

# 2224 - 2232 TOOMEY AVE

Charlotte, NC 28203

## Available for Lease

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

 **WHITESIDE**  
PROPERTIES

# Property Overview

Whiteside Properties presents a prime industrial opportunity in South End. It includes two 14,300 SF buildings on 1.64 acres with 3 dock high doors and 1 ramped drive-in door. Situated off the growing W. Tremont corridor, the building 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.

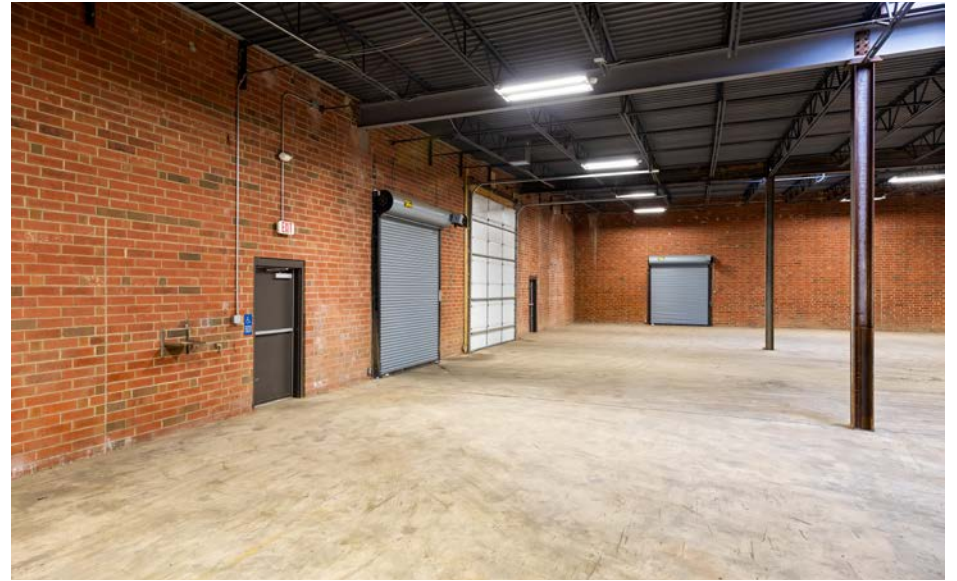
**+/- 14,300 - 28,600 SF Industrial Building Available for Lease**



<b>ADDRESS</b>	2224-2232 Toomey Ave, Charlotte, NC 28203
<b>AVAILABILITY</b>	Available for Lease
<b>SQUARE FOOTAGE</b>	Two +/-14,300 SF Buildings +/- 28,600 SF Total **Can be leased together or separate
<b>ACREAGE</b>	+/- 1.64 AC
<b>ASSET CLASS</b>	Industrial/Warehouse
<b>YEAR BUILT</b>	1973
<b>ZONING</b>	ML-1
<b>CLASS</b>	C
<b>LOADING</b>	3 Dock High Doors 1 Ramped Drive-In Doors
<b>WAREHOUSE</b>	16' Clear Height Heavy Electrical
<b>ADDITIONAL DETAILS</b>	*Owner is in the process of replacing half of the roof Located directly next to The Quarter Mixed-Use Development - Creative Office Space, 306 Apartment Units, 3-Story Townhome Units
<b>LEASE RATE</b>	Call for Lease Details

