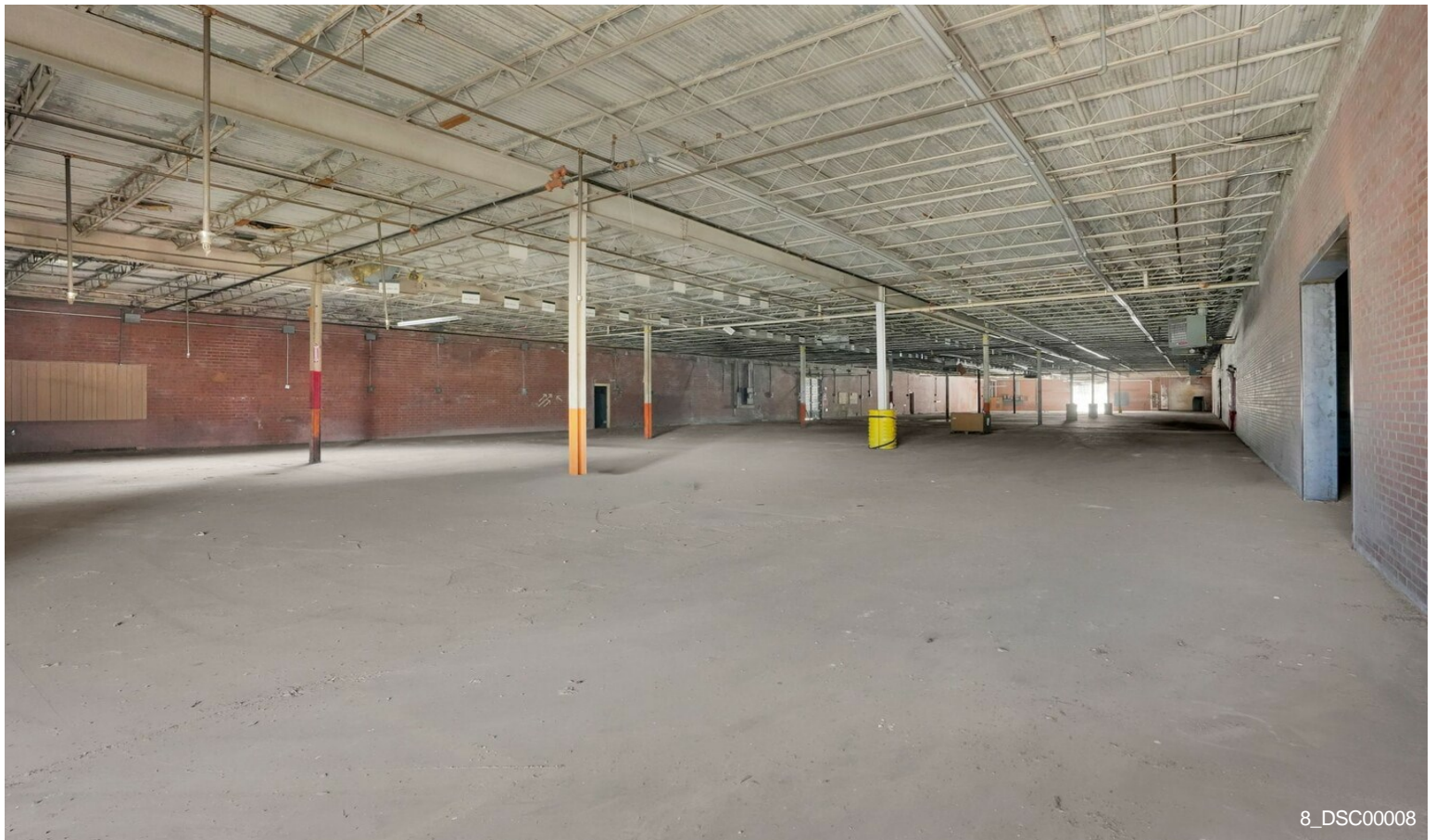


**900 W Academy St, Cherryville, NC 