

# PRIME INDUSTRIAL BUILDING FOR SALE

214 SUPERIOR STAINLESS ROAD | GASTONIA, NC 28052

**CITYPLAT**  
COMMERCIAL REAL ESTATE

ANA CASTANO  
980.238.3600  
ANA@GOODHARBORCRE.COM

VINCENZO VERDINO  
917.566.5944  
VINCENZO@CITYPLAT.COM



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# PROPERTY DASHBOARD

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**80,930 SF**  
**TOTAL SQUARE FEET**

**\$3,850,000**  
**SALE PRICE**

**INDUSTRIAL**  
**USE**

**SINGLE TENANT**  
**ABILITY TO SUBDIVIDE**

**9.91 AC**  
**ACRES**

## OUTDOOR FEATURES

- 1-acre fenced outdoor laydown area
- **Value add opportunity:** Additional 3 acres for IOS, laydown area, truck parking

## BUILDING DETAILS

- Fully air-conditioned
- Roof less than 5 years ago
- Loading docks: 6 (8x10)
- Drive-in door: 1 (12x12)
- Wet sprinkler system

## CEILING HEIGHTS

- 1st Bay: 16 ft to decking, 14 ft clear height
- 2nd Bay: 17 ft to decking, 15 ft clear height

## UTILITIES

- 3 electrical meters (facilitates subdivision)
- Heavy electrical usage supported (3 phase and 480 Volt)
- City water connection
- Septic system (Municipal sewer in front of the building available for connection)





