

1870 WREN TURNPIKE  
GASTONIA, NC 28052

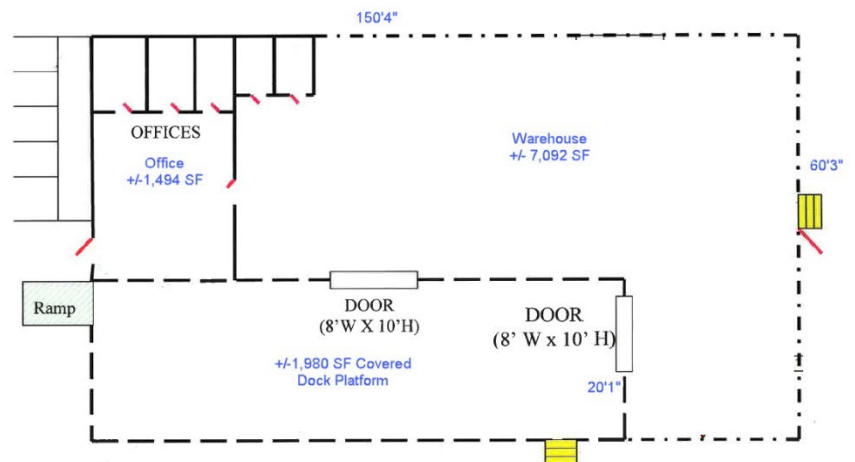
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## INDUSTRIAL FOR LEASE

### PROPERTY FEATURES

- ± 7,020 SF Total
- ± 1,500 SF office
- 0.6 miles to the interchange I-85 / Hwy 321
- High Visibility to I-85
- Covered Dock Platform: ± 1,980 SF not in total
- Fully fenced with electronic gate
- Zoning: I-2
- Asking: \$7,250 per month NNN



For more information, please contact:

**DAVID HANNA**  
704.705.3862  
david.hanna@foundrycommercial.com

**WARREN SNOWDON, SIOR**  
704.705.3852  
warren.snowdon@foundrycommercial.com

121 West Trade Street  
Suite 2500  
Charlotte, NC 28202

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# 1870 WREN TURNPIKE GASTONIA, NC 28052

## LOCATION



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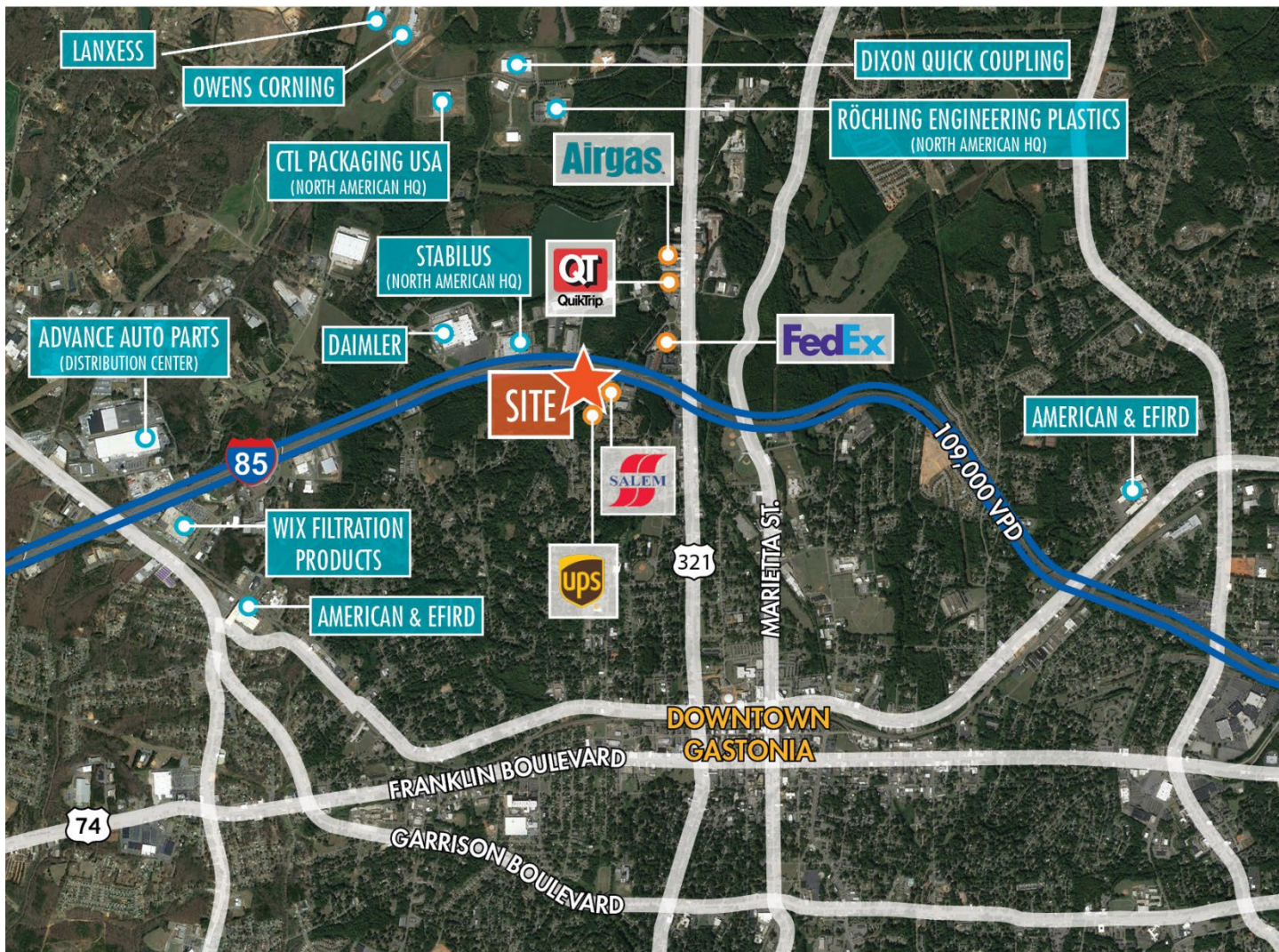
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## MARKET



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED 2017 POPULATION	2,091	37,674	83,524
PROJ. ANNUAL POP. GROWTH 2017-2022	2.0%	1.4%	1.2%
ESTIMATED HOUSEHOLDS	860	14,793	33,623
EST. AVG. HH INCOME	\$33,204	\$43,381	50,007
TOTAL EMPLOYEES	1,297	31,018	47,896

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