



FOUNDRY
COMMERCIAL

N GRAHAM ST

DALTON AVE

300 DALTON AVENUE

CHARLOTTE, NC 28206

±33,874 SF WITH OUTSIDE STORAGE AVAILABLE FOR LEASE

±33,874 RSF AVAILABLE FOR LEASE

300 DALTON AVE CHARLOTTE, NC 28206

300 DALTON AVENUE

DESCRIPTION

300 Dalton is a ±33,874 SF building located just north of the Charlotte CBD surrounded by adaptive reuse at the gateway to the dynamic North End redevelopment. The facility offers an adaptive reuse of a fully conditioned open layout bow string truss building for office, flex or warehouse.

The offering has most recently been renovated with a new roof, whitewashed interior, skylights offering natural light, new lighting, HVAC, restrooms and break room. Offering a single story office/flex/retail/warehouse alternative with stunning views of the Charlotte skyline and that has tremendous access to Charlotte CBD and the surrounding areas.

FOR MORE INFORMATION, PLEASE CONTACT:

WARREN SNOWDON, SIOR | **704.965.1178**

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Licensed Real Estate Broker

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300 DALTON AVENUE

TRUCK
ENTRANCE

CAR
ENTRANCE

DALTON AVE

FENCED YARD

POTENTIAL
ACCESS

- Central Location
- Separate Car and Truck Entrances
- Fenced Yard (±1 Acre)
- Immediate Access to I-277 / I-77 / I-85

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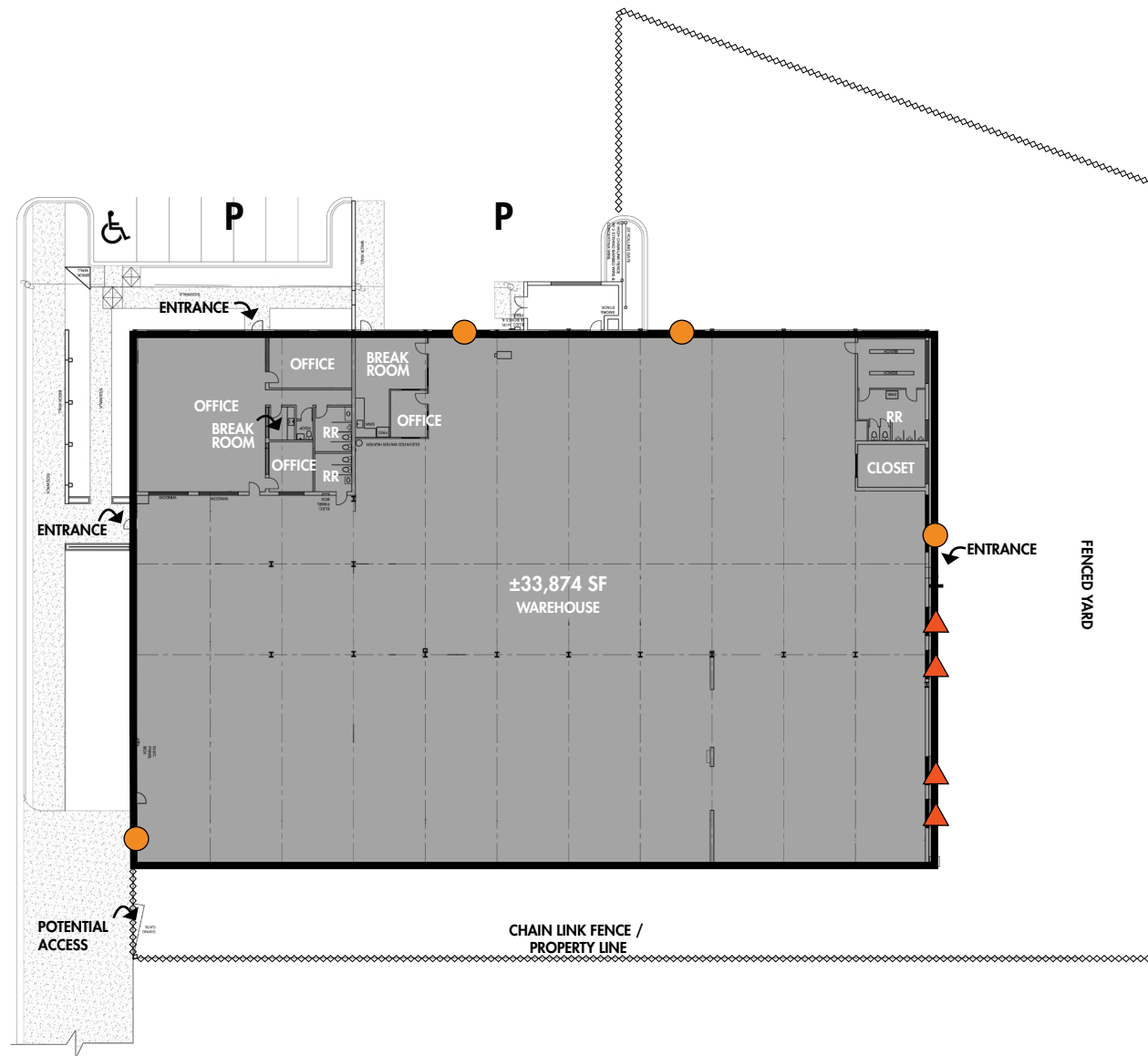
FLOOR PLAN

KEY

-  DOCK HIGH DOOR
-  DRIVE IN DOOR

BUILDING FEATURES

BUILDING SIZE	±33,874 SF
AVAILABLE	±33,874 SF
YEAR BUILT	1947 / 2017 Renovated
PROPERTY SIZE	±2.7 Acres
TIMING	Immediately
PARKING	22
CONSTRUCTION	Exposed Masonry
ROOF	Whiteboxed Bow String Roof Structure
CLEAR HEIGHT	14' to Bar Joist / 20' to Exposed Roof Deck
DRIVE-IN DOORS	4 (3 are 14' x 16')
DOCK HIGH DOORS	4
AIR CONDITIONING	Full Building
ZONING	ML-2 (Former I-2)



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INTERIOR PHOTOS



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INTERIOR PHOTOS



FENCED YARD



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