

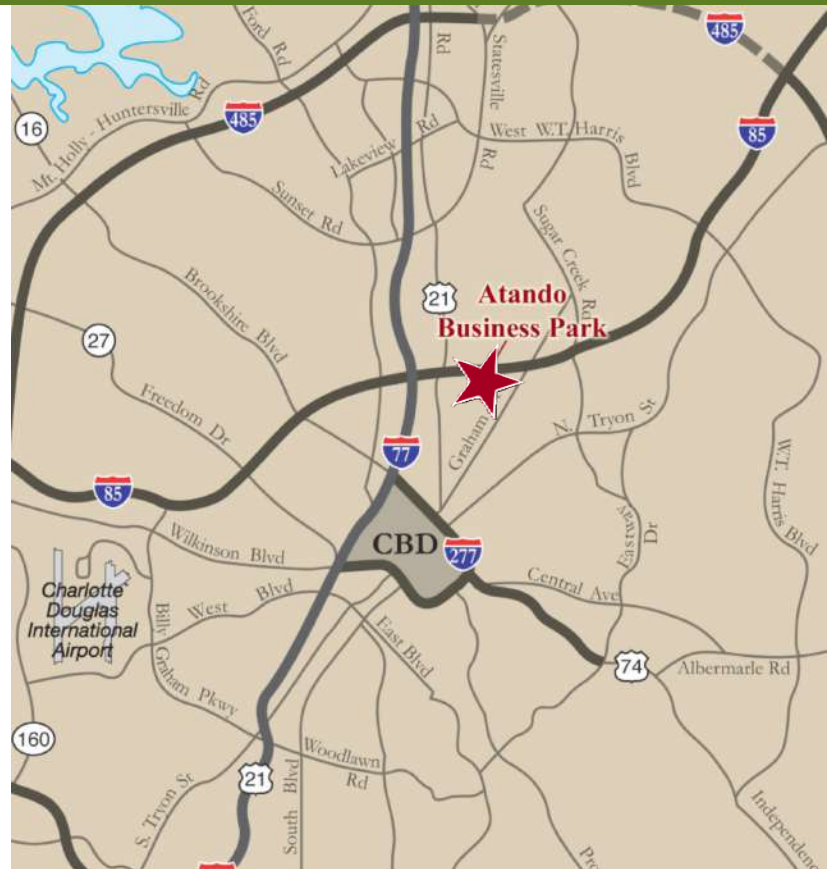
# ±13,600 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

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



## FEATURES :

- Building signage opportunity
- ±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:
  - ±0.5 miles to UPS facility
  - ±1.0 miles to I-85
  - ±2.0 miles to I-77
  - ±2.0 miles to Charlotte CBD



## FOR MORE INFORMATION, CONTACT:

**JACK RIAZZI**

704.926.1412 | [jack@beacondevelopment.com](mailto:jack@beacondevelopment.com)

