

601 N. Modena Street

Gastonia, NC



FOR LEASE or SALE

Building: ±191,689 sf
Masonry
Ceilings 12 to 26 feet
Good paved parking
8 loading docks more possible
Rail dock covered
Built 1955
±5,000 sf office area being renovated by Landlord
Dry sprinkler

Land: Excellent topography
14+ Acres
Zoned I-U
Parcel #104753

Upfitting: On a lease the owner is willing to:
Install new T-5 lighting except rear warehouse
Upfit 5,000 sf of office
Perform any needed roof and drain work
Install warehouse bathrooms



ASKING:

\$3.50 psf NNN

or

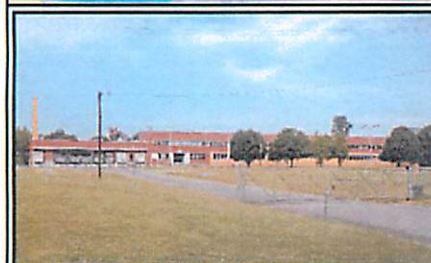
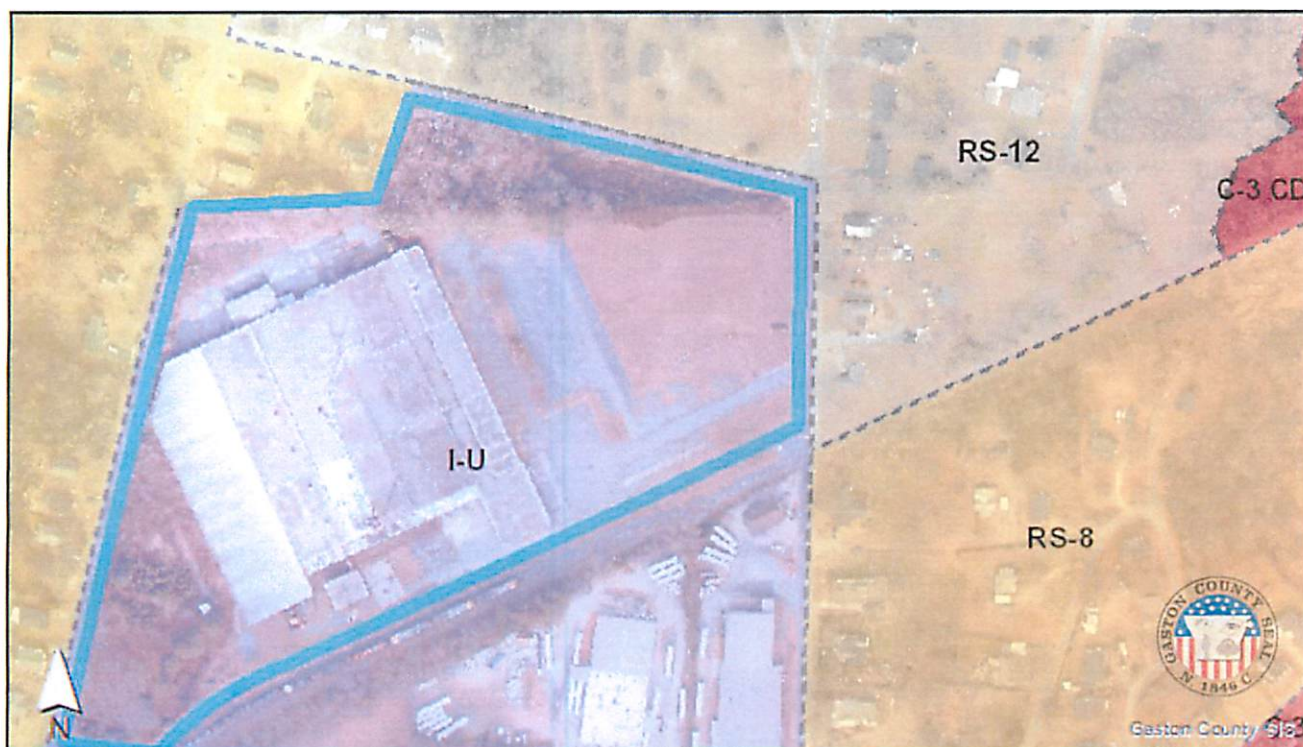
\$4,900,000 total