28021**

# Property Photos

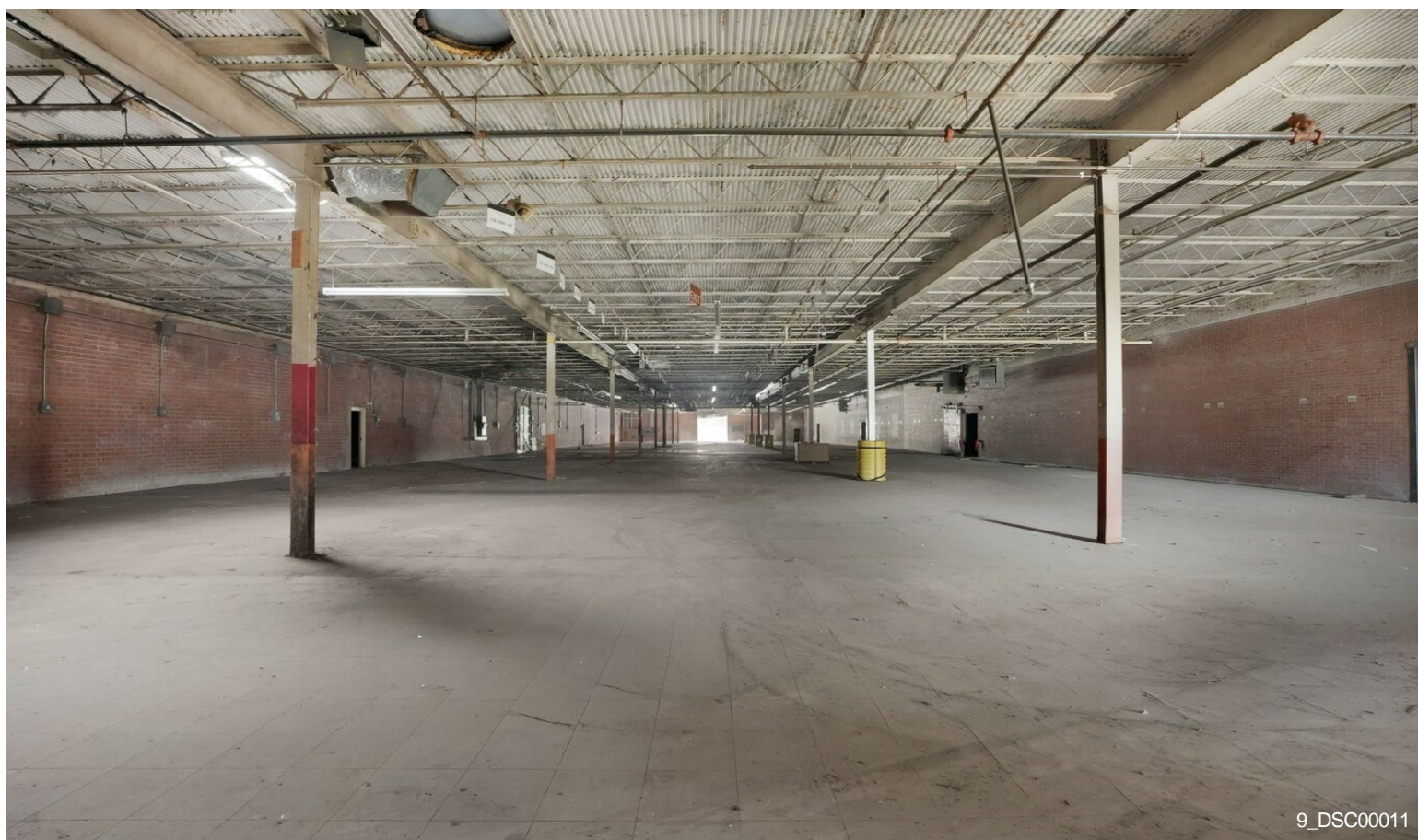


