

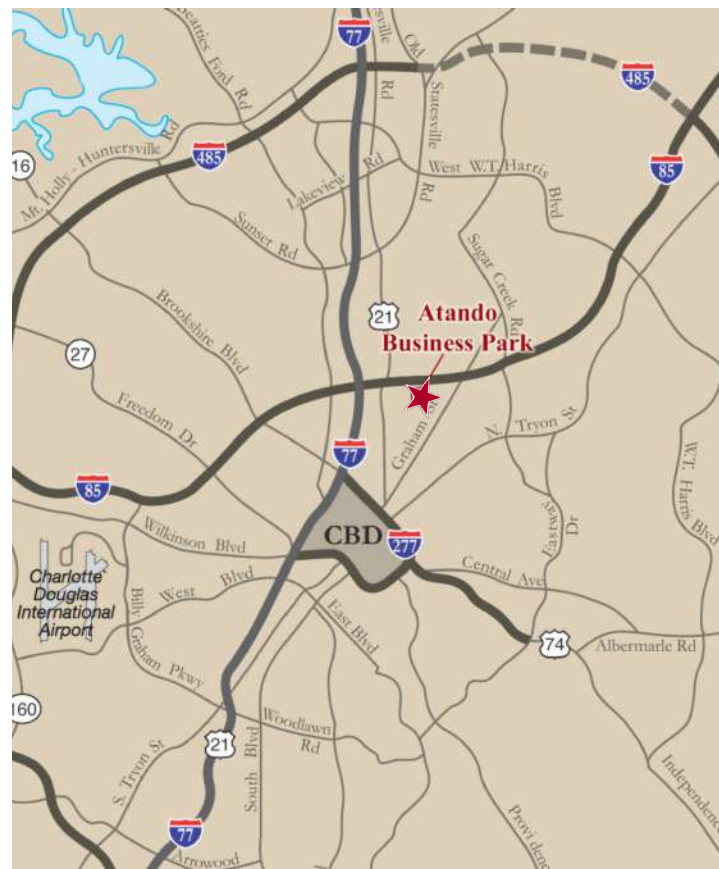
±15,000 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 1624 TOAL ST | CHARLOTTE, NC 28206



FEATURES:

- ±15,000 SF single tenant facility on ±1.3 acres
- ±3,077 SF of office space
- Rear load building, with fully fenced and secured outside storage yard on .61 acres; I-2 zoning
- 1 (12' x 12') dock high door / 1 (12' x 12') drive-in door
- 16' clear height
- Wet sprinkler system
- Solid brick on block construction
- Professional park environment
- Direct access to the park from I-77 at Atando/LaSalle (Exit 12)
- Central Charlotte location with immediate access to I-85 (via N. Graham St./Exit 40), the CBD, and UPS facility:
 - ±1.5 mile to I-77
 - ±1 mile to UPS facility
 - ±1.0 mile to I-85
 - ±2 miles to Charlotte CBD



FOR MORE INFORMATION, CONTACT:

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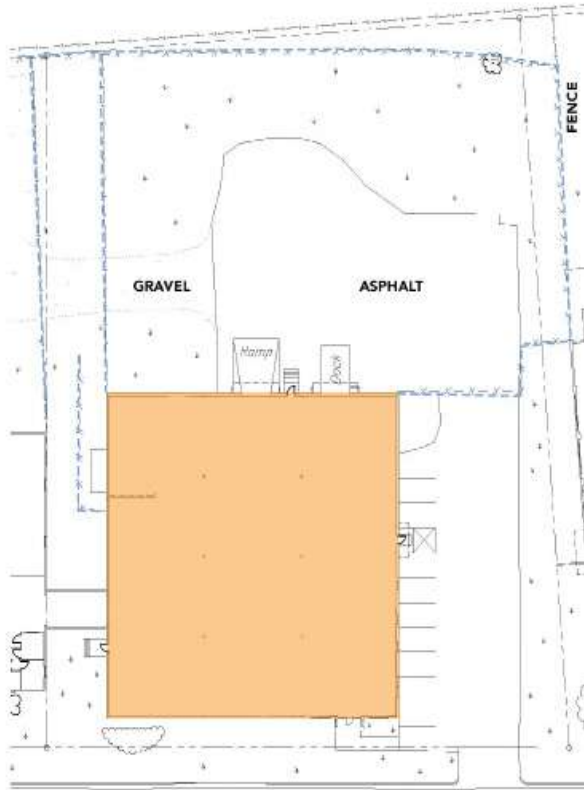
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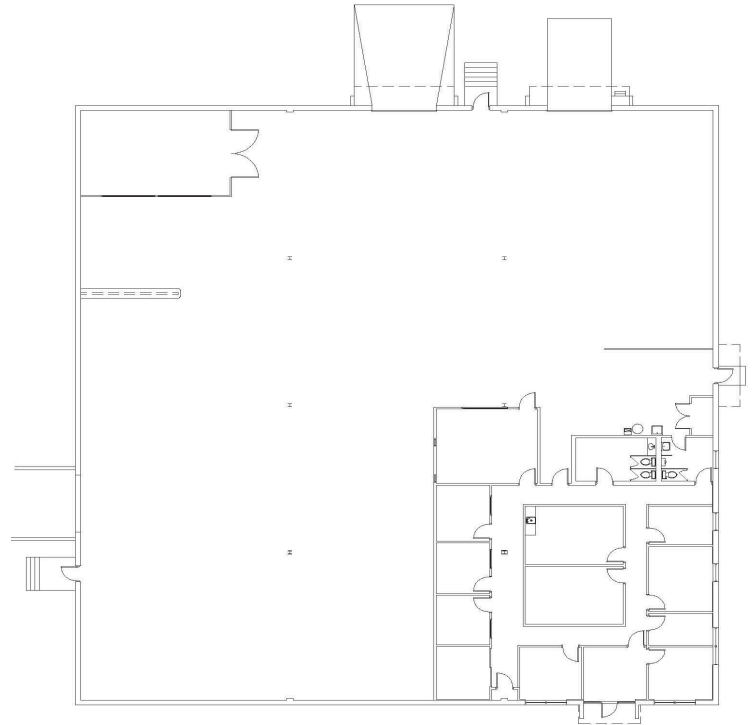
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SITE PLAN:



BUILDING PLAN:



Office: ±3,077 SF

AERIAL:



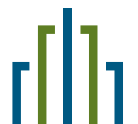
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PARTNERS**