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-333-8721 | Email: jjones@gsr.net

GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrm.net





104753 06/26/2014

Tax Information

LOCATION : 601 N MODENA ST
PID # : 104753
PIN # : 3556208960
NBHD # : GA052
NBHD NAME : EAST LONG/EAST OZARK
OWNER ID # : 03990384
CURRENT OWNER 1 : GODLEY FRED D
CURRENT OWNER 2 :
MAILING ADDRESS : 20940 BETHELWOOD LN
CITY : CORNELIUS
STATE : NC **ZIP :** 28031-7044
JAN1 OWNER 1 : GODLEY FRED D
JAN1 OWNER 2 :

Tax Information

DEED TYPE : WD
DEED BK : 2881 **PG :** 0422
DEED RECORDING DATE : 12/29/1998
SALES AMOUNT : \$2,100,000
PLAT BK : PG :
LEGAL DESC 1 :
LEGAL DESC 2 :
STRUCTURE TYPE : INDUSTRIAL
YEAR BUILT : 1955
SQUARE FOOTAGE : 195998
BASEMENT : No
BEDROOMS : 0 **# BATHS :** 0
MULTI-STRUCTURES : YES
ACREAGE : 14.85
TAX DISTRICT : GASTONIA CITY
VOLUNTARY AG DISTRICT : NO
MARKET LAND VALUE : \$280,650
MARKET IMPV. VALUE : \$1,331,404
MARKET VALUE : \$1,612,054
FARM DISCOUNT : NO
TAXABLE VALUE : \$1,612,054

