

1910 Kyle Court

1910 KYLE COURT, GASTONIA, NC 28052



Industrial

FOR

| Lease

SIZE

| ±54,000 SF

PRICE

| \$7.25 PSF NNN



Overview

±54,000 SF building on ±3.23 acres

6 Dock-High Doors and 1 Drive-In Door

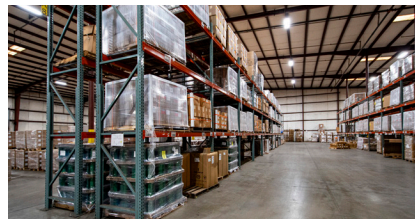
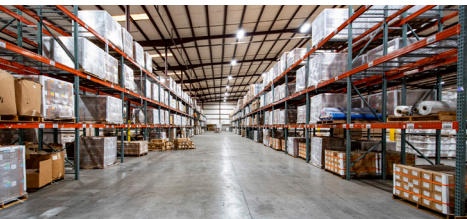
Ceiling Height: 27' Under Eaves to 35' at Center

Zoned I-2

Area for future expansion

Excellent access to I-85 via Bessemer City Rd
(Exit 14)

Warehouse for Lease



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Property Overview

Demographics

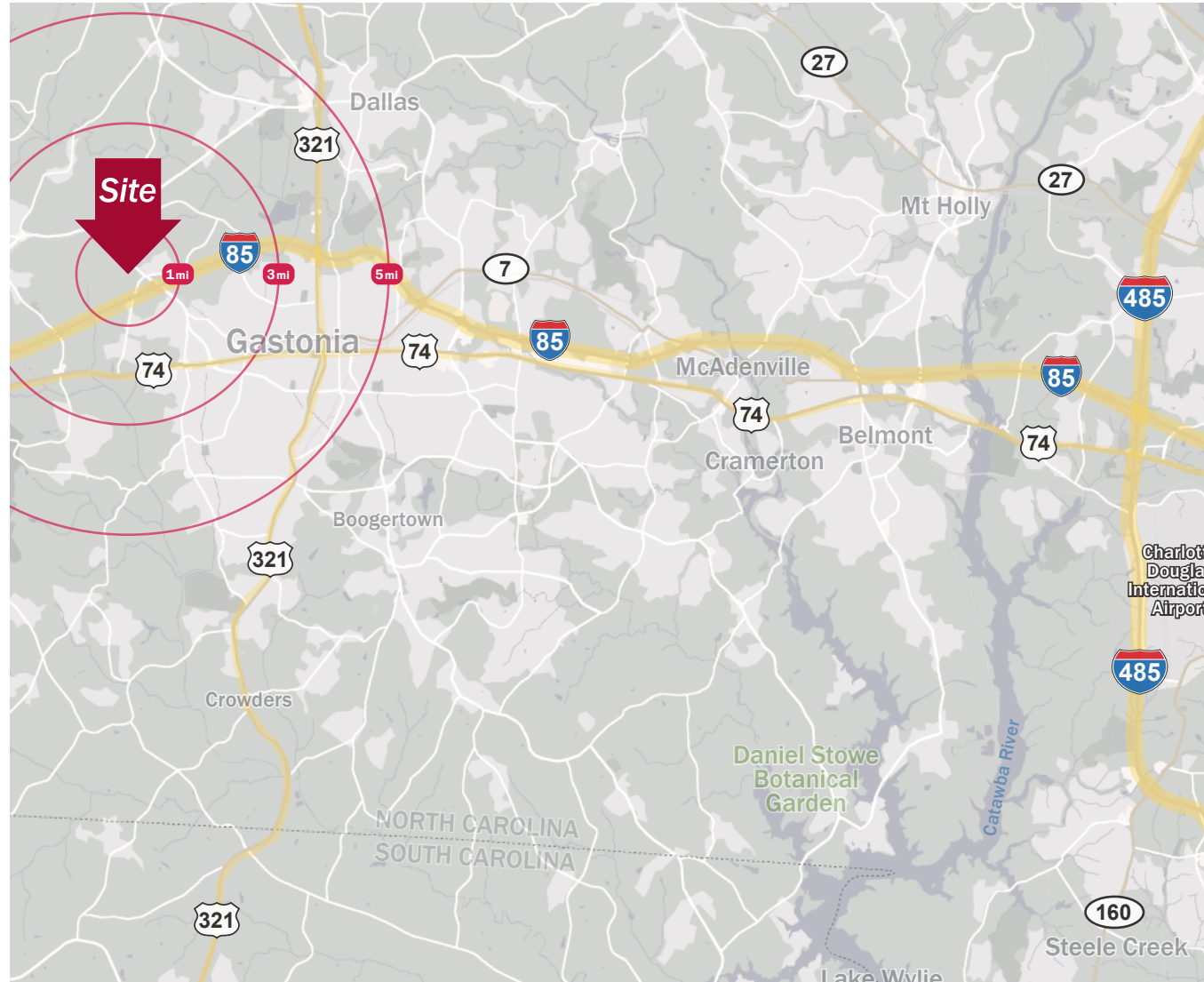
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	1,589	26,697	69,511
Avg. HH Income	\$55,260	\$64,047	\$69,702