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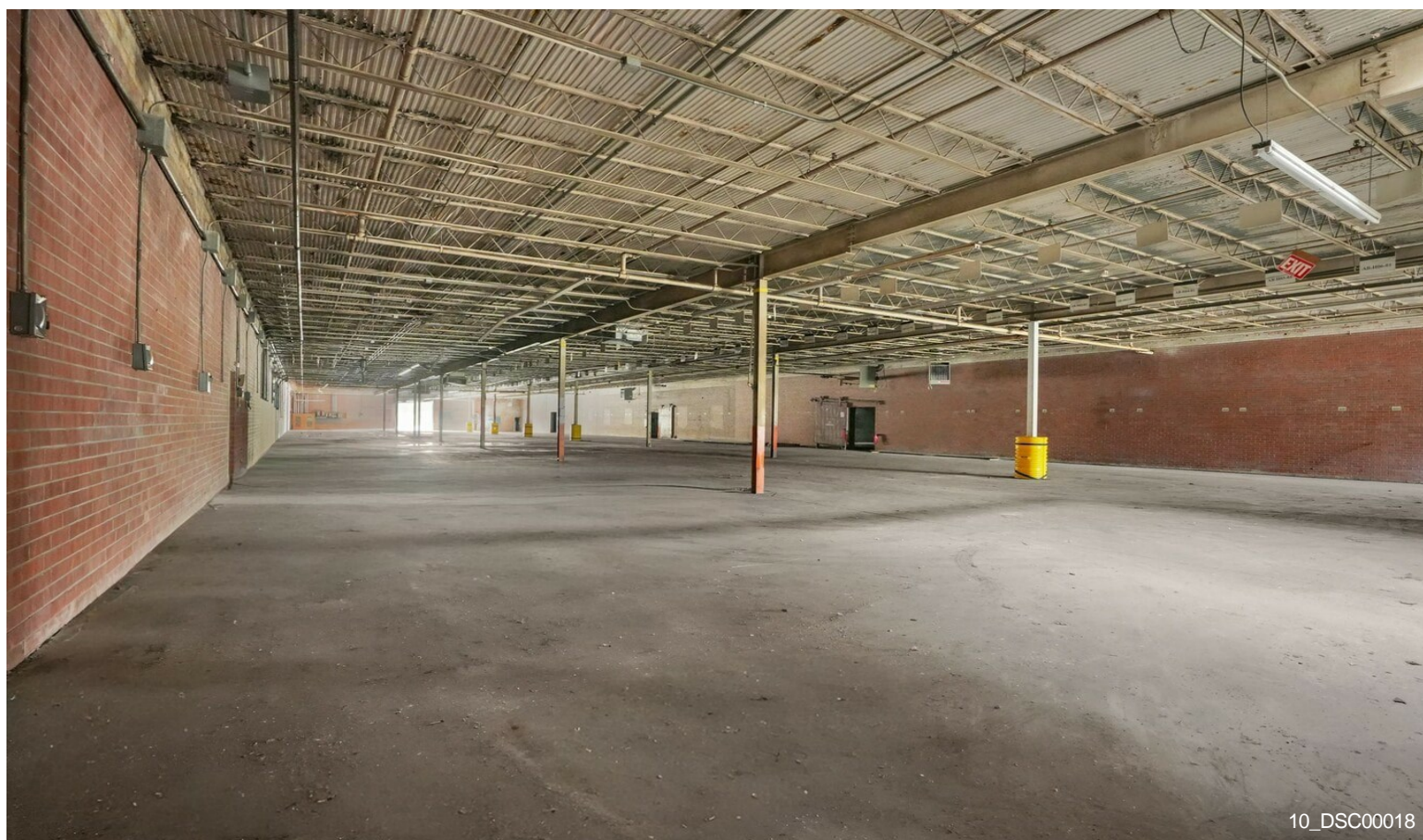


