

467 INTERCHANGE DRIVE, DALLAS, NC 28034  
±19,380 SF MAIN BLDG WITH OR WITHOUT 4,800 SF LOWER LEVEL





# SITE PLAN

ZONING: I-2



| BUILDING | STATUS    | SF     |
|----------|-----------|--------|
| 408-A    | LEASED    | 20,900 |
| 408-B    | LEASED    | 6,000  |
| 448      | LEASED    | 12,000 |
| 432-B    | AVAILABLE | 1,600  |
| 432-BB   | AVAILABLE | 755    |
| 432-C    | AVAILABLE | 2,575  |
| 464      | LEASED    | 12,000 |
| 467-A    | AVAILABLE | 19,380 |
| 467-B    | AVAILABLE | 4,800  |
| 480      | LEASED    | 20,000 |

| COVERED SHED | STATUS    | SF    |
|--------------|-----------|-------|
| 424          | AVAILABLE | 3,000 |
| 433          | AVAILABLE | 2,500 |
| 445          | LEASED    | 4,500 |

| BUILT TO SUIT | STATUS    | NOTES                              |
|---------------|-----------|------------------------------------|
| 432-A         | AVAILABLE | Existing Concrete Slab: ±17,000 SF |
| SITE-A        | AVAILABLE | Land: ±1 AC.                       |
| SITE-B        | AVAILABLE | Land: ±1 AC.                       |

FOR MORE INFORMATION, PLEASE CONTACT:

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### RECENT RENOVATIONS

NEW 60 MIL WHITE TPO ROOF, NEW GUTTERS & DOWNSPOUTS  
NEW LED LIGHTING THROUGHOUT WAREHOUSE & OFFICE

#### PROPERTY FEATURES

|                  |  |
|------------------|--|
| ADDRESS          | 467-A Interchange Drive (Main Level)                                   |
| AVAILABLE        | 19,380 SF Total with 1,100 SF of Office                                |
| DOCK DOORS       | Three (3) Dock Doors   |
| DRIVE - IN DOORS | One (1) knock-out panel for a grade level<br>12' x 14' drive - in door |
| CLEAR HEIGHT     | 15' - 7" under bar string joist  |
| SPRINKLER SYSTEM | Wet  |
| OTHER            | Power and compressed air well distributed                              |

#### PROPERTY FEATURES

|                  |  |
|------------------|--|
| ADDRESS          | 467-B Interchange Drive (Lower Level)                            |
| AVAILABLE        | 4,800 SF Total   |
| DOCK HIGH DOORS  | One (1) via outside dock platform that leads<br>to drive-in door |
| DRIVE - IN DOORS | One (8' - 0" wide x 9' - 2" tall)                                |
| CLEAR HEIGHT     | 9' - 9" under bar string joist                                   |
| WINDOWS          | On south wall  |
| SPRINKLER SYSTEM | Wet  |



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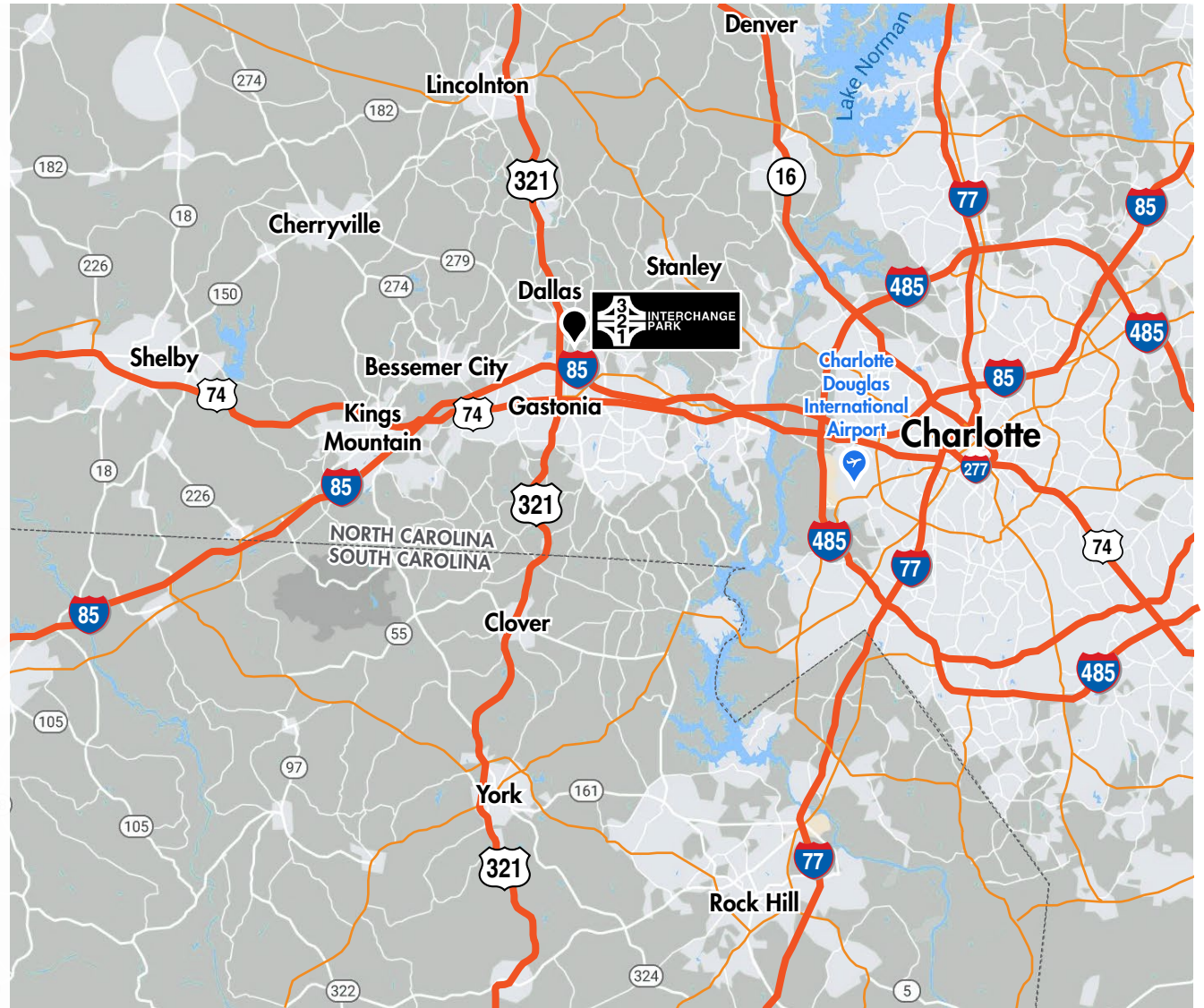


## DRIVE TIMES FROM 321 INTERCHANGE PARK

| DESTINATION                             | TIME       | DISTANCE   |
|---|------------|------------|
| I-85                                    | 5 minutes  | 2.2 miles  |
| Kings Mountain, NC                      | 14 minutes | 11.7 miles |
| Lincolnton, NC                          | 18 minutes | 13.1 miles |
| I-485                                   | 19 minutes | 14.6 miles |
| Charlotte Douglas International Airport | 21 minutes | 17.5 miles |

## LOCATION DEMOS

|                             | 5 MILES  | 10 MILES | 15 MILES |
|-----------------------------|----------|----------|----------|
| Estimated Population (2022) | 77,119   | 215,812  | 393,276  |
| Projected Population (2027) | 79,934   | 224,198  | 415,313  |
| Total Employees             | 45,733   | 79,331   | 128,233  |
| Average Household Income    | \$54,501 | \$66,950 | \$70,645 |



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