Traffic Count

Source: NCDOT 2026

	AADT
Interstate 85 (East)	95,500 (2023)
Interstate 85 (West)	86,500 (2023)
Bessemer City Rd	16,500 (2022)
Shannon Bradley Rd	2,900 (2022)



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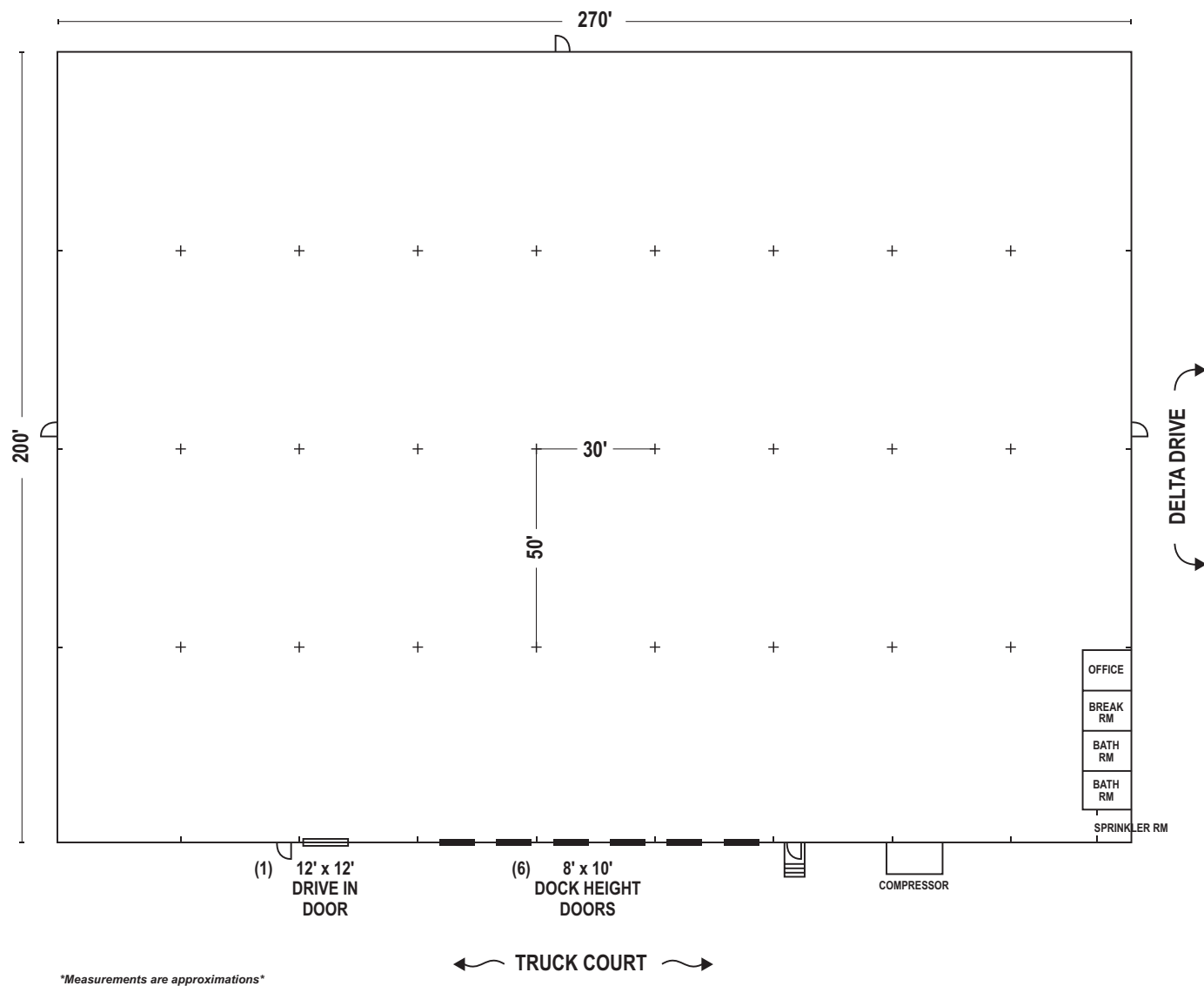
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Floor Plan