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# Property Photos



9\_DSC00011



10\_DSC00018

# Property Photos

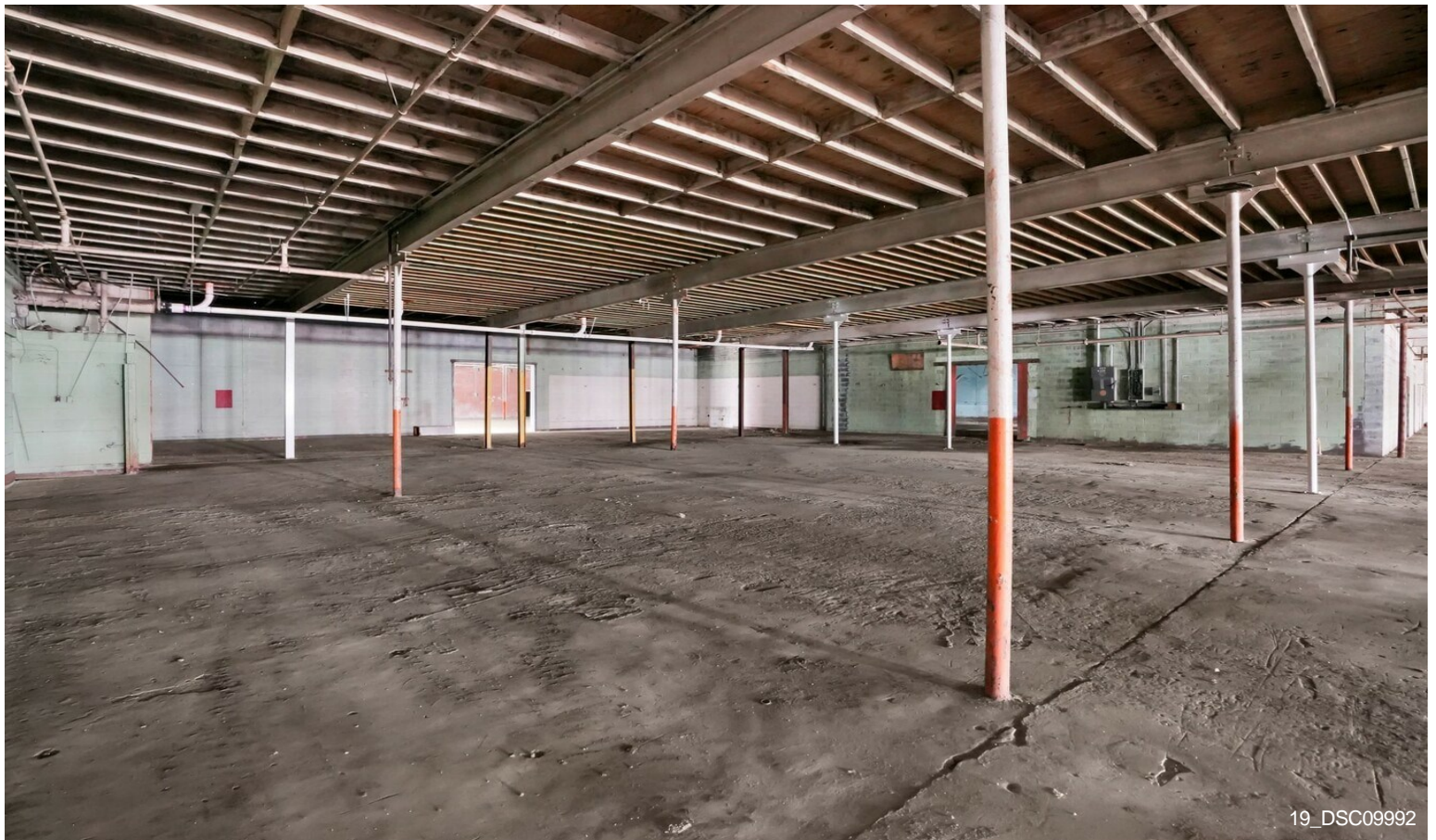


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# Property Photos



# Property Photos



20\_DSC09997



22\_DJI\_20260321095317\_0350\_D

# Property Photos



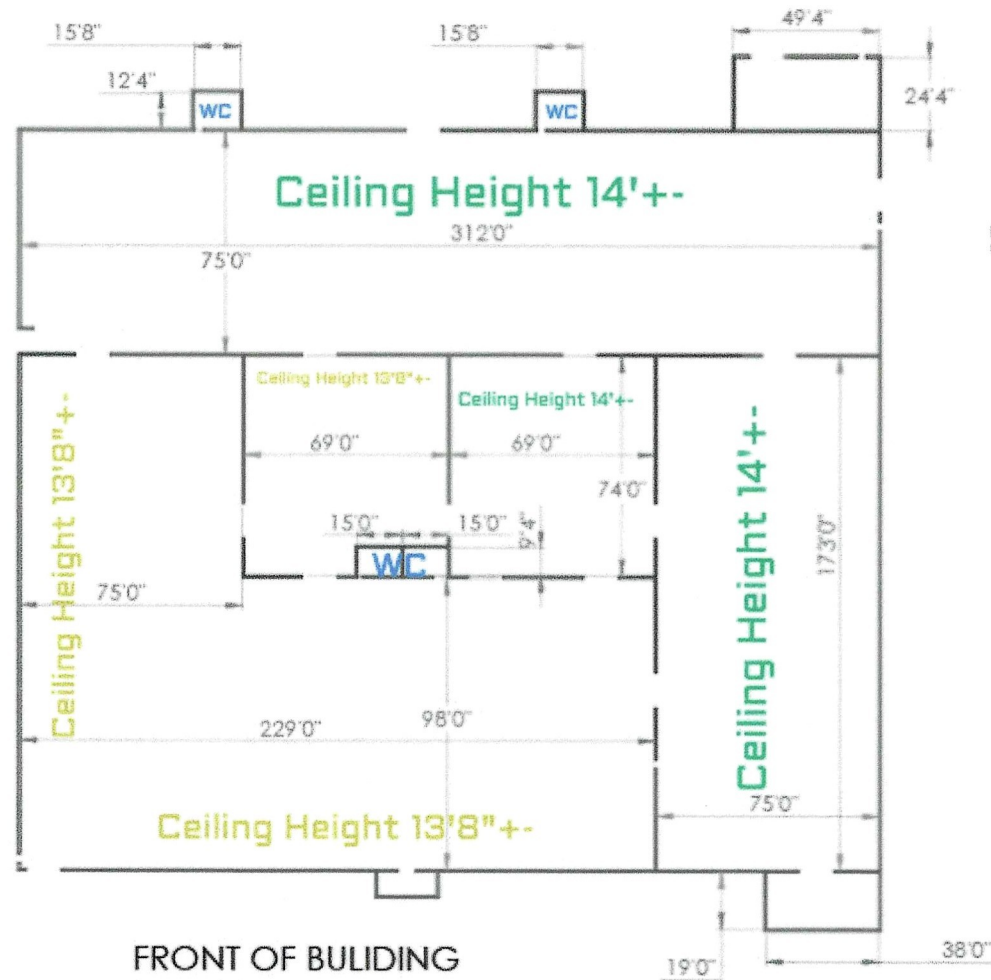
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# Property Photos





900 W Academy  
Estimated  
Measurements

## Zoom Prospector - Data Entry Form BUILDING

### General Information

**Property Name:** Cherryville Industrial 75000 sq ft

Address	900 W Academy Street
City and County	Cherryville, Gaston
State	North Carolina
ZIP Code	28021

Latitude	35.373602
Longitude	-81.393621
Minimum size (SF)	77376
Maximum size (SF)	77376

#### Description

Reduced!!! Motivated Seller---Over 75,000 square feet on nearly 10 acres ---Proximity to International Airport (33 miles) ---Parking for 125 vehicles ---Multiple Docking Bays ---2 Separate Office Entrances ---4 Large Bathrooms ---Roof has been almost completely replaced. Blank canvas waiting for custom design to suit your needs. Plenty of space for storage or

### Building Details

Property Type	Industrial		
Total building SF	77376		
Available SF	77376		
Building material	Brick		
Minimum ceiling height	13.8	feet	
Maximum ceiling height	14	feet	
Floor thickness			
Load bearing capacity			
Drive-in doors?	Yes	# of drive-in doors	1
Loading docks?	Yes	# of loading docks	4
Cranes?	No	# of cranes	0
Multi tenant building?	Yes		
Number of floors	1		
Elevators?	No	# of elevators	
Divisible?			
ADA Compliant?			
Basement?	No		
Column spacing length		feet	
Column spacing width		feet	
Reinforced concrete floor?			
Air conditioning?	No		
Building networked?			
Internet connection?			
Sprinkler?	Yes		
Sprinkler size			
Sprinkler type			
Ownership			
Current major tenants			
Former tenant			
Year of last renovation			
Year built	1954		