School Information

ELEMENTARY : WOODHILL
MIDDLE : GRIER
HIGH : ASHBROOK

Election Information

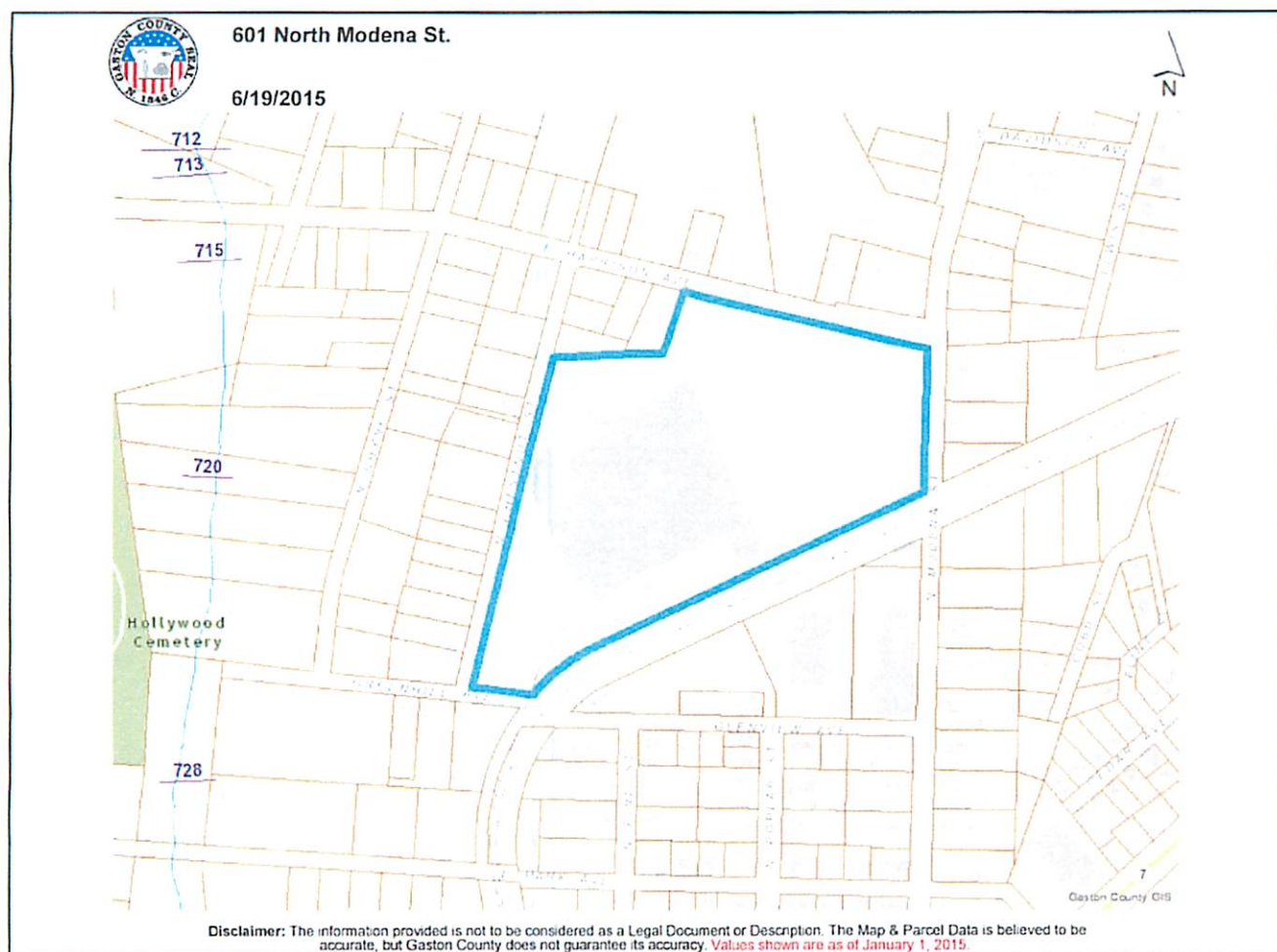
PRECINCT NAME : WOODHILL
POLLING PLACE : WOODHILL
ELEMENTARY SCHOOL :
POLLING ADDRESS : 1027 WOODHILL DR
WARD # : 2
CONGRESS REPRESENTATIVE : MEMBER
PATRICK MCHENRY
CONGRESSIONAL DISTRICT : 10
HOUSE REPRESENTATIVE :
REPRESENTATIVE JOHN A. TORBETT
(REP)
HOUSE DISTRICT : 108
SENATOR : SENATOR KATHY
HARRINGTON (REP)
SENATE DISTRICT : 43

Parcel Information

POLICE DISTRICT : GASTONIA
FIRE DISTRICT : GASTONIA FD
EMS RESCUE : GASTON LIFE SAVING
STATION # : GEMS STATION 1
FLOOD :
CENSUS TRACT : 032000

Printed On: 6/19/2015

Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2015.





Unified Development Ordinance Zoning Districts:
I-U (Urban Industrial)

Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the Development Services Department at (704) 854-6652.

Uses Permitted by Right (X)	
Agricultural Use, Class I	Financial Institution (excluding principal use ATM)
Auction Gallery	Food Pantry
Audio Visual Producing and Recording Service	Grooming Services
Auditorium/Assembly Hall/Amphitheater/ Community Center, Less than 500 seats	Laundromat
Automobile Club	Lawn and Garden Center
Automobile Parts and Supply Store	Library
Barber/Beauty Shop	Machine, Metal, Wood Working, Welding Shop
Brew-pub	Medical Offices, 25,000+ sqft GFA
Building Material and Lumber Sales	Medical Offices, 0 – 24,999 sqft GFA
Cabinet and Woodwork Shops	Microbrewery
Charitable Relief Organization, Category I	Moving & Storage Facilities
Charitable Relief Organization, Category II	Museum
Charitable Relief Organization, Category III	Offices, Excluding Medical, 0 – 24,999 sqft GFA
Check Cashing Establishment, Closed 12AM to 5AM	Park
Craft Studio	Pawn Shop
Crematorium	Post Office
Distribution/Wholesale/Storage Operation	Public Services Operations Center
Dwelling, Single Family Attached	Recreation Center and Sports Center
Emergency Shelter for Homeless Children	School for the Arts
Essential Services, Class I	Small Engine Repair and Services
Essential Services, Class II	Storage Building Sales and Display
Essential Services, Class IV	Taxicab Company
Exterminator Service	Taxidermy
Farm Supply Store, with outdoor storage	Upholstery Shop
Farm Supply Store, without outdoor storage	Warehouse, 0 – 99,999 sqft GFA
	Warehouse, 100,000+ sqft GFA
	Wholesale Sales Operation