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

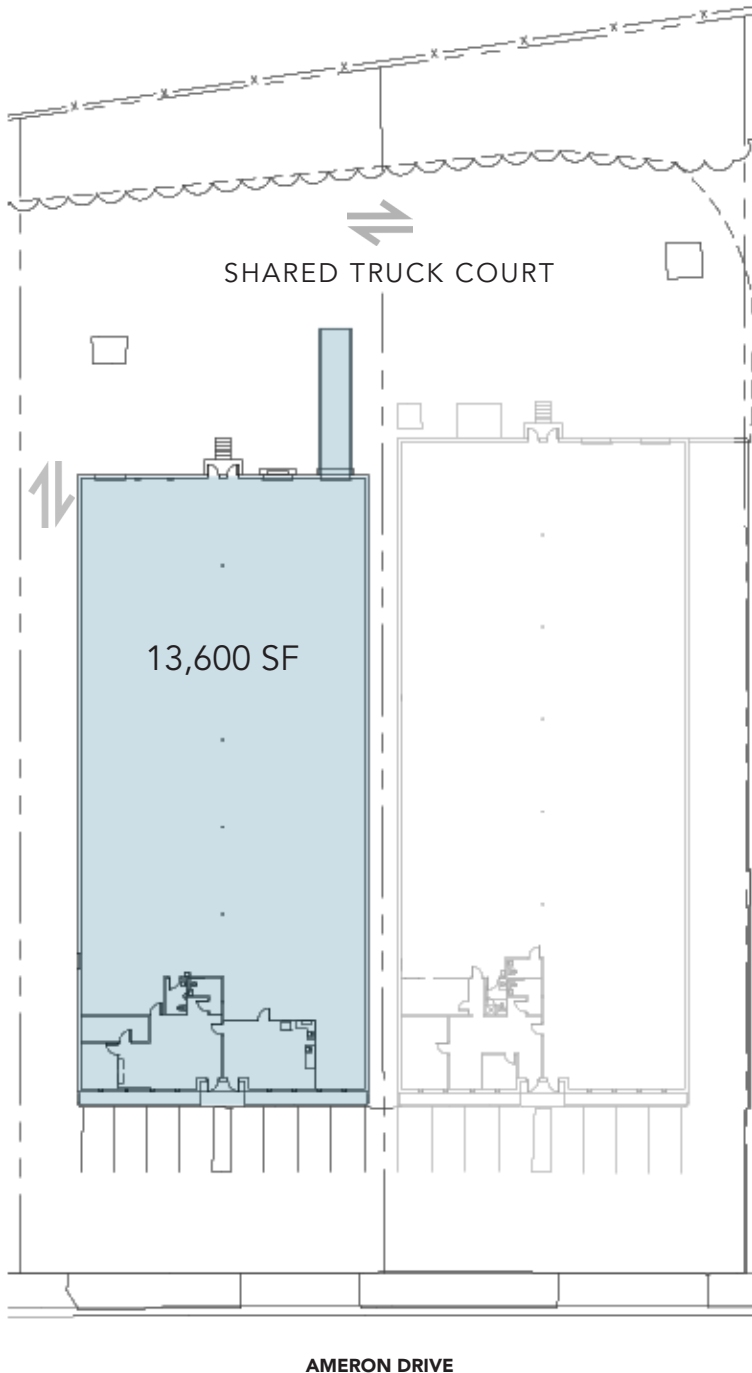
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## SITE PLAN :



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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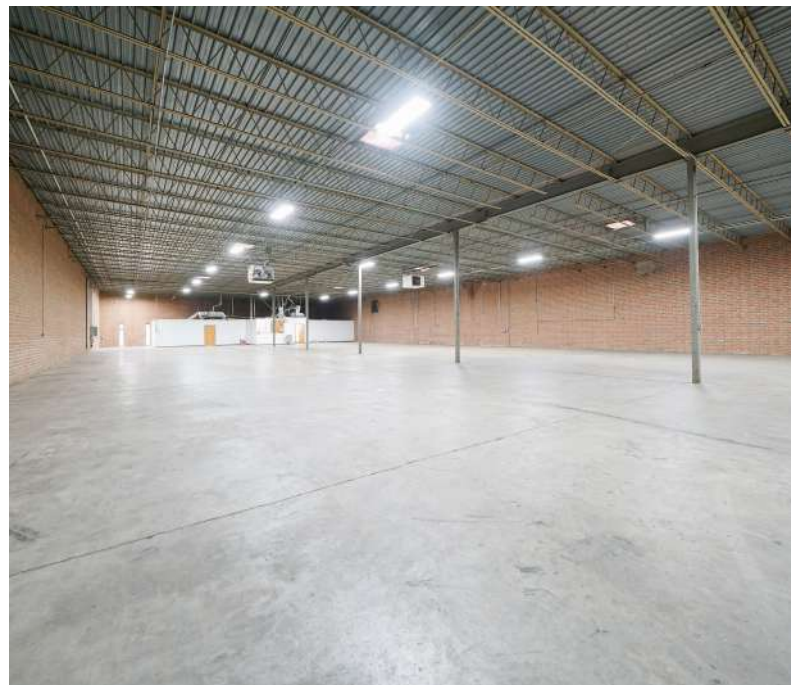
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AERIAL : ATANDO BUSINESS PARK



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