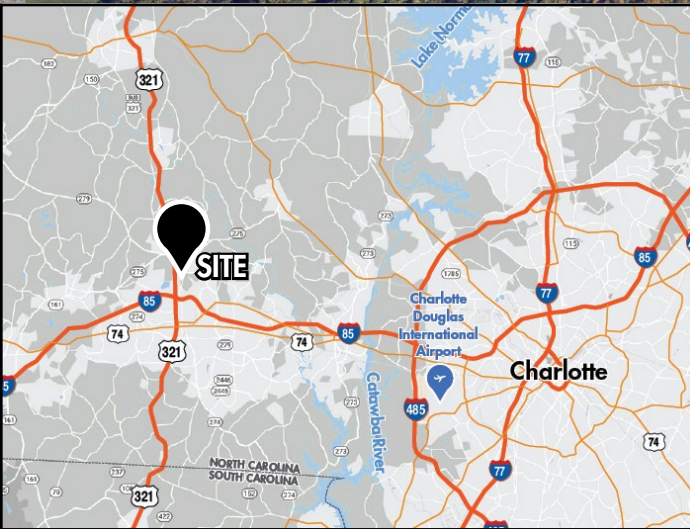


FOR SALE OR FOR LEASE



467 INTERCHANGE DRIVE, DALLAS, NC 28034 @ 321 INTERCHANGE PARK
±19,380 SF MAIN BLDG WITH OR WITHOUT 4,800 SF LOWER LEVEL

FOUNDRY
COMMERCIAL



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RECENT RENOVATIONS

NEW 60 MIL WHITE TPO ROOF, NEW GUTTERS & DOWNSPOUTS
NEW LED LIGHTING THROUGHOUT WAREHOUSE & OFFICE
NEW HVAC ROOFTOP UNIT & SUSPENDED HEAT UNITS
NEW DRIVEWAY & DRAINAGE FLUME

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 12' x 14' drive - in door
CLEAR HEIGHT	15' - 7" under bar string joist
SPRINKLER SYSTEM	Wet
POWER	800 amps, 120/208 volt, 3 phase

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 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



LOWER LEVEL



MAIN LEVEL

FOR MORE INFORMATION OR PRICING, PLEASE CONTACT:

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SITE PLAN

ZONING: I-2



BUILDING	STATUS	SF
408-A	LEASED	20,900
408-B	LEASED	6,000
448	LEASED	12,000
432-B	LEASED	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	LEASED	3,000
433	LEASED	2,500
445	AVAILABLE	4,500

BUILT TO SUIT	STATUS	NOTES
432-A	LEASED	Existing Concrete Slab: ±17,000 SF
SITE-A	AVAILABLE	Land: ±1 AC.
SITE-B	AVAILABLE	Land: ±1.2 AC.

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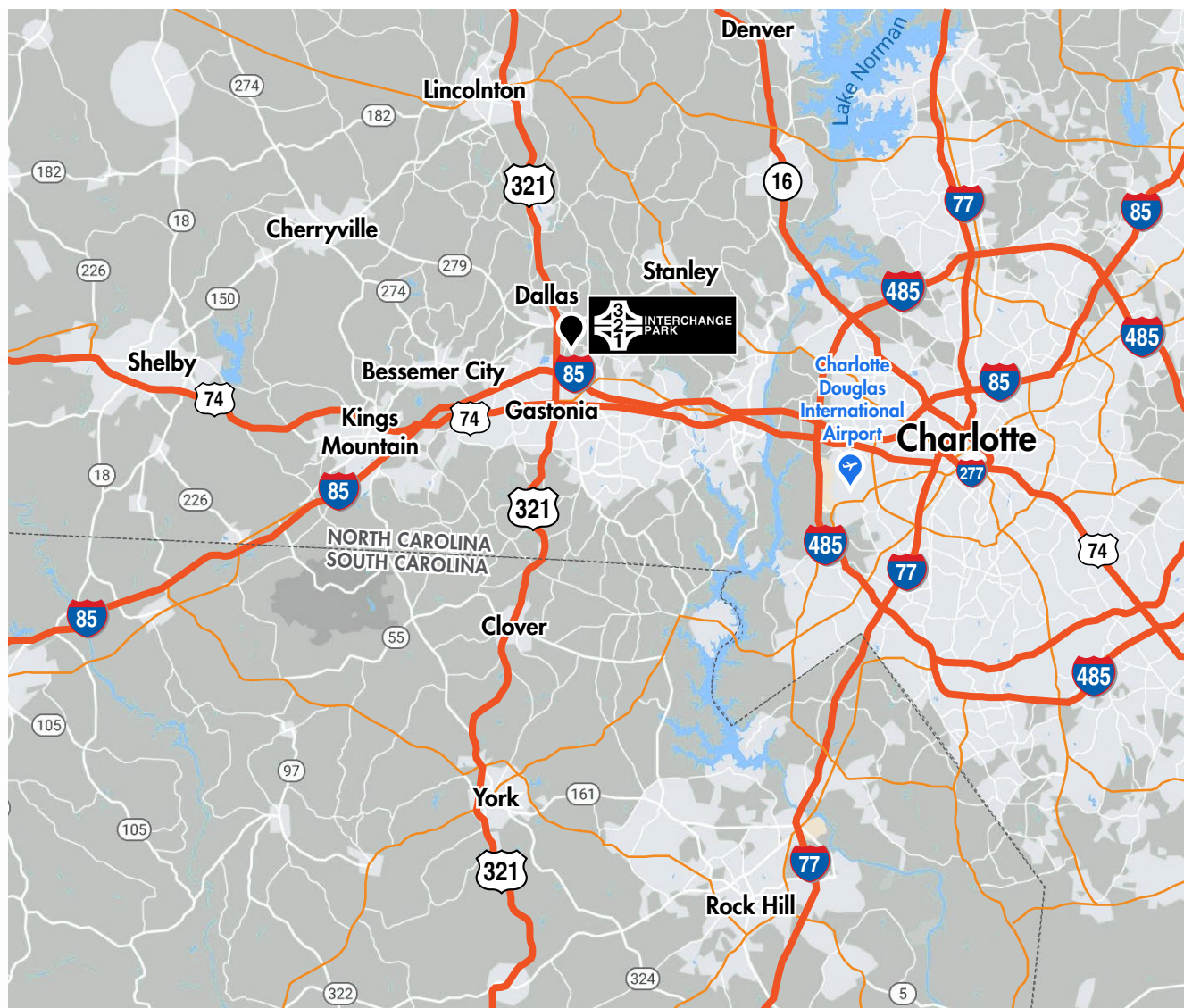


DRIVE TIMES FROM 321 INTERCHANGE PARK

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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