

# FOR LEASE

WAREHOUSE & INDUSTRIAL OUTDOOR STORAGE

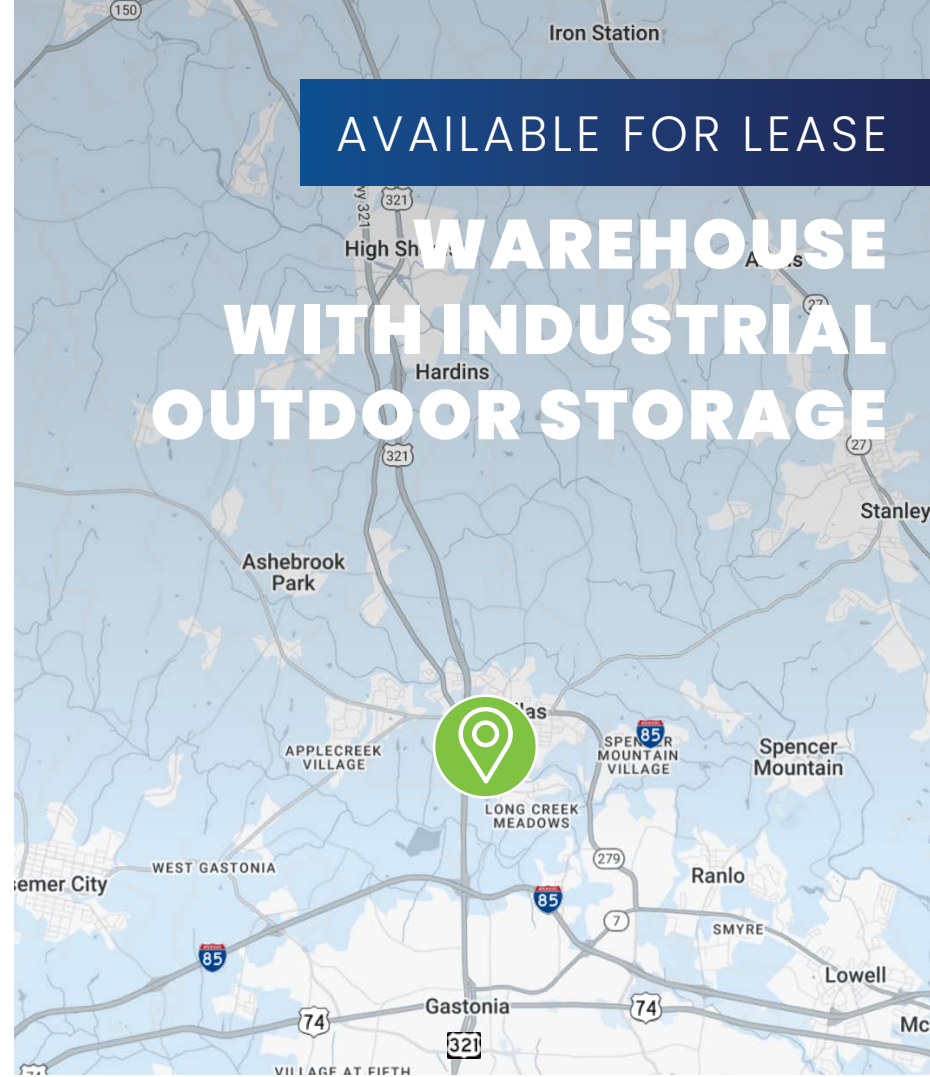
321 Interchange Park, 400 Interchange Dr | Dallas, NC 28034