**MOTORIZED  
GATE  
ENTRANCE**

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GATE  
ENTRANCE**



















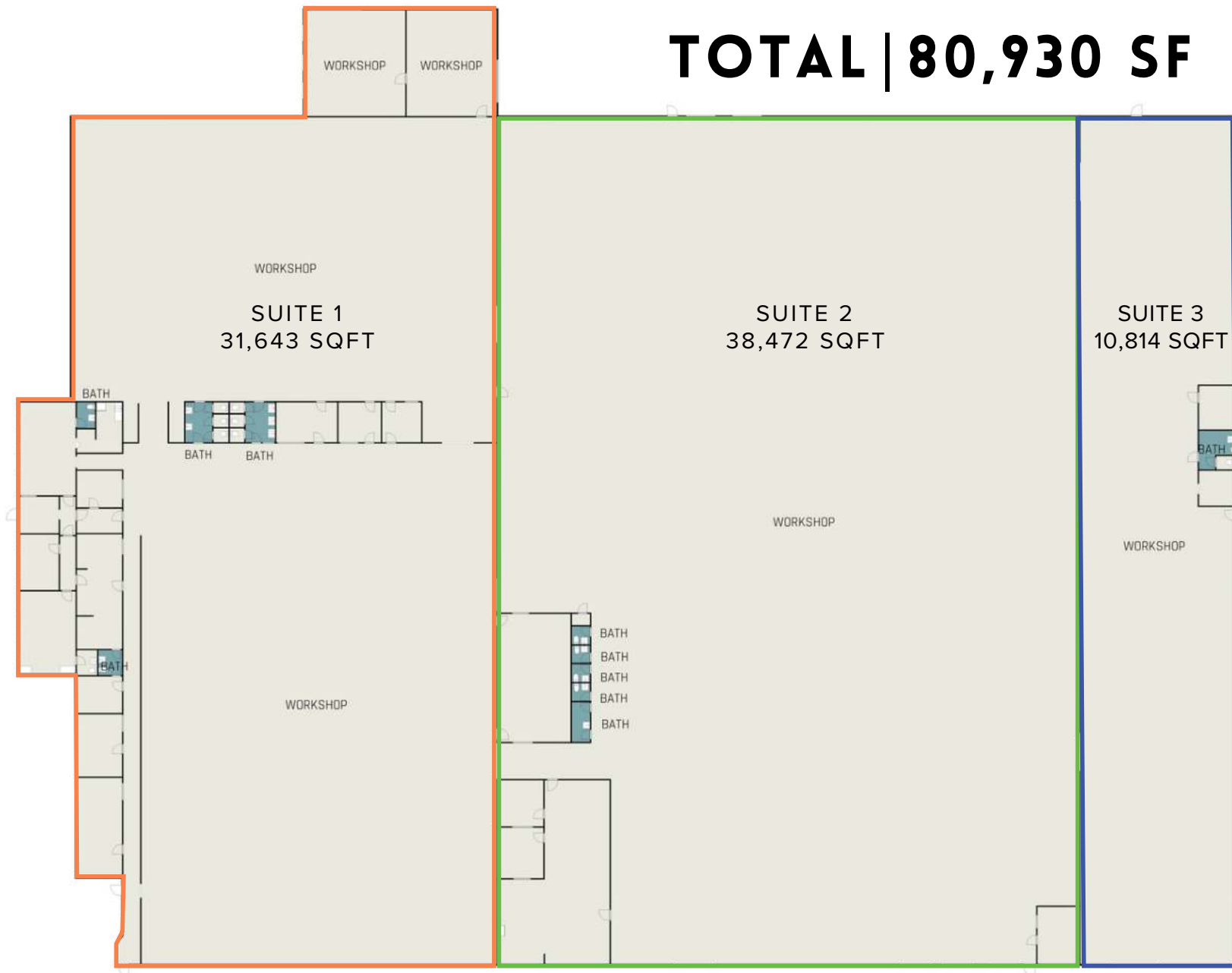






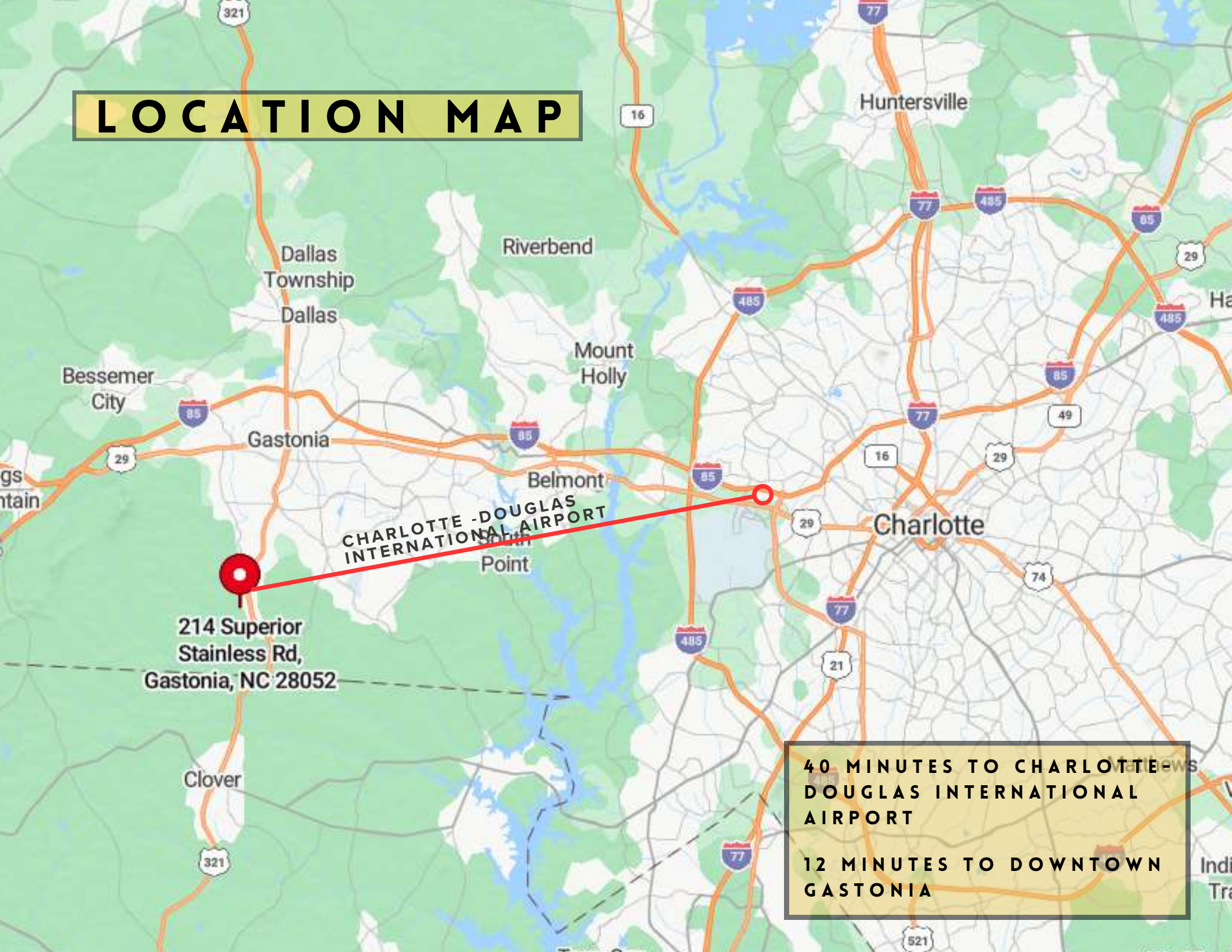
# FLOOR PLAN

**TOTAL | 80,930 SF**





# LOCATION MAP



CHARLOTTE-DOUGLAS  
INTERNATIONAL AIRPORT

214 Superior  
Stainless Rd,  
Gastonia, NC 28052

40 MINUTES TO CHARLOTTE-DOUGLAS  
INTERNATIONAL AIRPORT

12 MINUTES TO DOWNTOWN  
GASTONIA



# PARCEL MAP





# MARKET OVERVIEW: GASTONIA, NC

Gastonia, North Carolina, presents a distinct market landscape influenced by its rich industrial heritage and strategic location within the Charlotte metropolitan area. Historically known for its textile mills and manufacturing prowess, Gastonia has evolved into a diverse economy driven by healthcare, retail, and logistics sectors. CaroMont Regional Medical Center, the city's largest healthcare provider, anchors the healthcare industry, while the presence of major retailers and distribution centers underscores Gastonia's role as a regional commerce hub.

The city's real estate market reflects its affordability compared to nearby Charlotte, attracting a mix of homebuyers and investors seeking value and growth potential. Neighborhoods such as historic York Chester and emerging areas like Franklin Heights offer a range of housing options, from charming bungalows to modern developments, catering to diverse demographics. Additionally, Gastonia's proximity to outdoor recreation destinations like Crowders Mountain State Park adds to its appeal, drawing nature enthusiasts and outdoor adventurers.

Despite facing economic challenges in the past, Gastonia is experiencing revitalization efforts aimed at enhancing its downtown district and fostering small business growth. Initiatives such as the Franklin Urban Sports and Entertainment District seek to attract new investment and create vibrant gathering spaces for residents and visitors alike. With its affordable living costs, strategic location, and ongoing redevelopment initiatives, Gastonia presents opportunities for both residents and businesses looking to thrive in a dynamic and evolving market environment.





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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, CityPlat, LLC has not verified, and will not verify, any of the information contained herein, nor has CityPlat, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.





# LEARN MORE



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