

3348 SERVICE STREET, SUITE H

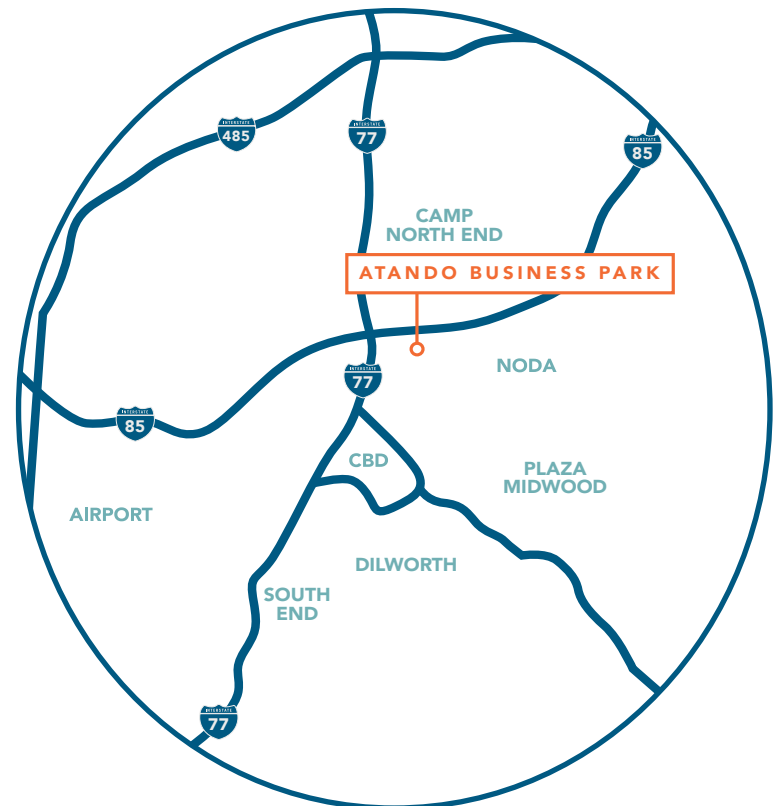
CHARLOTTE, NC 28206

ATANDO BUSINESS PARK | CENTRAL CHARLOTTE SUBMARKET



±2,625 SF AVAILABLE FOR LEASE

- ±2,625 total SF / ±694 SF office
- End cap, front load building
- Zoned ML-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 Int'l. Airport



3348 SERVICE STREET, SUITE H

CHARLOTTE, NC 28206

ATANDO BUSINESS PARK | CENTRAL CHARLOTTE SUBMARKET

AERIAL & SITE PLAN

