

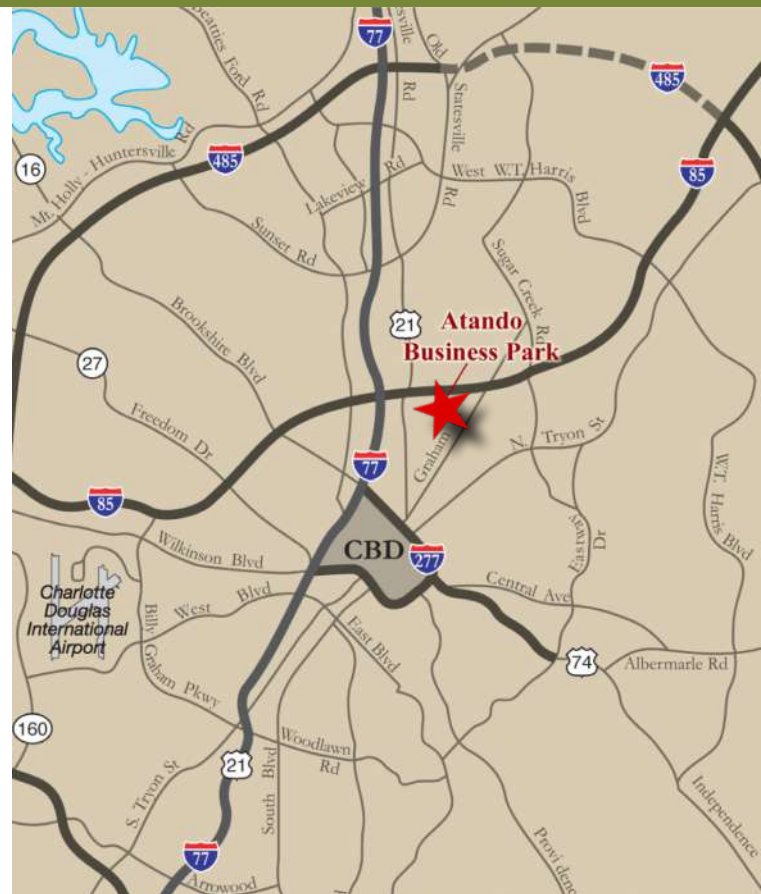
±2,625 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 3348 SERVICE STREET, SUITE E | CHARLOTTE, NC 28206



FEATURES:

- ±2,625 total SF / ±600 SF office
- Front load, multi-tenant facility on 1.42 acres
- Zoned I-2
- Ample store front glass
- One (1) 8' x 10' Dock High Door
- 110' truck court
- Solid brick on block construction
- 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:
 - ±1.0 mile UPS facility
 - ±1.3 miles to I-77
 - ±2.0 miles to I-85
 - ±3.5 miles to Charlotte's Central Business District
 - ±10 miles to Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

ALEX HABECKER

704.926.1412 (o) | 407.473.0051 (m) | alex@beacondevelopment.com

500 East Morehead Street | Suite 200 | Charlotte, NC 28202

www.beacondevelopment.com



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SITE PLAN:



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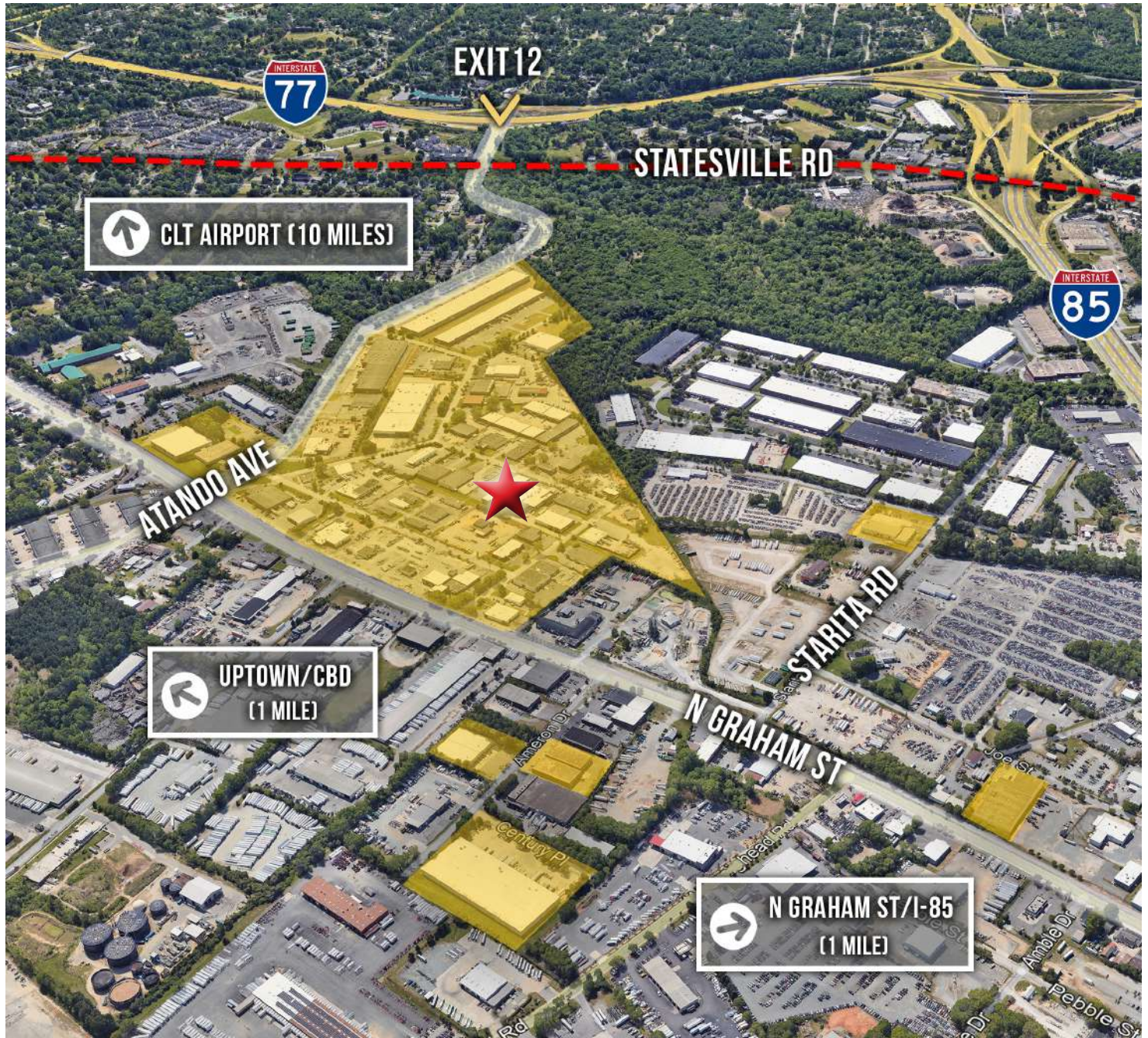
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PARK AERIAL:



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