

# 3001 N GRAHAM STREET

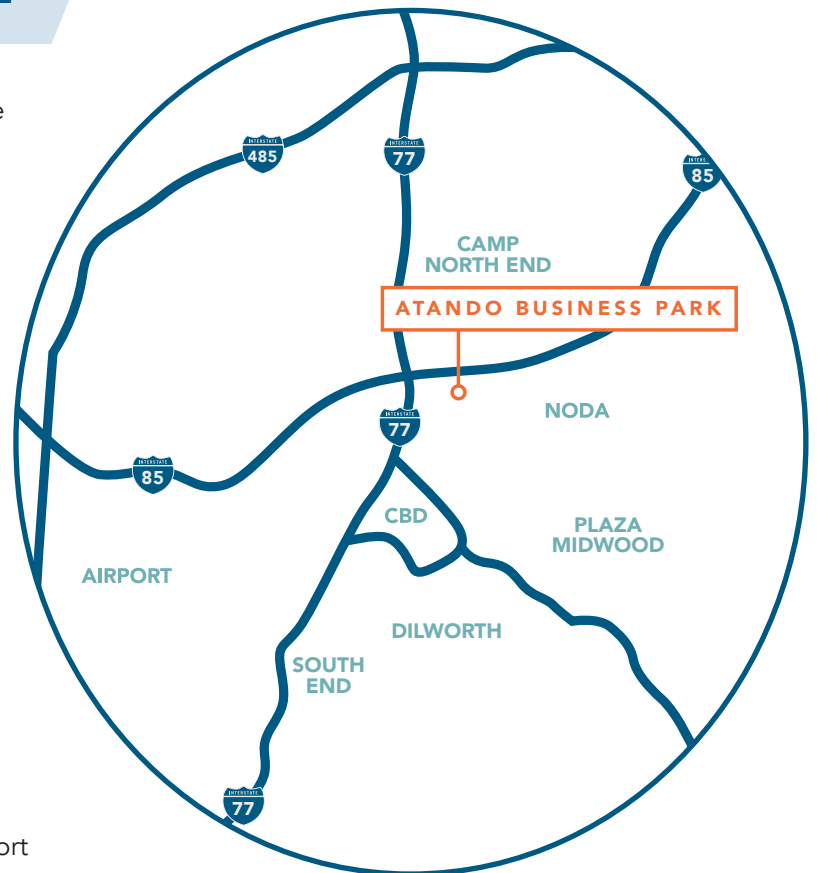
CHARLOTTE, NC 28206

ATANDO BUSINESS PARK | CENTRAL CHARLOTTE



## ±104,226 SF AVAILABLE FOR LEASE

- ±104,226 SF available with ±17,022 SF of office space
- Secured single tenant facility
- Located at the intersection of N. Graham Street and Atando Avenue with signage opportunities
- 8.8 acre site with outside storage available
- ML-2 zoning
- Three (3) 8' x 9' dock-high doors (all with levelers); One (1) 12' x 8' drive-in door
- 90 auto parking spaces
- Wet sprinkler
- 20'6" clear height
- Ideal Central Charlotte location:
  - ±1.5 mile to I-77
  - ±1 miles to I-85
  - ±2 miles to Charlotte Business District
  - ±10 miles to Charlotte Douglas International Airport



ALEX HABECKER

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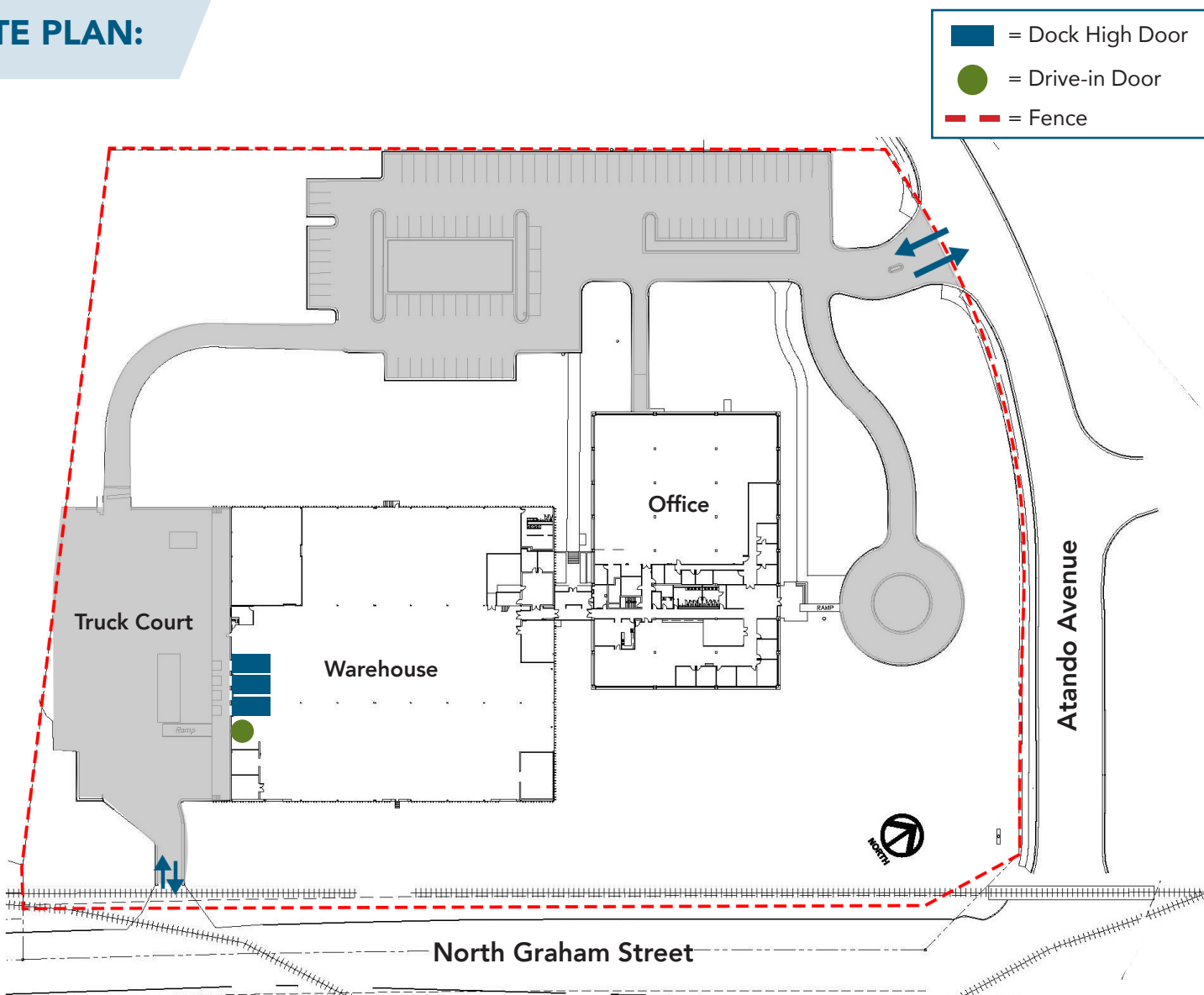


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## SITE PLAN:



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