# PROPERTY DETAILS

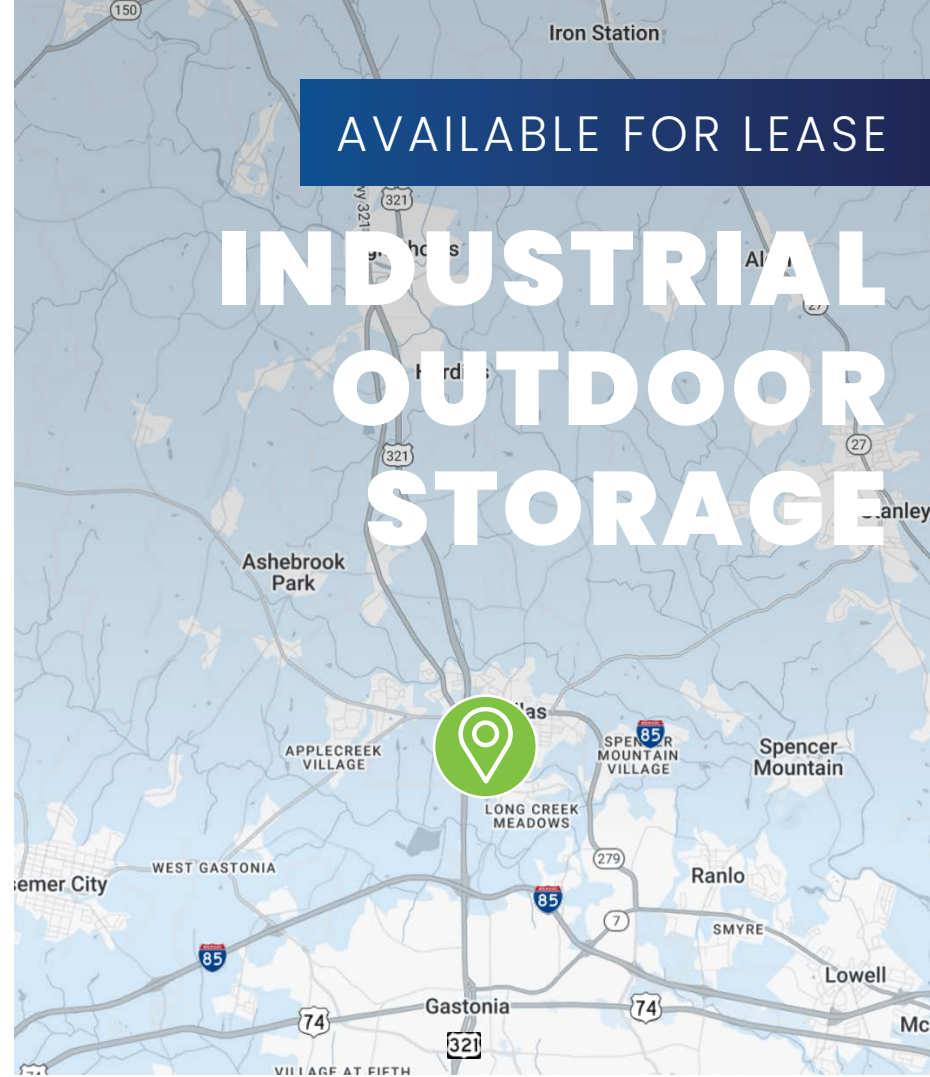
## 432-B Interchange Dr

- +/- 0.40 AC Secure Storage Pad with Containers
- 1,874 SF Warehouse Space
- 1 Scissor Dock High Door
- 1 Dock High Door
- Zoned I-2
- Automatic gate access to IOS and warehouse space via cloud based keypad system
- Equipped with new LED motion sensor lighting
- Ample parking adjacent to the building
- Originally built in 1972, renovated in 2024
- Professionally managed by local full-service management team
- Approximately 2.2 mi (5 minute drive) to I-85
- Directly on US-321
- **Lease Rate: \$3,000/mo NNN**

