

3401 N GRAHAM STREET AVENUE

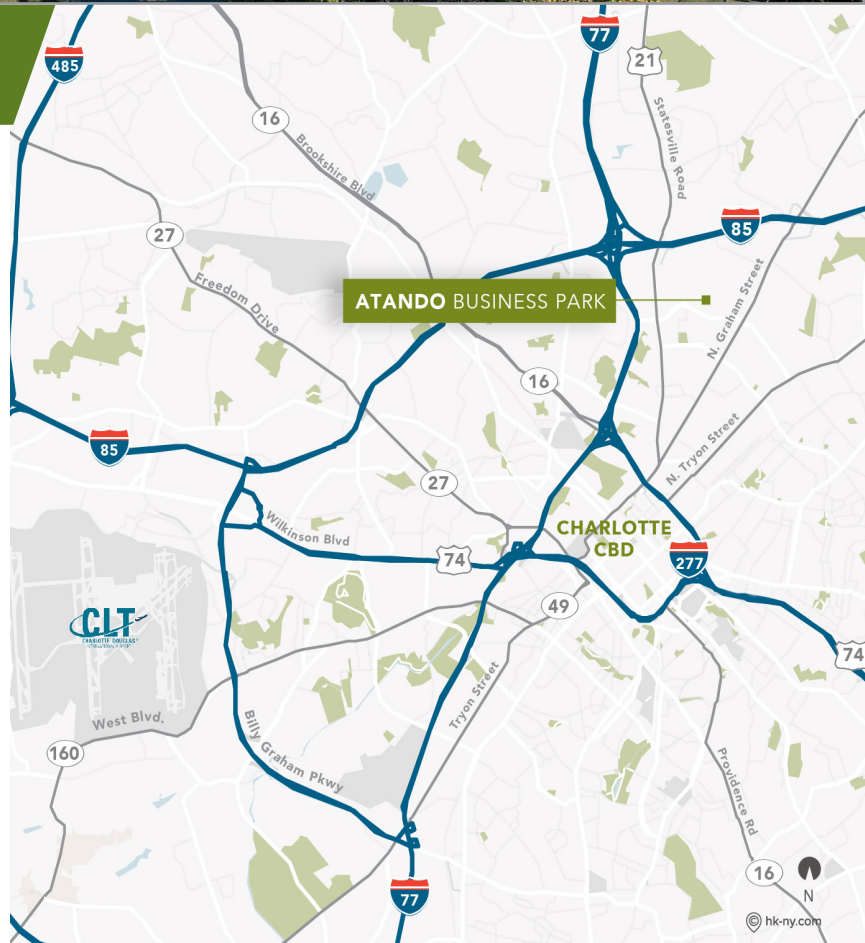
CHARLOTTE, NC 28206

ATANDO BUSINESS PARK | CENTRAL CHARLOTTE SUBMARKET



±22,000 SF AVAILABLE FOR LEASE

- Single tenant warehouse facility with ±4,106 SF of office
- ±1 acre of fenced-in and graveled outside storage
- Loading:
 - Six (6) 16' x 14' drive-in doors
 - One (1) 12' x 12' drive-in door
 - One (1) 10' x 10' drive-in door
 - Two (2) 10' x 10' dock high doors
- 13' - 20' clear height
- 480 volt power
- 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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SITE PLAN

● Dock high

■ Drive-in