# Interior Photos

224-2232 Toomey Ave | Charlotte, NC 28203



# Wilmore



THE  
QUARTER  
SOUTH END

The  
704  
AT THE QUARTER



EVERLY  
WEST TREMONT



THE  
PENROSE  
SOUTHERN



## South End

136,000 VPD

RE MOUNT RD

TOOMEY AVE

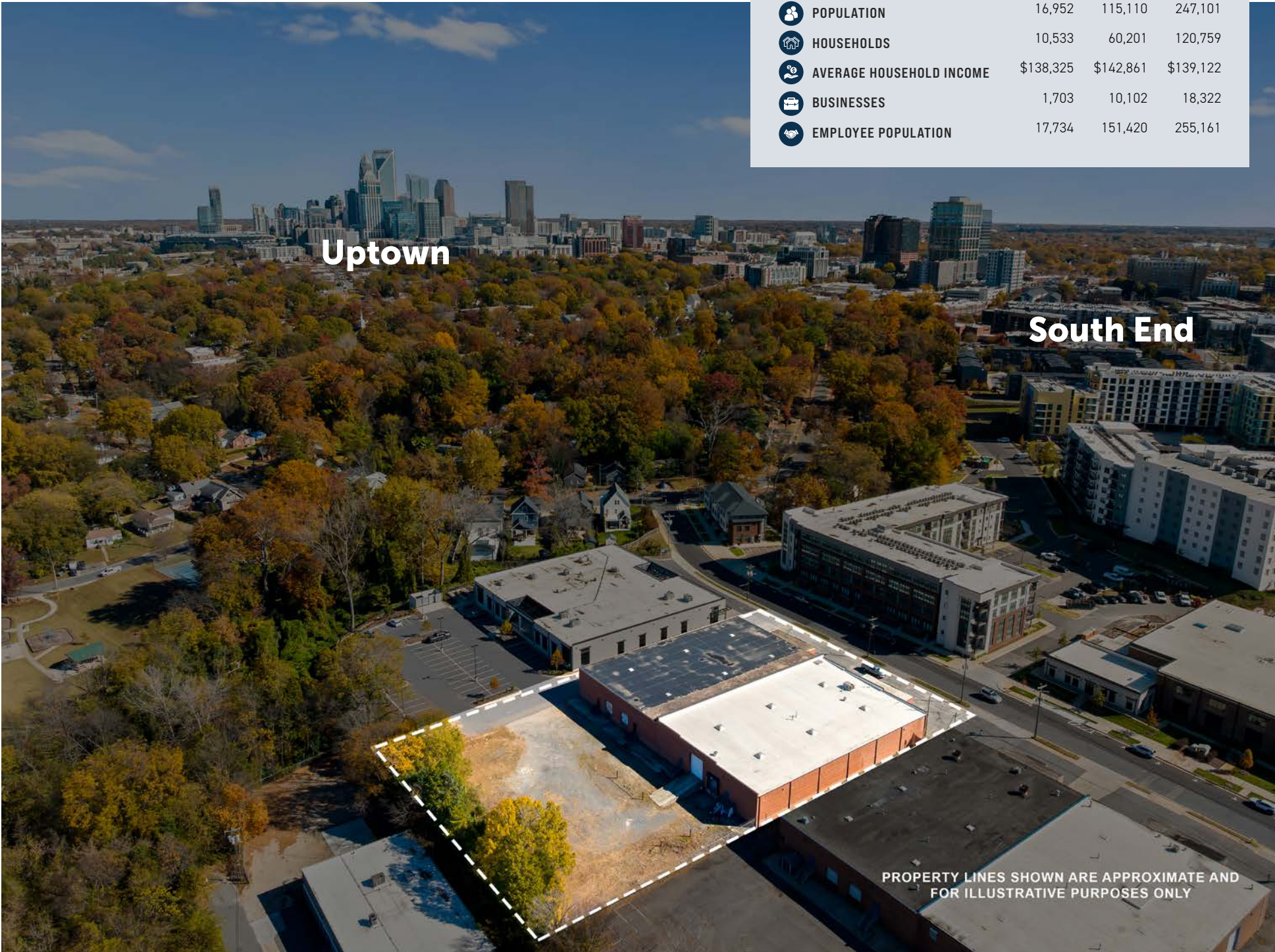
W TREMONT AVE

S TRYON ST

20,500 VPD

15,500 VPD










**Uptown**

**South End**

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	16,952	115,110	247,101
 HOUSEHOLDS	10,533	60,201	120,759
 AVERAGE HOUSEHOLD INCOME	\$138,325	\$142,861	\$139,122
 BUSINESSES	1,703	10,102	18,322
 EMPLOYEE POPULATION	17,734	151,420	255,161

PROPERTY LINES SHOWN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

# Charlotte

## North Carolina

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.



LEARN MORE AT [CHARLOTTESGOTALOT.COM](http://CHARLOTTESGOTALOT.COM)

# Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.