

FOR LEASE
MONTH-TO-MONTH OR TERM



CLEAR SPAN BUILDING

448 INTERCHANGE DRIVE, DALLAS, NC 28034 @ 321 INTERCHANGE PARK
±12,000 SF BLDG

FOUNDRY
COMMERCIAL



321

FRIDAY PARK RD

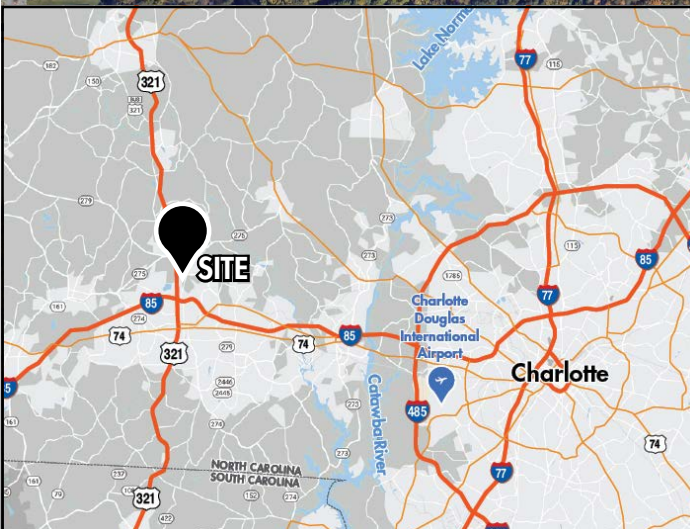
SOUTH GASTON ST

ROECHLING ST

INTERCHANGE DR

OLD DALLAS RD

PROPOSED
±300,000 SF SPEC
INDUSTRIAL BUILDING
(BY OTHERS)

