



432-BB INTERCHANGE DRIVE, DALLAS, NC 28034
±755 SF AVAILABLE FOR LEASE

FOUNDRY
COMMERCIAL

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	LEASED	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 AC.

FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

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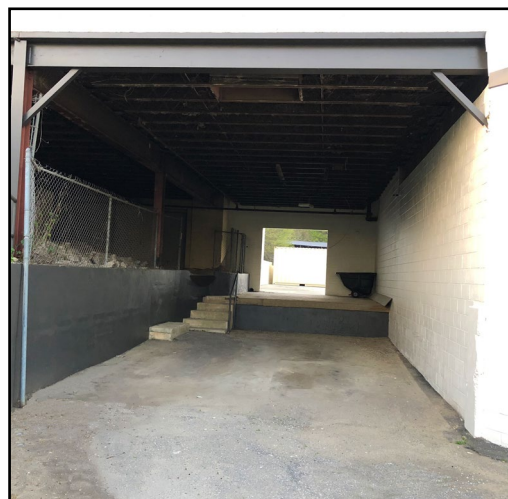


RECENT RENOVATIONS

NEW LED LIGHTS ON MOTION SENSORS

PROPERTY FEATURES

ADDRESS	432-BB Interchange Drive
AVAILABLE	755 SF Total with no Office
DOCK HIGH DOORS	One (1)
COLUMNS	Clear span - no columns
CLEAR HEIGHT	13' - 9" clear height from asphalt and 10' - 8" clear height from dock
OTHER	Restroom is 300' away in adjacent building Located inside of fenced-in and gated industrial park with keypad access



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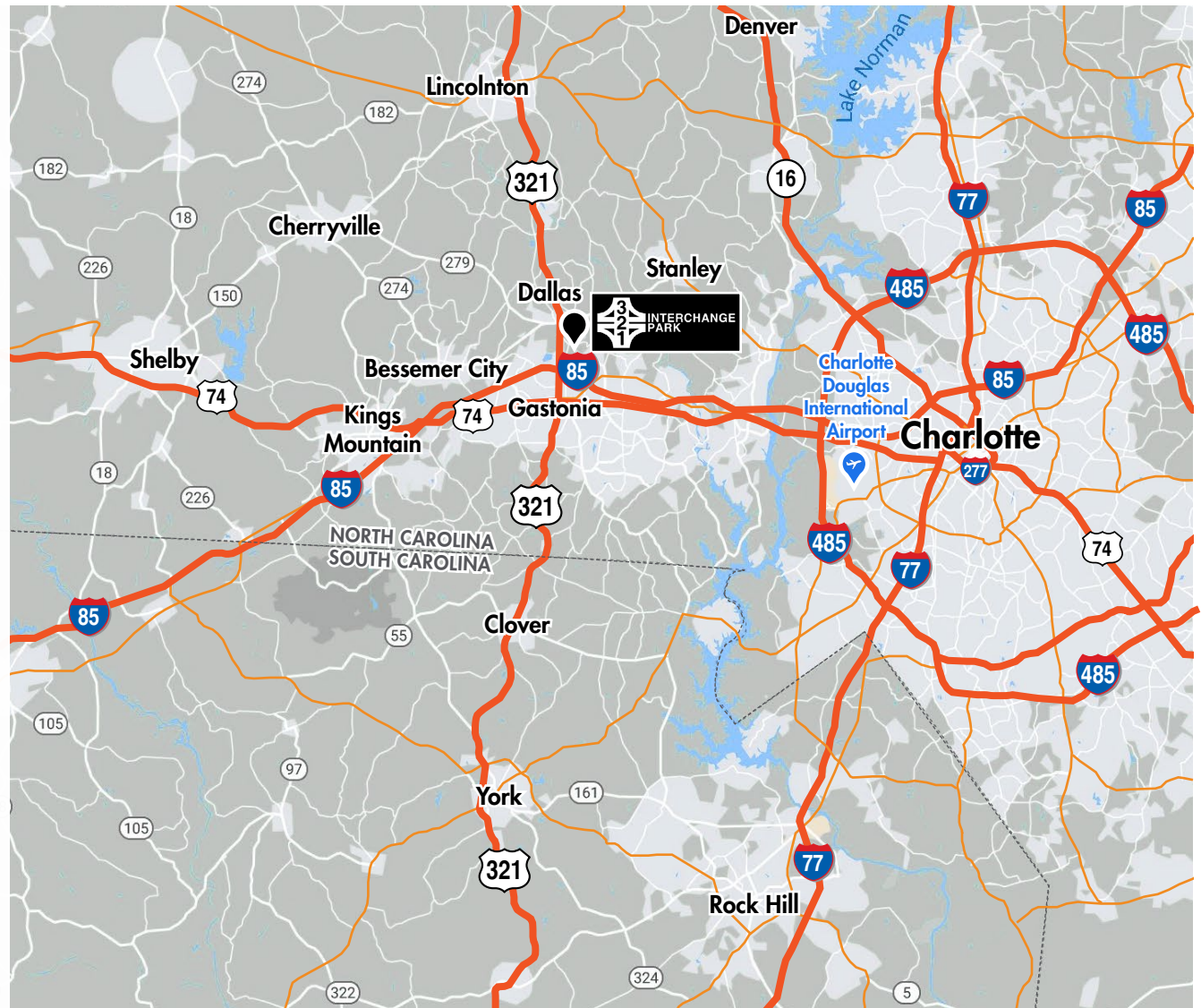


DRIVE TIMES FROM 321 INTERCHANGE PARK

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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