High efficiency lighting	
Heating?	Yes
Bay length	
Bay width	
Capacity of largest crane	
Expandable?	Yes
Wet lab space?	No
Shell/spec building?	Yes
Clean room space?	No

Other notable amenities:

Total floor SF	
Ground floor SF	
Manufacturing SF	
Office SF	
Warehouse SF	
Contiguous SF	
Refrigerated SF	

### Availability

For Sale?	Yes
Sale price	1700000
Sale terms	ventional, Cash, Owner Fin
For Lease?	No
Lease type	
Lease rate (\$/SF)	
Lease terms	
Price negotiable?	Yes

## Transportation

<b>Nearest airport</b>	otte Douglas International A
Nearest airport (2)	
Nearest airport (3)	

Nearest port	Charleston
Nearest port (2)	Norfolk
Nearest port (3)	

<b>Nearest interstate</b>	85
Nearest interstate (2)	40
Nearest interstate (3)	

Nearest highway	274/279/150
Nearest highway (2)	321
Nearest highway (3)	

Runway access?	No
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<b>Rail access?</b>	Yes
Rail spur on site?	No
Rail adjacent to site?	No

Rail provider	CSX
Rail provider (2)	
Rail provider (3)	

<b>Distance to airport</b>	36	miles
Distance to airport (2)		miles
Distance to airport (3)		miles

Distance to port	238	miles
Distance to port (2)	296	miles
Distance to port (3)		miles

<b>Distance to interstate</b>	16	miles
Distance to interstate (2)	30	miles
Distance to interstate (3)		miles

Distance to highway	2	miles
Distance to highway (2)	10	miles
Distance to highway (3)		miles

Parking?	Yes
Parking ratio	
Type of parking	Attached Lot
Paved parking?	Yes
Number of parking spaces	125

Distance to rail		miles
Distance to rail (2)		miles
Distance to rail (3)		miles

## Utilities

<b>Power on site?</b>	Yes
<b>Electric service provider</b>	Duke Energy
KVA	
AMP	
Voltage	
Phase	
Proximity to substation	
<b>Natural gas available?</b>	Yes
<b>Gas on site?</b>	Yes
Natural gas provider	Enbridge
Natural gas line size (in)	
Distance to gas	
Gas PSI	
Hi-Tech infrastructure	
Broadband?	

<b>Sewer available?</b>	Yes
<b>Sewer on site?</b>	Yes
Sewer provider	
Sewer line size (inches)	
Distance to sewer	
Septic on site?	
Waste water excess	
<b>Water available?</b>	Yes
<b>Water on site?</b>	Yes
Water service provider	
Water line size (inched)	
Distance to water	
Water excess capacity	
Telecom?	
Telecom provider	

## Incentives

Enterprise Zone?	
Opportunity Zone?	
Brownfield?	

Foreign Trade Zone?	
Redevelopment Area?	
Tax Increment Financing Area (TIF)?	

### Additional Details

Flood plain	
Zoning	
In an industrial park?	No
Buildable acres	
Call center?	
Data center?	

Phase 1 environmental report?	
Soil report available?	
Barge access?	No
Cold storage?	
Wetlands?	

Property video URL (optional): [s.crowndigitalmarketingllc.com/video/bF6qQWkDSXMryyaAh02wmSHhd6eSX3VNmQC](https://www.youtube.com/watch?v=s.crowndigitalmarketingllc.com/video/bF6qQWkDSXMryyaAh02wmSHhd6eSX3VNmQC)

***\*You must attach a photo of the property - a photo is required for data entry\****

### Contact Information

Name	Mary Kelly
Company	Kelly Properties
Address	
City	
ZIP Code	

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Fax	
Email	mary@mkellyproperties.com
Website	