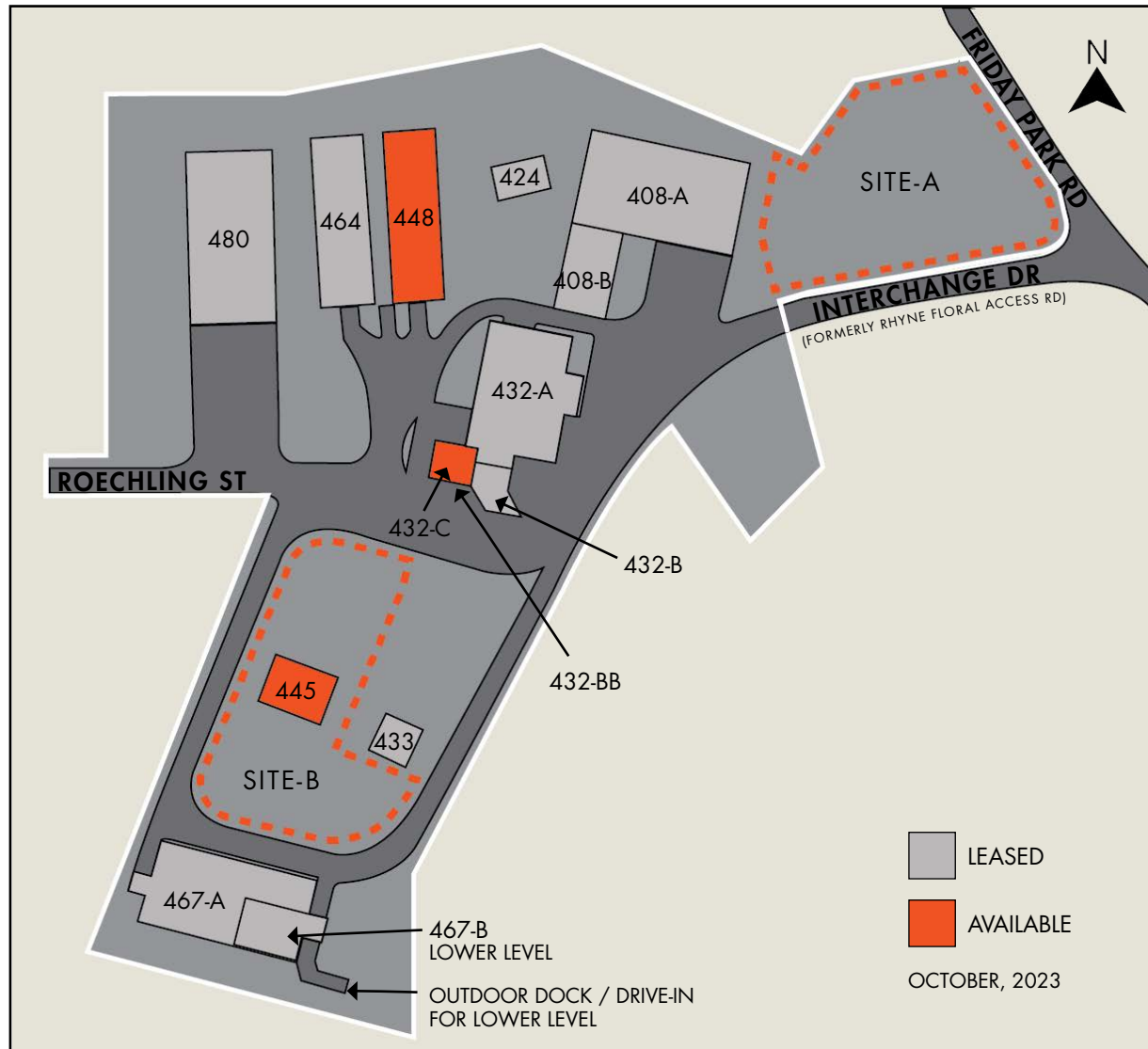


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SITE PLAN

ZONING: I-2



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

FOR MORE INFORMATION, PLEASE CONTACT:

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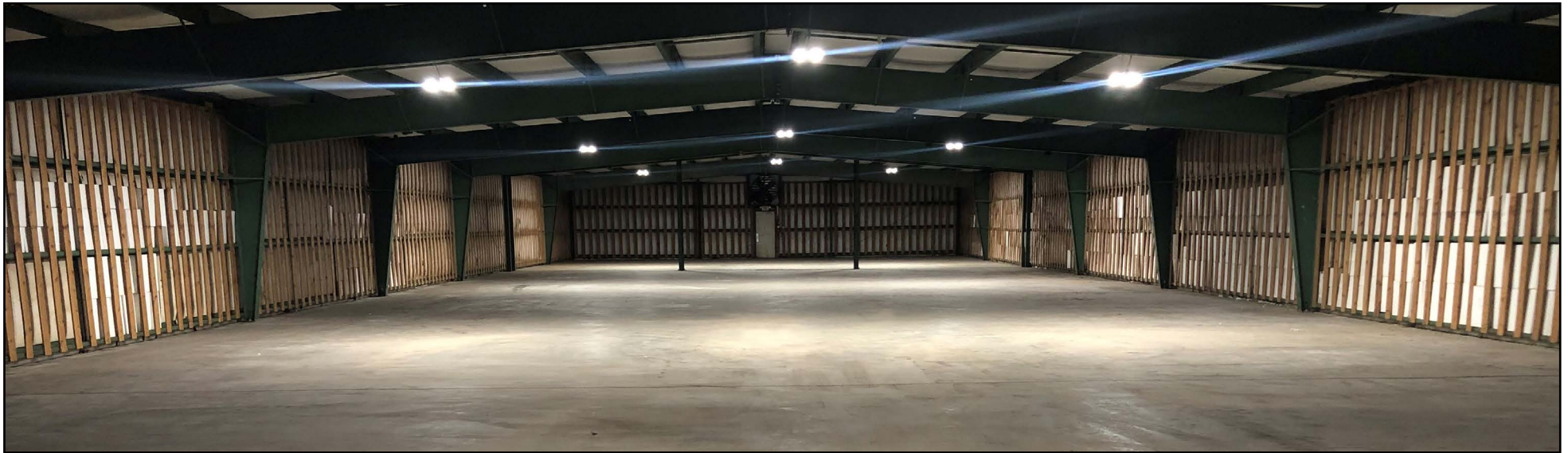


RECENT RENOVATIONS

NEW 60 MIL WHITE TPO ROOF, NEW GUTTERS & DOWNSPOUTS
NEW LED LIGHTING THROUGHOUT WAREHOUSE
NEW ASPHALT TRUCK COURT

PROPERTY FEATURES

ADDRESS	448 Interchange Drive
AVAILABLE	12,000 SF Total
DOCK DOORS	One (1) Dock Door
CLEAR HEIGHT	12' - 15'
GROSS LEASE	Includes tax, insurance, CAM, and power
RATE	Call for Rate



