

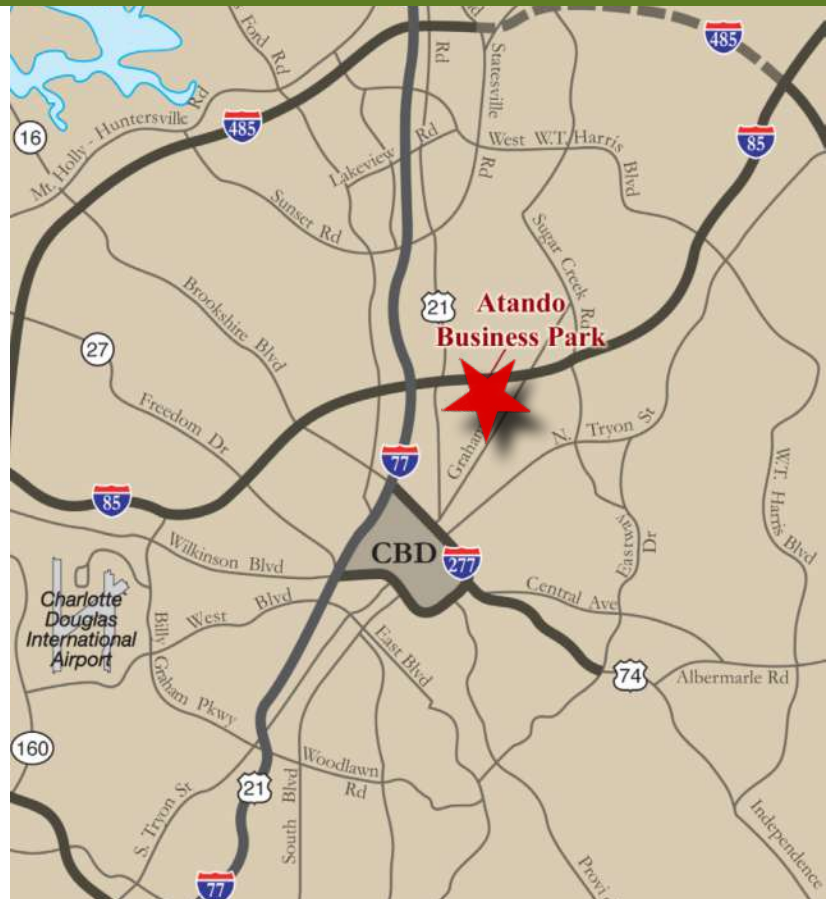
14,450 SF WAREHOUSE WITH OUTDOOR STORAGE | FOR LEASE

ATANDO BUSINESS PARK | 1419 & 1431 AMERON DRIVE | CHARLOTTE, NC 28206



FEATURES:

- Building signage opportunity
- 14,450 SF single tenant warehouse facility with $\pm 1,172$ SF office
- Three (3) 8' x 8' Dock Doors; One (1) 9' x 10' Drive-In Door; One (1) 12' x 14' Drive-In Door
- Newly paved truck court and adjacent graveled and fenced lot
- 0.726 acre for outdoor storage
- 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:
 - ± 0.5 miles to UPS facility
 - ± 1.0 miles to I-85
 - ± 2.0 miles to I-77
 - ± 2.0 miles to Charlotte CBD
- Beacon Partners is the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers



FOR MORE INFORMATION, CONTACT:

ALEX HABECKER

704.926.1412 | alex@beacondevelopment.com

500 E. Morehead Street, Suite 200 | Charlotte, NC 28202

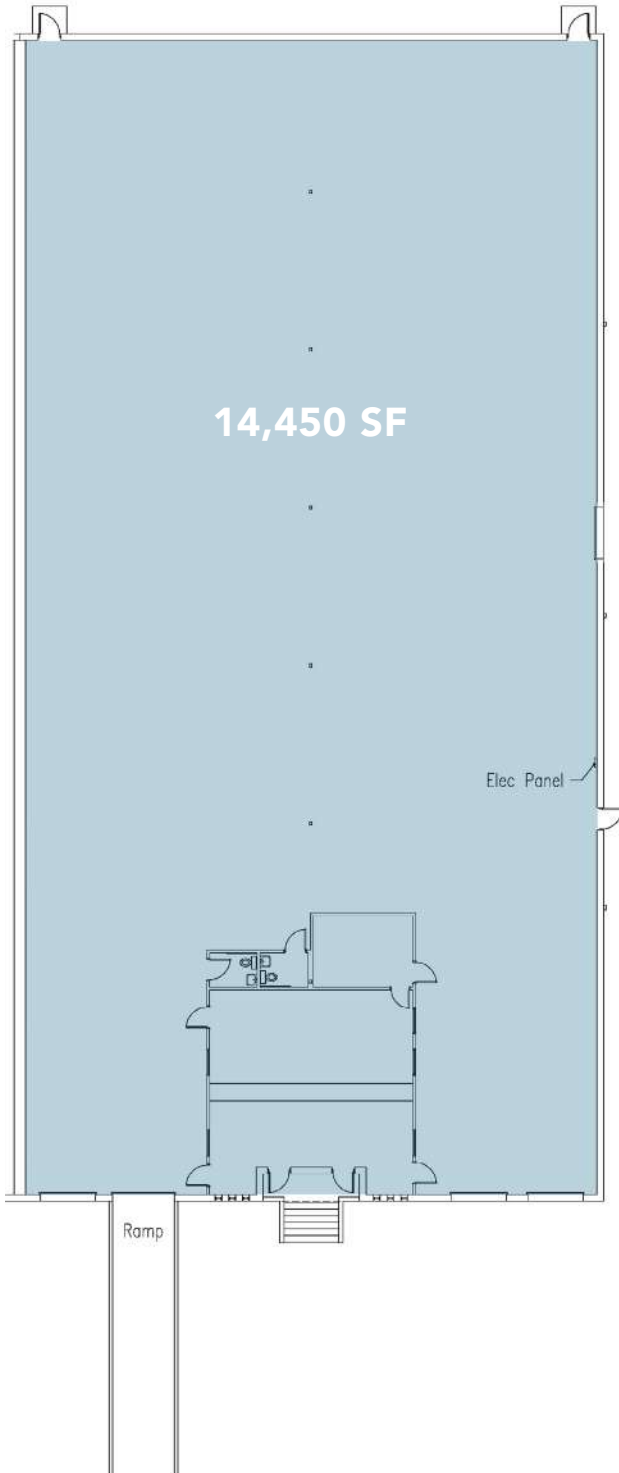
www.beacondevelopment.com



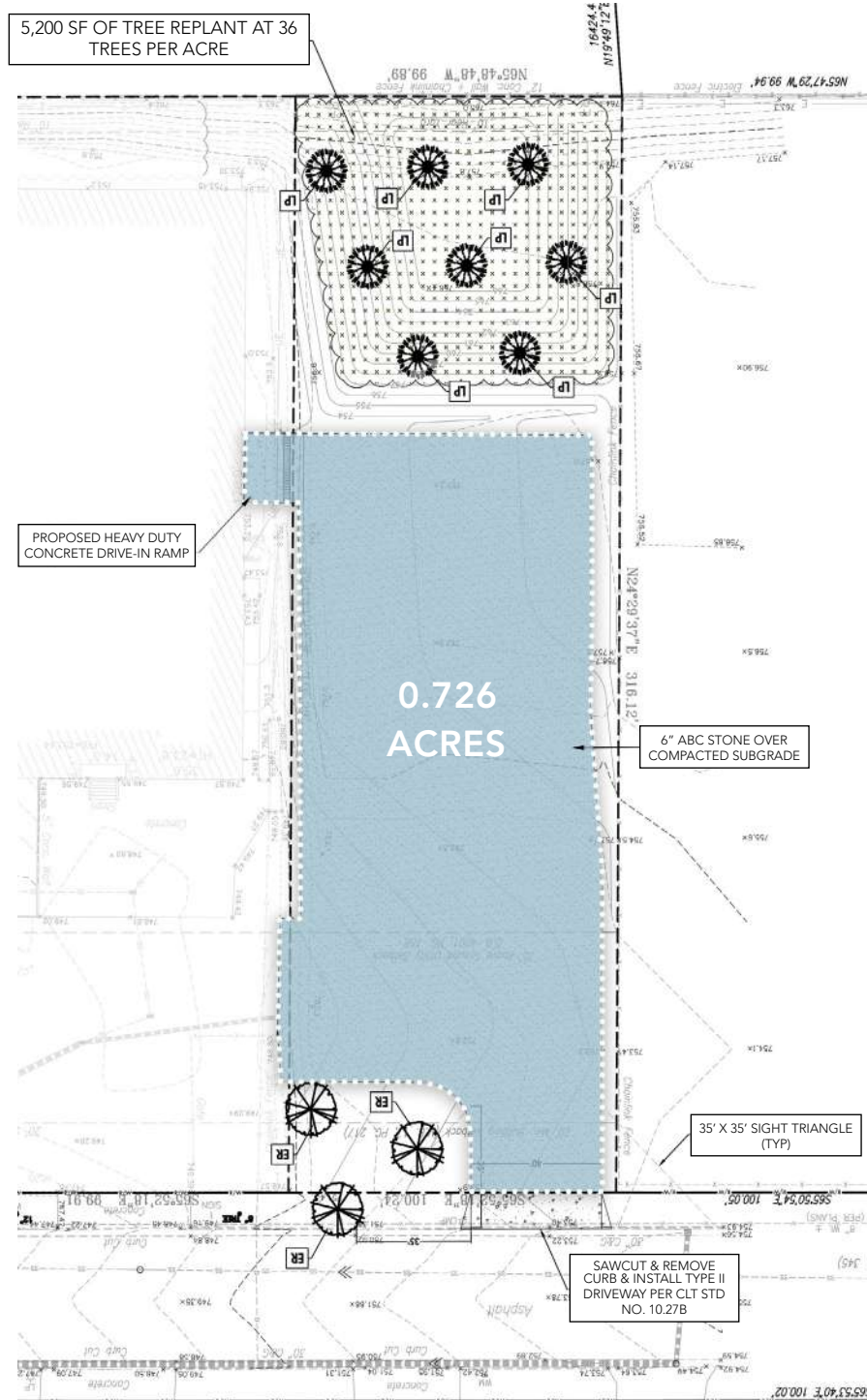
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BUILDING PLAN : 1419 Ameron Drive



OUTDOOR STORAGE : 1431 Ameron Drive



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AERIAL : ATANDO BUSINESS PARK



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