

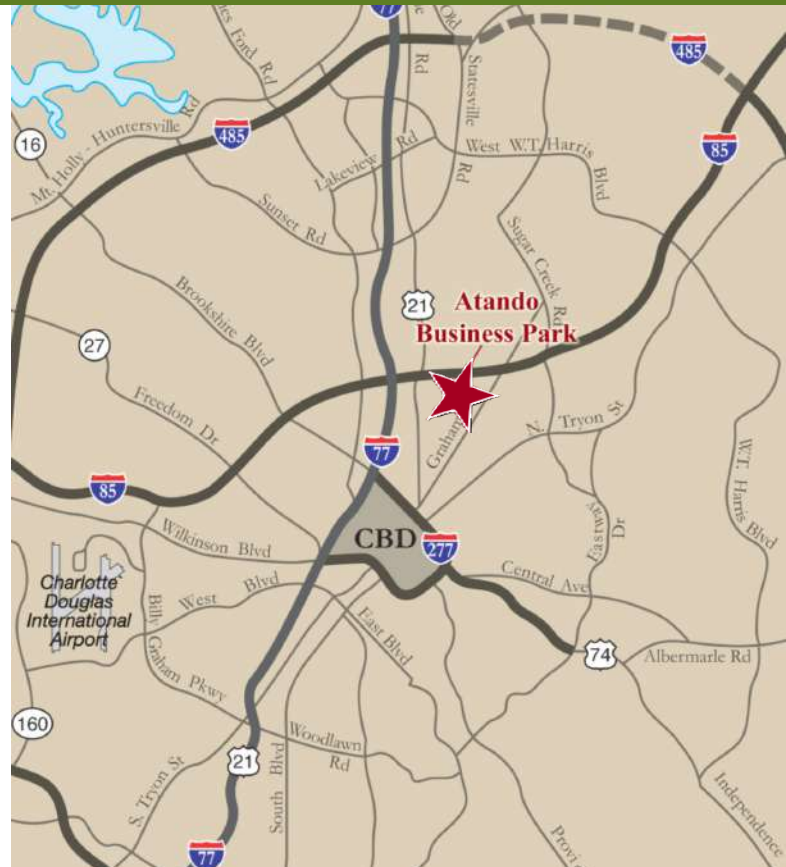
±13,600 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 1430 AMERON DRIVE | CHARLOTTE, NC 28206



FEATURES :

- Make ready complete
- ±13,600 SF single tenant warehouse facility with ±1,523 SF office
- Two (2) Dock Doors
- One (1) Drive In Door
- New paved truck court
- 16' clear height
- 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 miles to UPS facility
 - ±1.0 miles to I-85
 - ±1.0 miles to I-77
 - ±2.0 miles to Charlotte CBD



FOR MORE INFORMATION, CONTACT:

JACK RIAZZI

704.926.1412 | jack@beacondevelopment.com

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

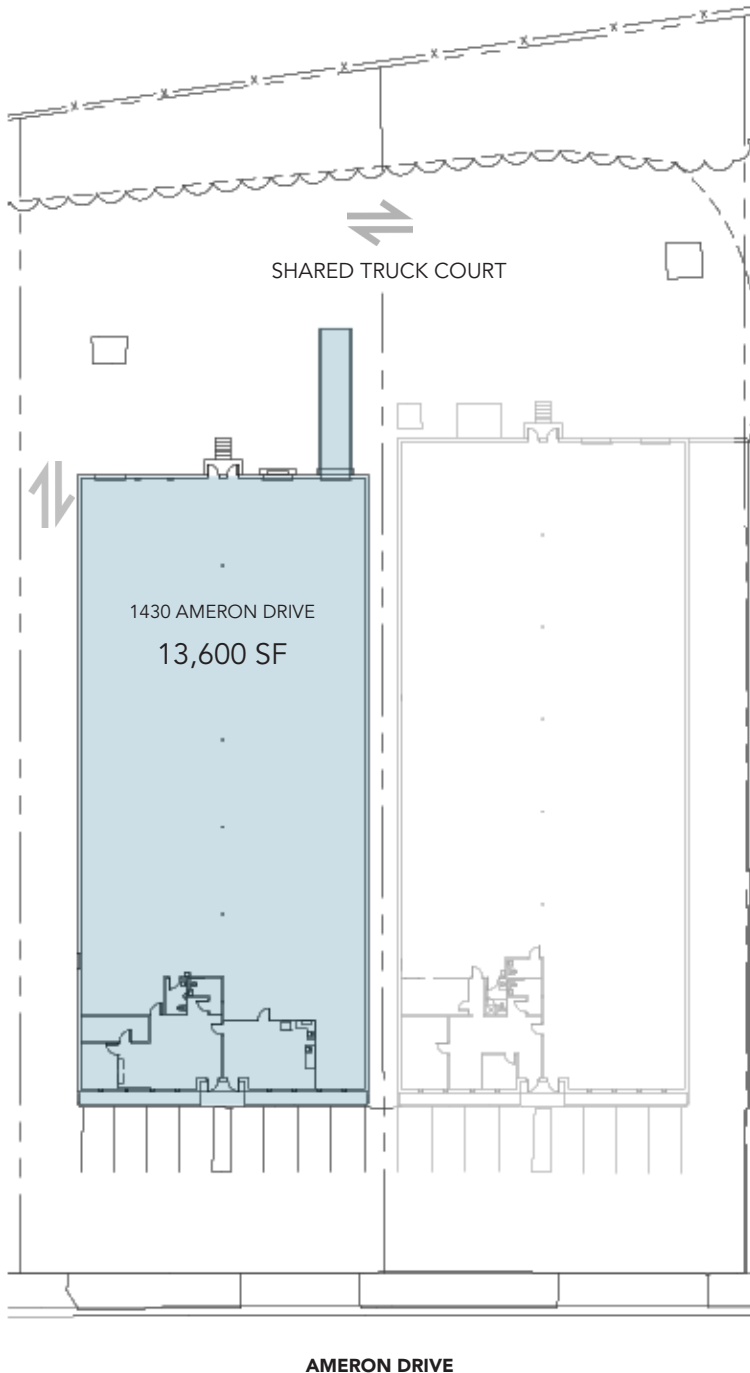
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SITE PLAN :



Warehouse: new LED lighting



Front Showroom: new flooring, LED lights, paint



Offices: new flooring, LED lights, paint



Newly paved truck court

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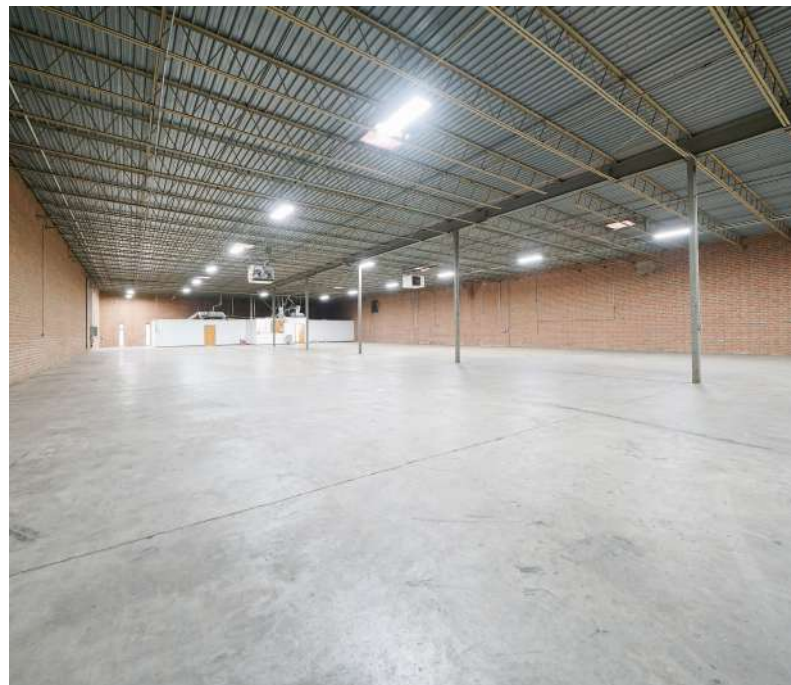
All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.



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AERIAL : ATANDO BUSINESS PARK



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