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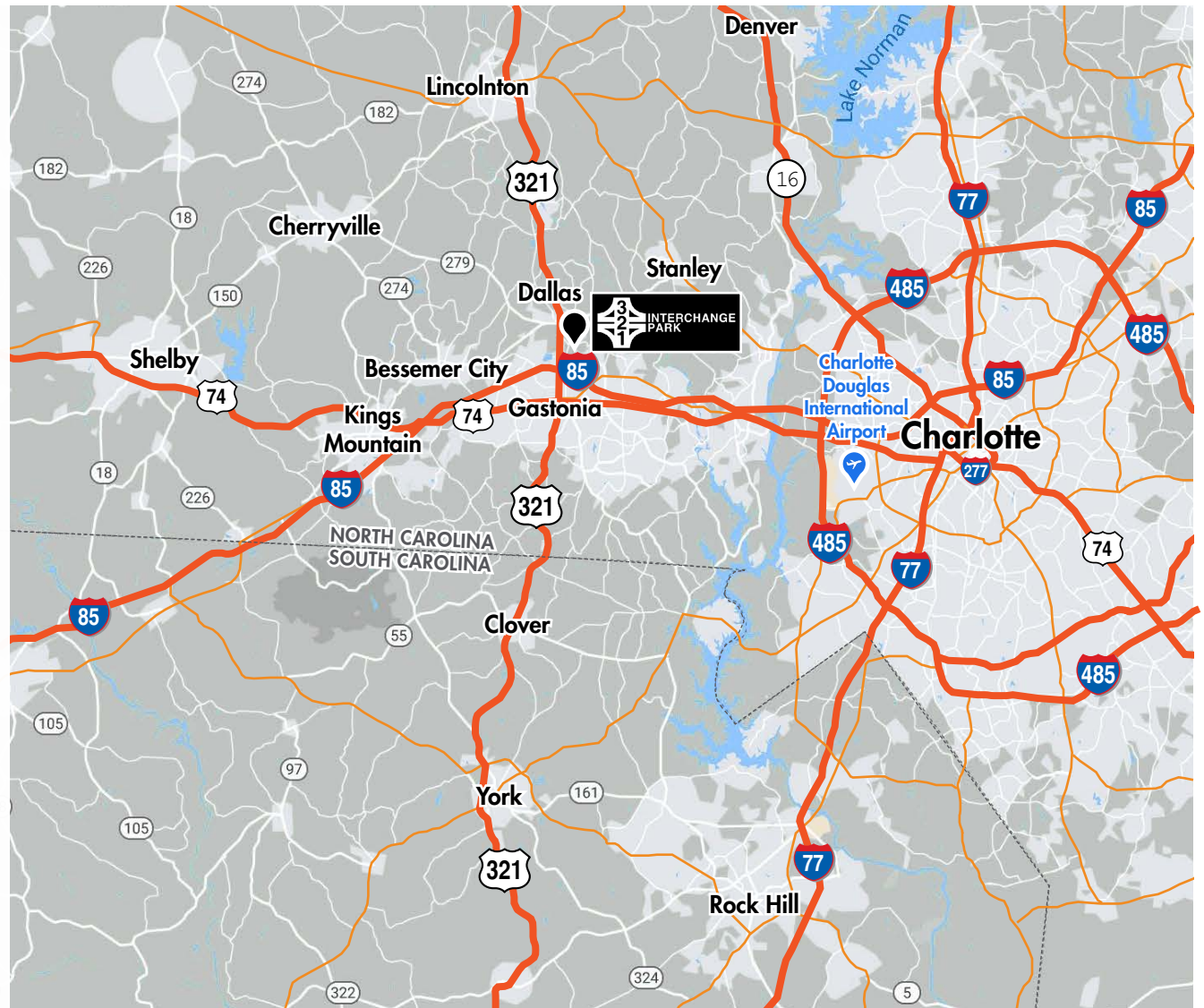


DRIVE TIMES FROM 321 INTERCHANGE PARK

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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