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Building Specifications

Location City, State Zip Cross Street	1910 Kyle Court Gastonia, NC 28052 Bessemer City Road
Total Available SF Office Warehouse	54,000 SF 500 SF 53,500 SF
Acreage	3.23 Acres
Tax ID#	#152776
Zoning	I-2 (Heavy Industrial)
Date of Construction	1999
Walls	Metal
Ceiling Heights (under joist)	27' - 35'
Column Type	Steel
Column Spacing	30' x 50'
Dock High Doors Size Other Features	6 8' x 10' Includes pit levelers, bumpers and canopy. 3 doors have seals.
Drive-in Doors Size	1 12' x 12'



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Building Specifications

Air Conditioning	Office area only
Heating	Gas unit heaters in warehouse
Sprinkler	Wet system
Lighting	LED
Utilities	
Source	Duke Energy 3 Phase 480/277 Volt
Water & Sewer	City of Gastonia
Gas	PSNC Energy
Other	2 wall mounted exhaust fans
Size	12' x 12'
Major Highways	
I-85	0.9 miles
Hwy 74	2.1 miles
Hwy 321	3.5 miles

Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.
Offering is subject to prior sale, change, or withdrawal without notice and approval by owner.



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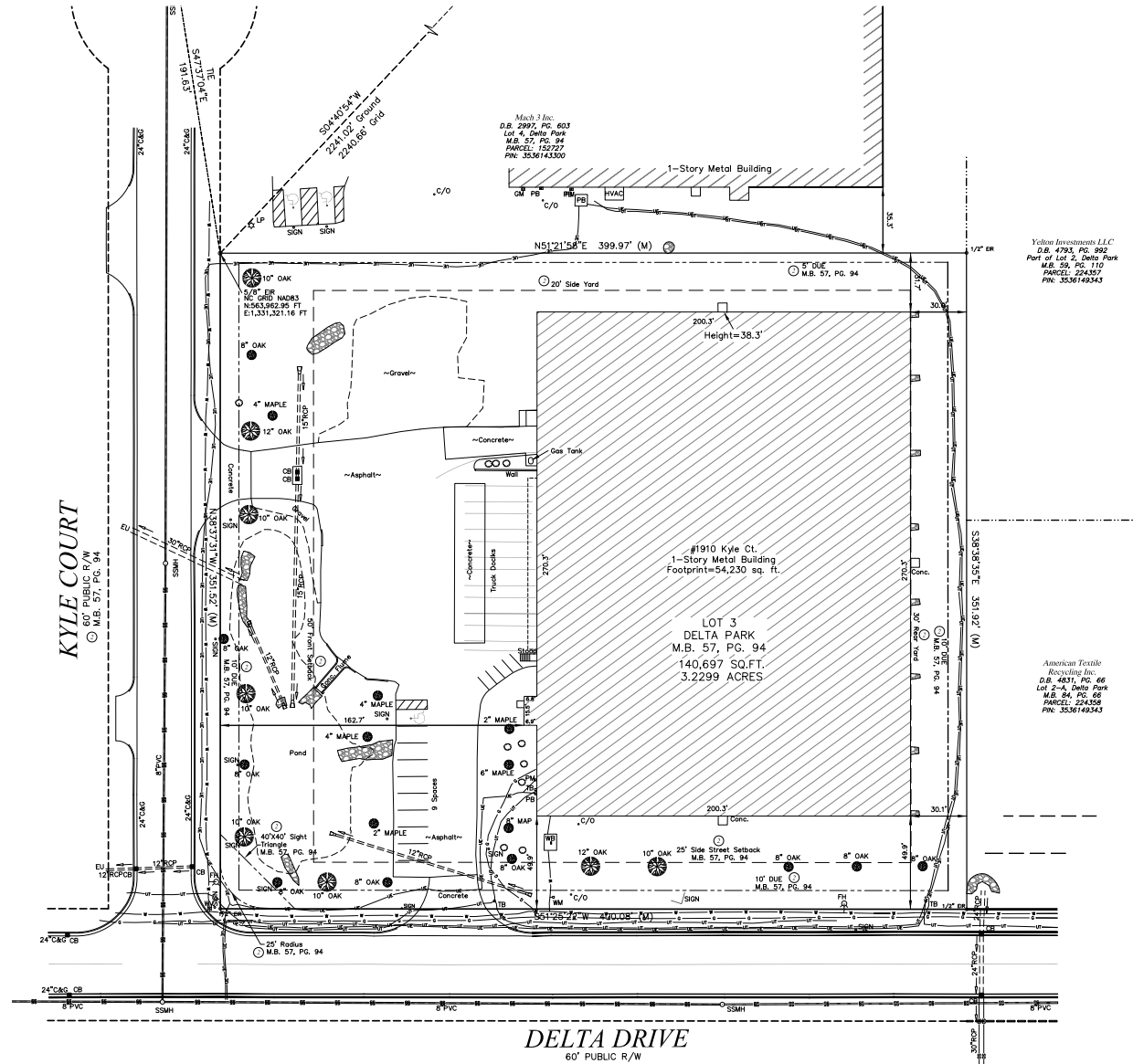
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Property Survey



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Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

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