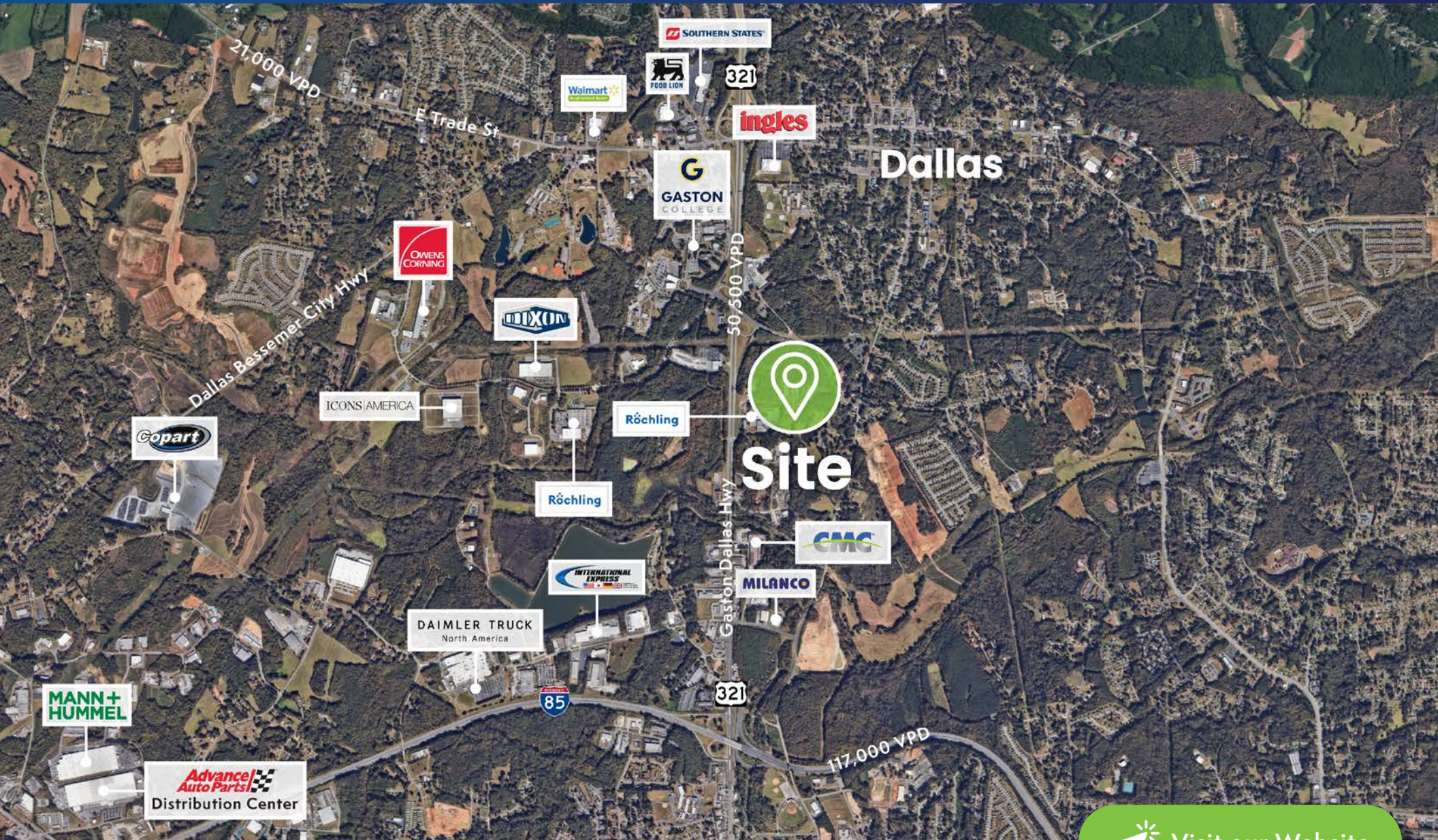


# PROPERTY DETAILS

- +/- 0.40 - 1.20 AC Industrial Outdoor Storage
- Zoned I-2
- Graded
- Positive Drainage
- Future Improvements:
  - Gravel Surface
  - Fence can be added
- Approximately 2.2 mi (5 minute drive) to I-85
- Directly on US-321, minutes North of I-85
- **Call Broker for Pricing**



# MARKET OVERVIEW



 Visit our Website

## FOR MORE INFORMATION:

**Kelvin Day**  
Kelvin@ParkCRE.com  
(704) 251-9688

**Reece Russell**  
Reece@ParkCRE.com  
(704) 218-9204

 **Park Commercial**  
Real Estate

Info@ParkCRE.com  
230 E. Peterson Drive, Suite A, Charlotte, NC 28217