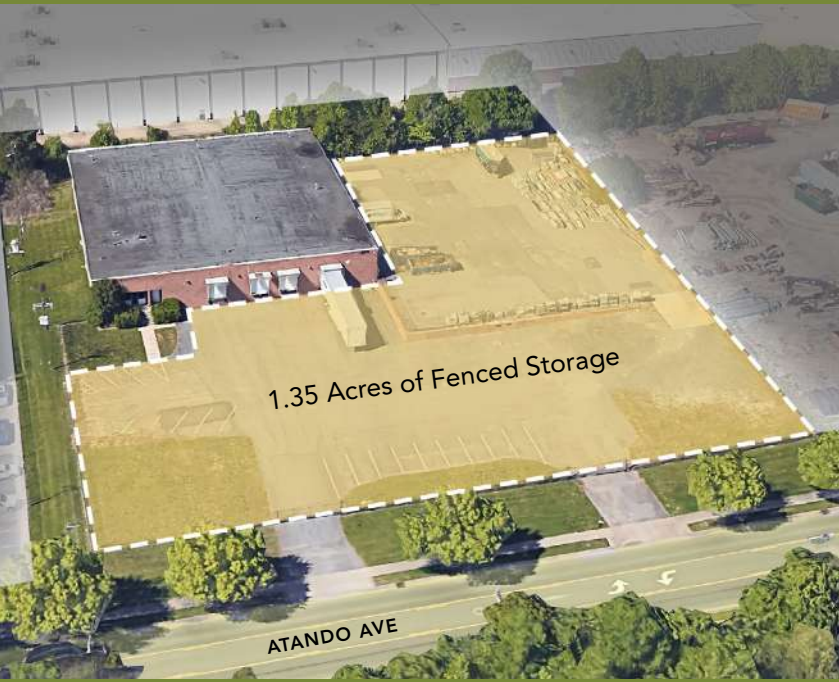


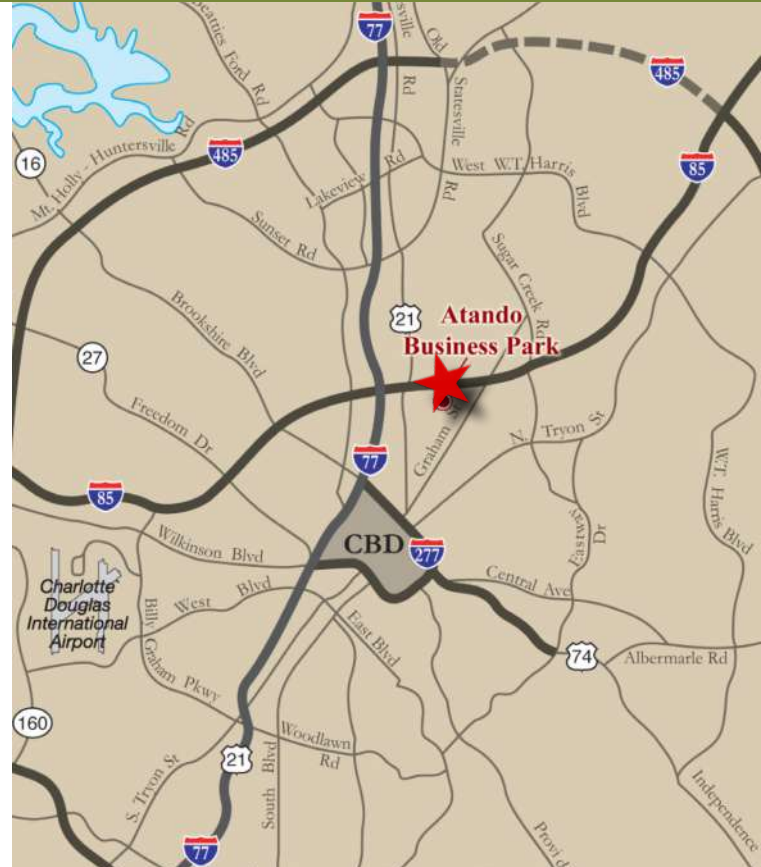
# ±19,624 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 1120 ATANDO AVENUE | CHARLOTTE, NC 28206



