

2240 & 2250 Toomey Ave

CHARLOTTE, NORTH CAROLINA 28203

Uptown

South End



THE
QUARTER
SOUTH END

SITE

Toomey Ave

Available for Lease

+/- 14,300 - 28,600 SF Industrial Building in Charlotte

Property Overview

Available for lease in South End is a prime opportunity for industrial users on Toomey Ave. It includes two 14,300 SF buildings on 1.64 acres of land. The buildings feature 4 dock high doors (8'x10') and 2 drive-in doors (12'x14'). Situated off the growing W. Tremont corridor, the property is surrounded by office and multifamily developments. Distances to major highways include 0.5 mile to I-77, 1 mile to I-277, and 4 mile to I-85. Quick access to Charlotte-Douglas International Airport and Uptown Charlotte via Wilkinson Boulevard.

Address 2240 & 2250 Toomey Ave, Charlotte, NC 28203

Availability Available for Lease
Two +/-14,300 SF Buildings
+/- 28,600 SF Total
**Can be leased together or separate

Acreage +/- 1.64 AC

Type Industrial/Warehouse

Year Built 1989

Loading 2240 Toomey - 4 dock high doors (8'x10')
2250 Toomey - 2 drive-in doors (12'x14')

Warehouse 16' Clear Height
28'x24' Column Spacing
Heavy Electrical

Zoning ML-1

Additional Details Located directly next to **The Quarter**
Mixed-Use Development - Creative Office Space,
306 Apartment Units, 3-Story Townhome Units

Rate \$10.25/SF NNN for 28,600 SF
\$11.75/SF for 14,300 SF



Demographics



15,578 Population - 1 mile
108,829 Population - 3 mile



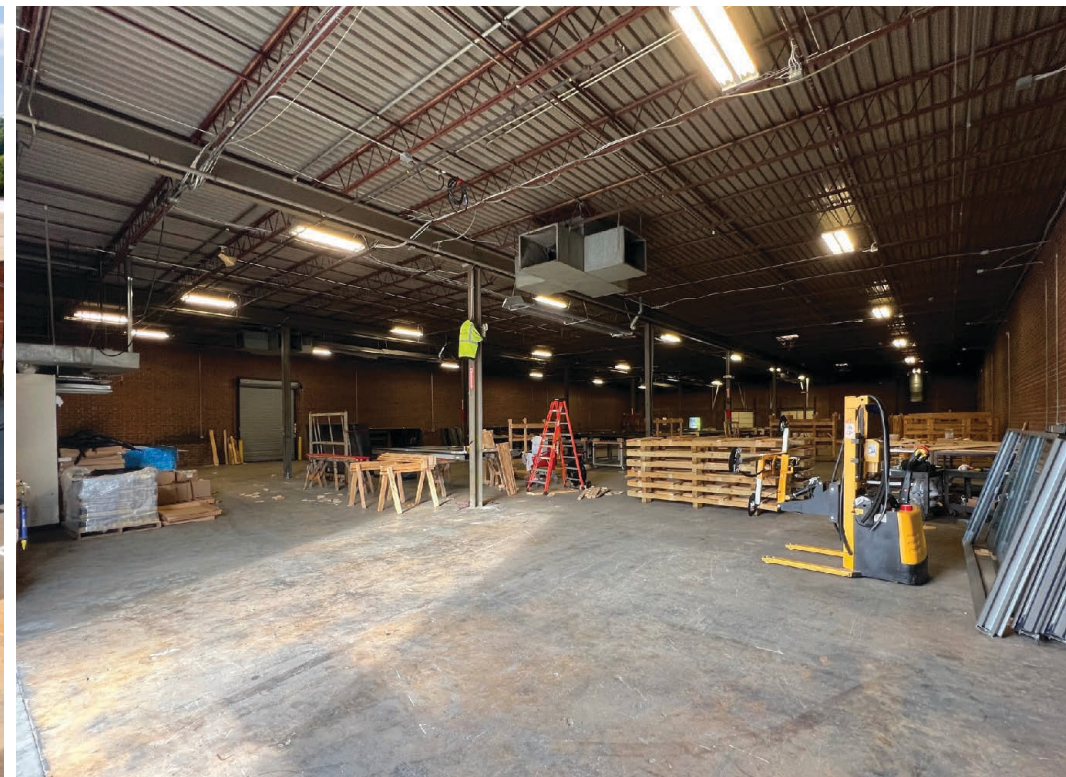
\$122,177 Average Household Income - 1 mile
\$126,331 Average Household Income - 3 mile



9,215 Households - 1 mile
55,613 Households - 3 miles



16,233 Employees - 1 mile
166,206 Employees - 3 mile



Property Photos



Wilmore

SITE



136,000 YPD

THE
QUARTER
SOUTH END

The
704
AT THE QUARTER
Small Co.



W. Tremont Ave

THREE
FIVE



THE
PENROSE
SOUTH END



MONDAY NIGHT
BREWING

SKIPTOWN

Remount Rd

S. Tryon St

Market Overview

Charlotte, NC



Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



South End



**THE
QUARTER**
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SITE

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