Uses Permitted by Right with Supplemental Regulations (See Table 7.1-1) (XS)	
Adult Establishments	Nursery (Garden)
Amateur Wireless Facilities	Offices, Excluding Medical, 25,000+ sqft GFA
Assisted Living Center	Paint Ball Facility
ATM (Automated Teller Machine)	Parking Lot (principal use)
Automobile Hobbyist	Private Club (without Adult Entertainment)
Car Wash, Automatic, Class I and II	Produce Stand, Accessory
Cemetery/Columbarium	Produce Stand, Principal Use
Communication Tower, Combined	Radio and Television Studio
Community Center	Recycling Collection Facility

Conference Center/Meeting Facility
 Contractor Storage & Equipment Yard
 Day Care Center, Accessory
 Day Care Center, Class B
 Day Care Center, Class C
 Dwelling, Mixed Use
 Flea Market, Indoor
 Hotel
 Hotel, Full Service
 Independent Living Center
 Manufactured Goods, Class I
 Military Reserve Center
 Mini-Warehouse
 Motel

Recycling Deposit Station, Principal Use
 Restaurant
 Restaurant, with Drive Thru
 Retail, 0 – 24,999 sqft GfA
 Retail, 25,000 – 49,999 sqft GFA
 School, Vocation
 Shopping Center, 0 – 24,999 sqft GFA
 Shopping Center, 25,000 – 49,999 sqft GFA
 Shopping Center, 50,000 – 99,999 sqft GFA
 Storage Building Sales and Display
 Swim/Tennis Club
 Taxi Stand
 Truck and Utility Trailer Rental Facility
 Wood Waste Grinding Operation

**Uses Allowed with Conditional Use Permit
 (Public Hearing Required—See Section 5.11 for Procedures)
 (C)**

Check Cashing Establishment, Open 12am to 5am	Railroad Terminal & Yard
Petroleum Distribution Facility	Transit Station

**Uses Allowed with Conditional Use Permit
 (Public Hearing Required—See Section 5.11 for Procedures) and
 Supplemental Regulations Applicable (See Table 7.1-1)
 (CS)**

Animal Hospital (with outdoor kennel)	Convenience Store – Fuel Mart
Auction House	Farmers Market
Auditorium/Assembly Hall/Amphitheater/ Community Center, 500 or more seats (principal use)	Flea Market, Outdoor
Automobile Towing & Wrecker Service	Fraternal & Service Organization Meeting Facility (non- or not-for- profit), 10,000+ sqft GFA
Automobile Towing & Wrecker Service, Adjunct	Retail, 50,000 – 99,999 sqft GFA
Church/Place of Worship	Tire Sales, New or Used
	Truck Terminal

**Uses Allowed with Conditional Use Permit
 (Public Hearing Required—See Section 5.11 for Procedures) and/or
 Supplemental Regulations Applicable (See Table 7.1-1)
 (XS/CS)**

Animal Hospital, Indoor	Communication Tower
Automobile Body Shop	Dwelling, Multi-family
Automobile Detail Shop	Fraternal & Service Organization Meeting Facility (non- or not-for profit), 0 – 9,999 sqft GFA
Automobile Reconditioning Shop	Stadium
Automobile Repair Shop	Transitional Housing Facility
Automobile Service Station	
Commercial Vehicle & Truck Storage	

**Supplemental Regulations Applicable (See Table 7.1-1)
 (ES)**

Manufactured Home Park