

4028 KINGS MOUNTAIN HWY, BESSEMER CITY, NC 28016

# FLEX BUILDING FOR LEASE



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## ABOUT THE PROPERTY

# +/- 6,000 SF FLEX SPACE FOR LEASE

- Excellent visibility along Kings Mountain Hwy
- Convenient access to major transportation corridors and surrounding markets
- Clear-span warehouse/flex space offering efficient functionality
- High ceilings and flexible buildout potential
- Suitable for owner-users, contractors, distributors, automotive-related users, and service businesses
- Ample parking and circulation area for employees and customers
- New construction minimizes immediate maintenance and capital expenditure needs
- Strong opportunity in a growing Gaston County commercial corridor
- Located between Gastonia and Kings Mountain with easy regional connectivity
- Ideal for retail showroom + warehouse combination users
- Professional curb appeal with modern exterior design



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## THE DETAILS

Location	4028 Kings Mountain Hwy, Bessemer City, NC
County	Gaston
Building Size	+/- 6,000 SF
Year Built	2024
Zoning	C-3

## AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
4028	+/- 6,000	First	\$12/SF	MG	Flexible layout ideal for showroom, warehouse, service, light industrial, or office users





## BESSEMER CITY, NC

Bessemer City is located in Gaston County, North Carolina, approximately 25 miles west of Charlotte and just minutes from Gastonia. Its location within the Charlotte Metropolitan Area provides businesses and residents with access to one of the fastest-growing economic regions in the Southeast while maintaining the benefits of a smaller community.

The city enjoys convenient access to Interstate 85 and other major transportation routes, allowing for efficient travel throughout the Charlotte region and beyond. This connectivity supports commuting, distribution, and business operations while linking the community to a broad consumer and labor market.

Originally incorporated in 1893, Bessemer City has deep roots in North Carolina's manufacturing and textile industries. The city's industrial heritage continues to influence its economy, with a strong workforce and business-friendly environment supporting ongoing growth and investment.

As population growth continues across Gaston County and the Charlotte metro area, Bessemer City has become an attractive destination for residential and commercial development. The community offers a more affordable alternative to larger neighboring markets while still providing access to regional amenities and employment opportunities.

Residents benefit from a high quality of life characterized by a small-town atmosphere, community events, local parks, and recreational opportunities. Known as the "City with a Heart," Bessemer City maintains a strong sense of community while embracing new development and economic expansion.

With its strategic location, growing population, and affordable cost of living, Bessemer City is well-positioned for continued success. The combination of accessibility, workforce availability, and proximity to the Charlotte market makes the city an appealing location for businesses, investors, and residents alike.

