

# ±2 USABLE ACRES FOR LEASE

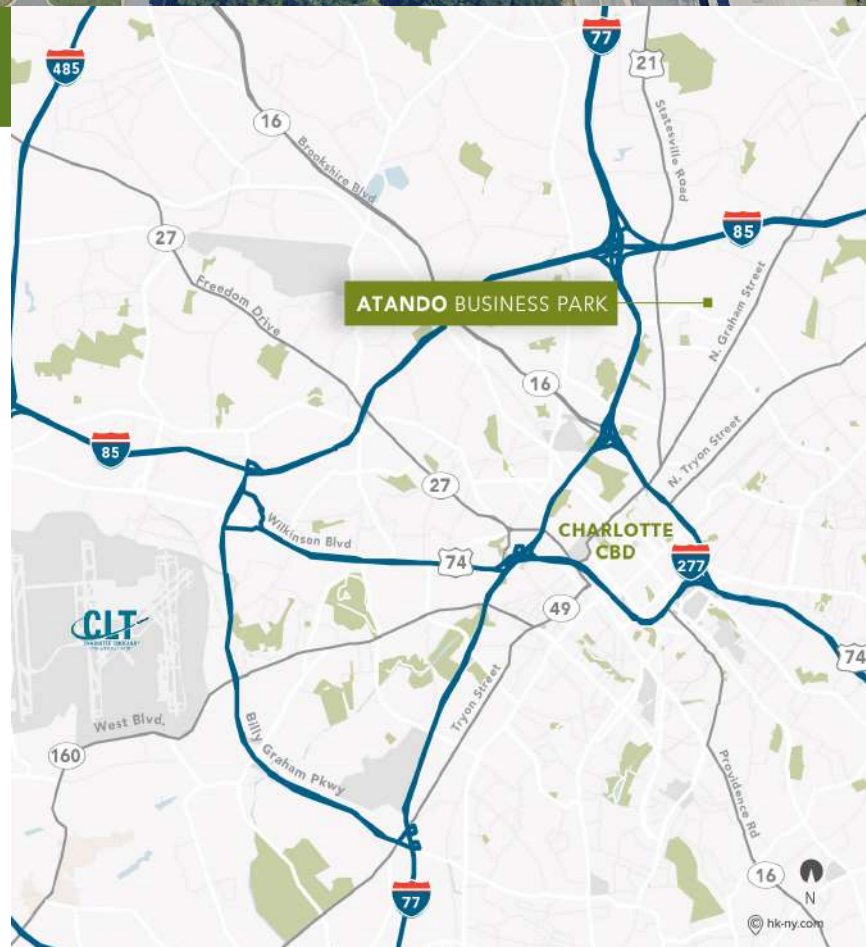
1724 TOAL STREET | CHARLOTTE, NC 28206

ATANDO BUSINESS PARK | CENTRAL CHARLOTTE SUBMARKET



## LOT FEATURES:

- ±2 usable acres of outside storage
- Site is fully fenced with gravel and site lighting
- Ideal uses for site include truck and trailer parking, material and equipment storage or laydown yard
- ML-2 Zoning
- 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



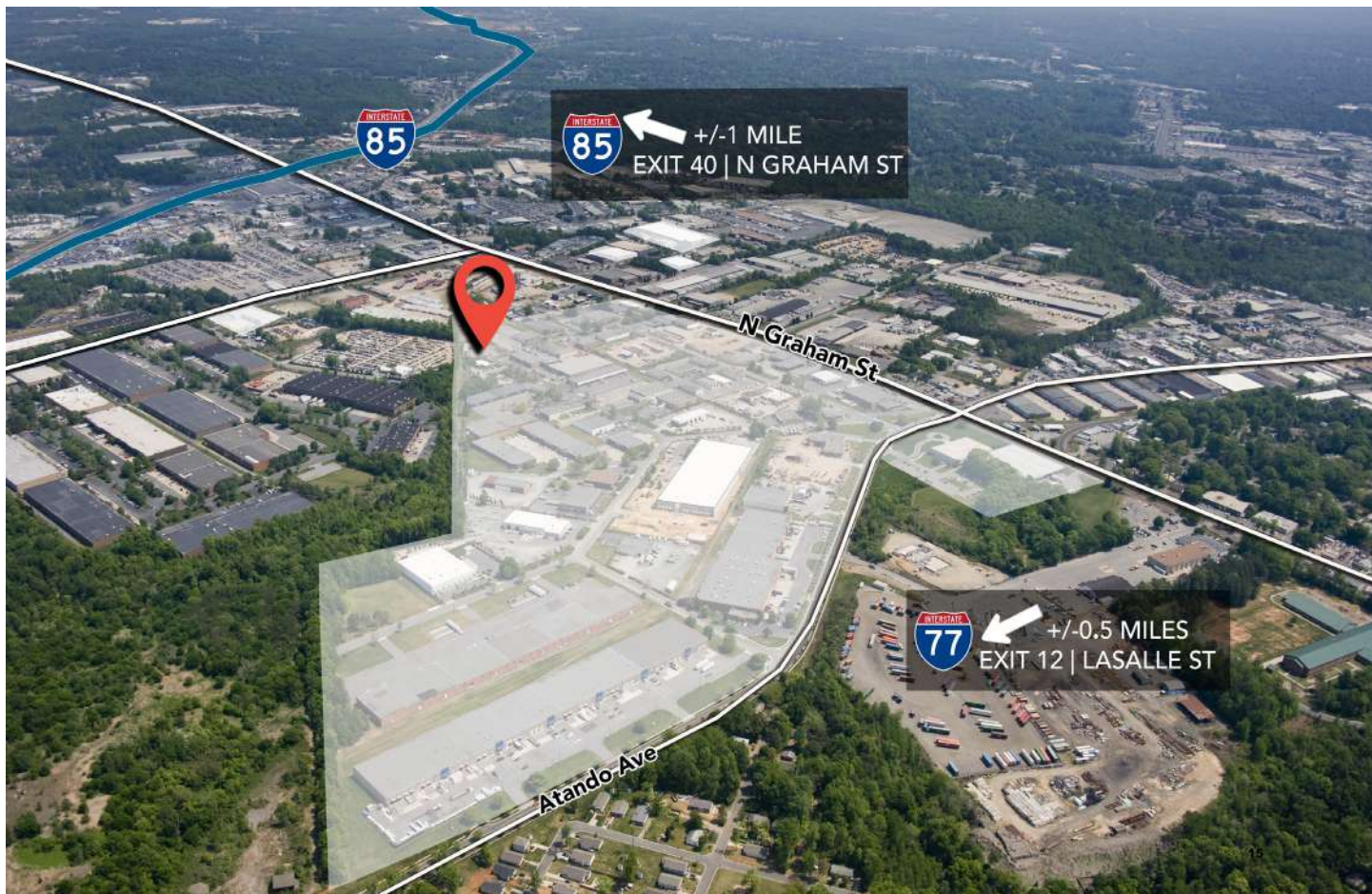


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## AERIAL



±0.5 miles via Exit 12 | LaSalle Street



±1.0 mile via Exit 40 | N Graham Street



±2.0 miles

CHARLOTTE  
Central Business  
District



±10.0 miles

Charlotte-Douglas  
INTERNATIONAL AIRPORT

