

# 1722 TOAL STREET

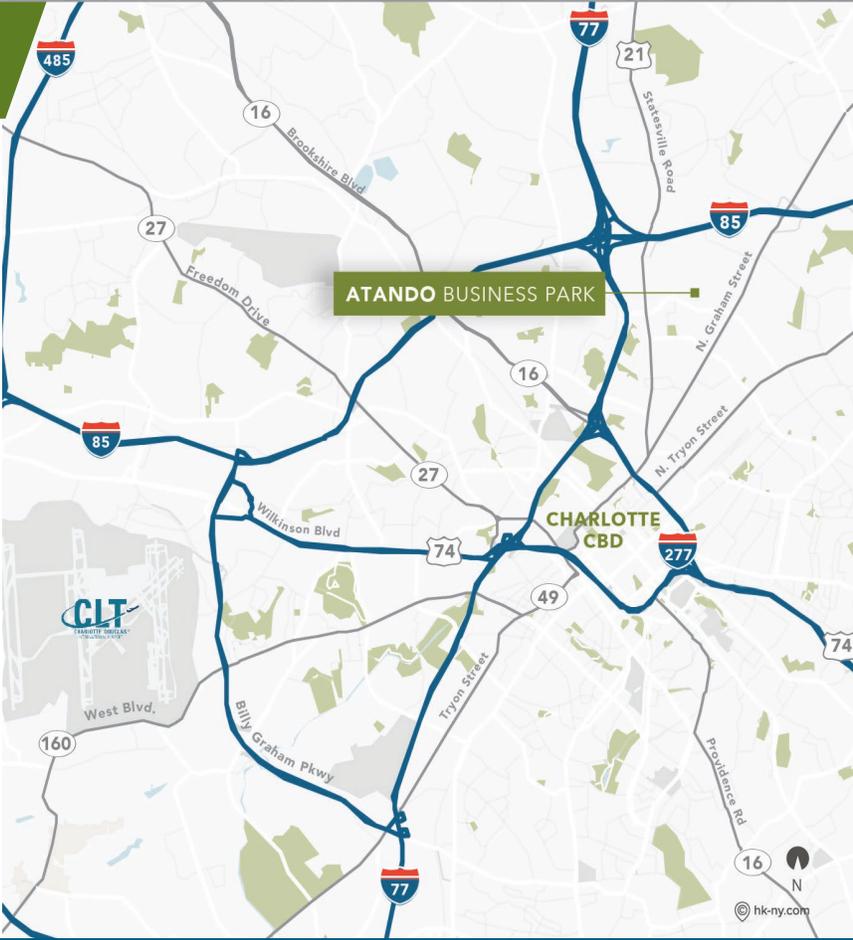
CHARLOTTE, NC 28206

ATANDO BUSINESS PARK | CENTRAL CHARLOTTE SUBMARKET



## +10,000 SF WITH +2.53 ACRES OF OUTSIDE STORAGE AVAILABLE

- Free standing, single tenant warehouse facility
- ±3,125 SF of office
- ±2.53 acres of fenced-in and graveled outside storage
- ML-2 zoning
- Loading:
  - (2) 10' x 10' dock high doors
  - (1) 10' x 10' drive-in door
- 12' 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



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## FLOOR PLAN