## FEATURES:

- 2.5-acre lot with 1.35 acres of fenced outdoor storage
- ±19,624 SF, front load warehouse facility
- ±1,593 SF of office space
- Four (8' x 10') Dock High Doors
- One (20' x 10') grade level Drive-In Door
- One (10' x 10') grade level Drive-In Door
- Locally owned and managed professional park, with direct access from I-77 at Atando Ave/LaSalle St (Exit 12) and I-85 (Exit 40)
- Ideal Central Charlotte location:
  - ±1.0 mile UPS facility
  - ±1.3 miles to I-77
  - ±2.0 miles to I-85
  - ±3.5 miles to Charlotte's Central Business District
  - ±10 miles to Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

**ALEX HABECKER**

704.926.1412 (o) | 407.473.0051 (m) | [alex@beacondevelopment.com](mailto:alex@beacondevelopment.com)

500 East Morehead Street | Suite 200 | Charlotte, NC 28202

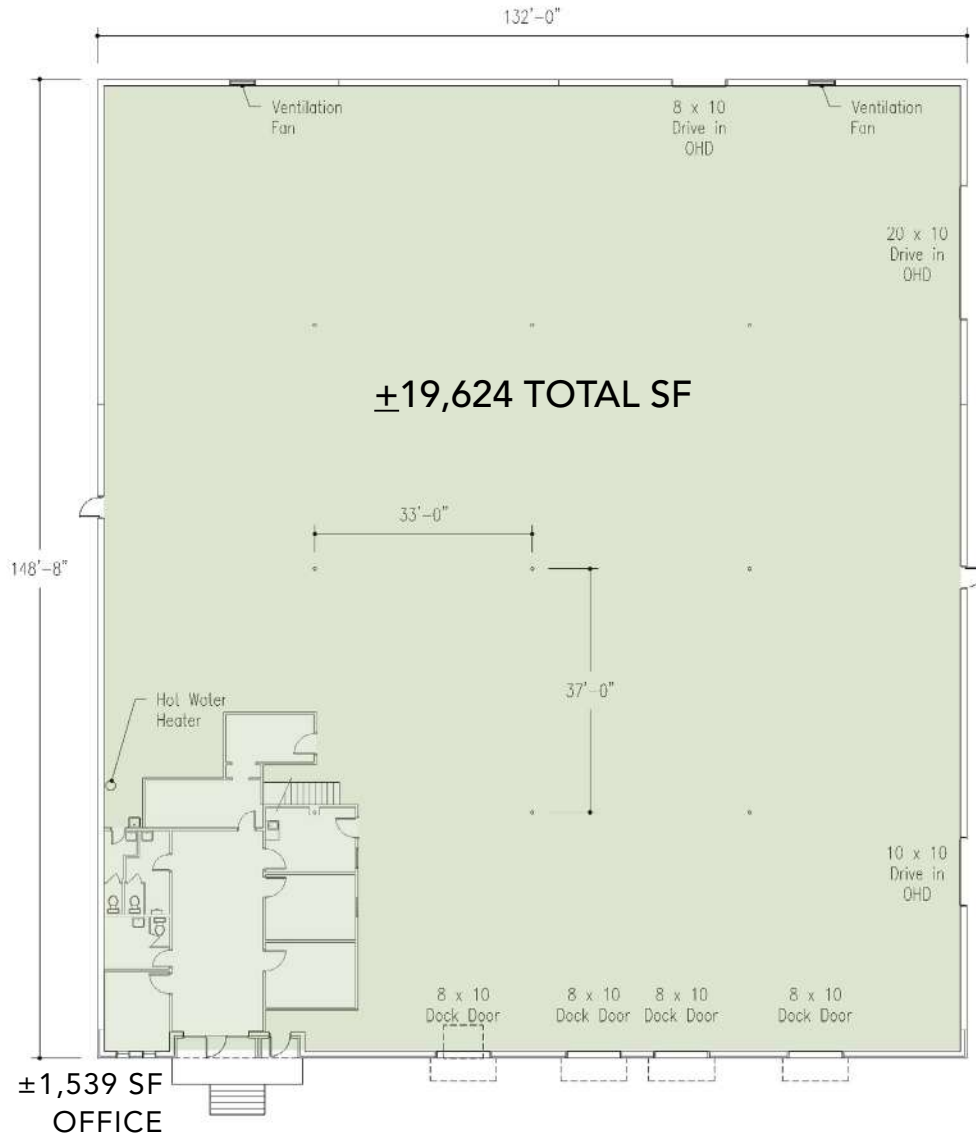
[www.beacondevelopment.com](http://www.beacondevelopment.com)



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## FLOOR PLAN:



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## PARK AERIAL:



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