

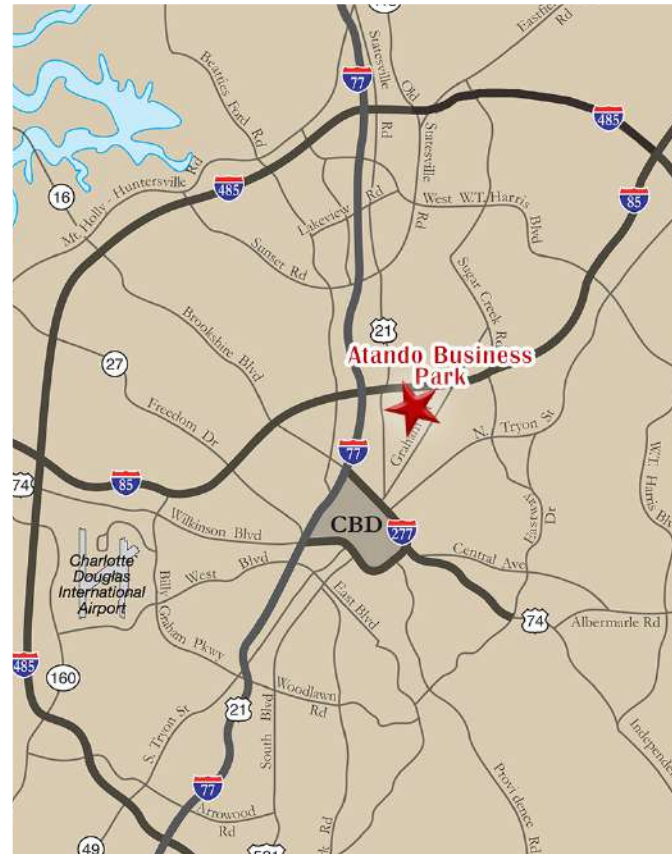
# ±2,625 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

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



## FEATURES :

- ±2,625 SF available / ±545 SF office
- Front load, multi-tenant facility on 1.42 acres
- Zoned I-2
- Ample store front glass
- One (1) 8' x 10' Drive-In Door
- 25' x 35' column spacing
- 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 miles to UPS facility
  - ±1.2 miles to I-85 & I-77
  - ±2.0 miles to Charlotte CBD



FOR MORE INFORMATION, CONTACT:

**JACK RIAZZI**

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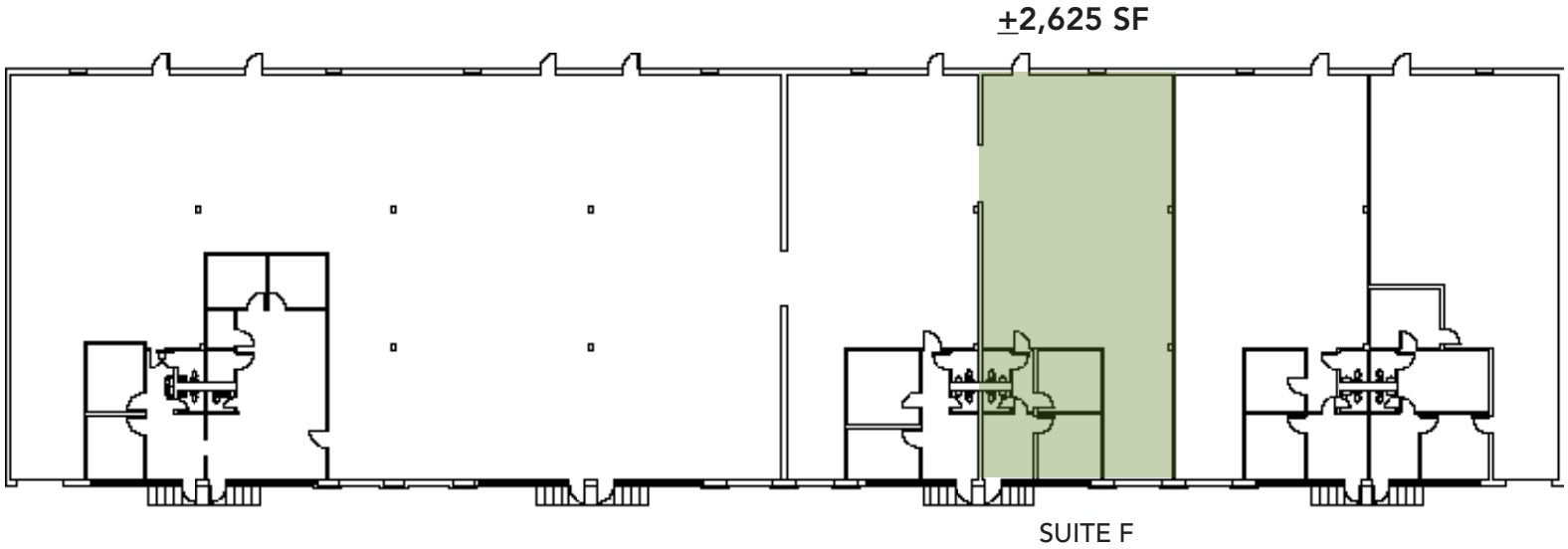
[www.beacondevelopment.com](http://www.beacondevelopment.com)



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## BUILDING PLAN:



## AERIAL : ATANDO BUSINESS PARK



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