

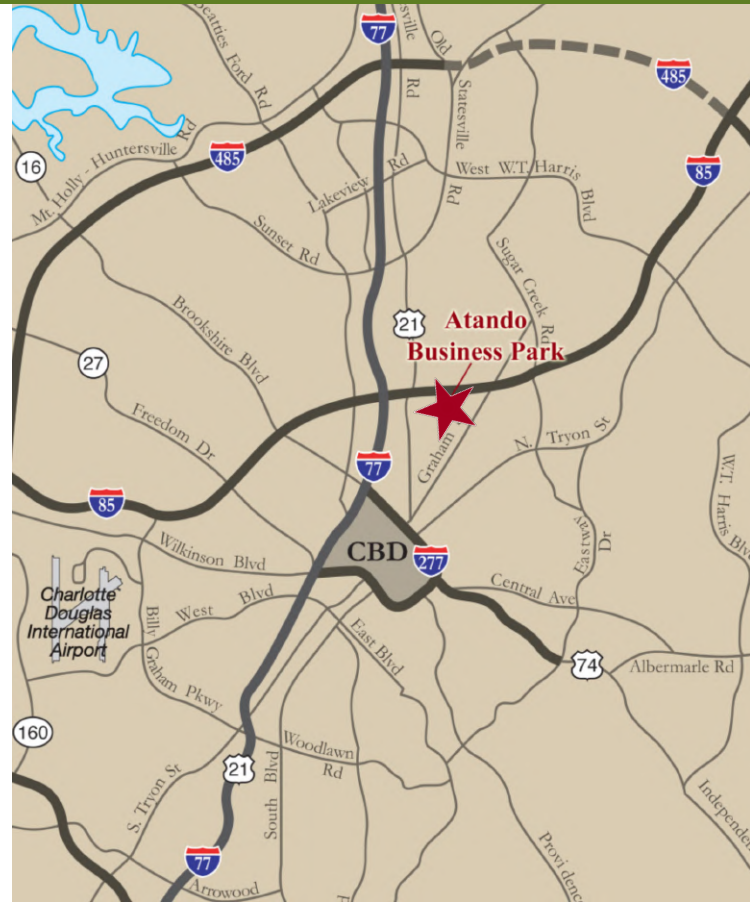
# ±6,900 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 3428 VANE COURT, SUITE A | CHARLOTTE, NC 28206



## FEATURES:

- ±6,900 total SF
- ±568 SF of office space
- I-2 zoning
- One (1) 8' x 10' Dock High Door
- One (1) 10' x 10' Drive-In Door
- Solid brick on block construction
- Professional park environment
- Direct access to the park from I-77 at Atando/LaSalle (Exit 12)
- Central Charlotte location with immediate access to I-85 (via N. Graham St./Exit 40), the CBD, and UPS facility:
  - ±1 mile to UPS facility
  - ±1 mile to I-85
  - ±1.5 miles to I-77
  - ±2 miles to Charlotte CBD
  - ±10 miles to Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

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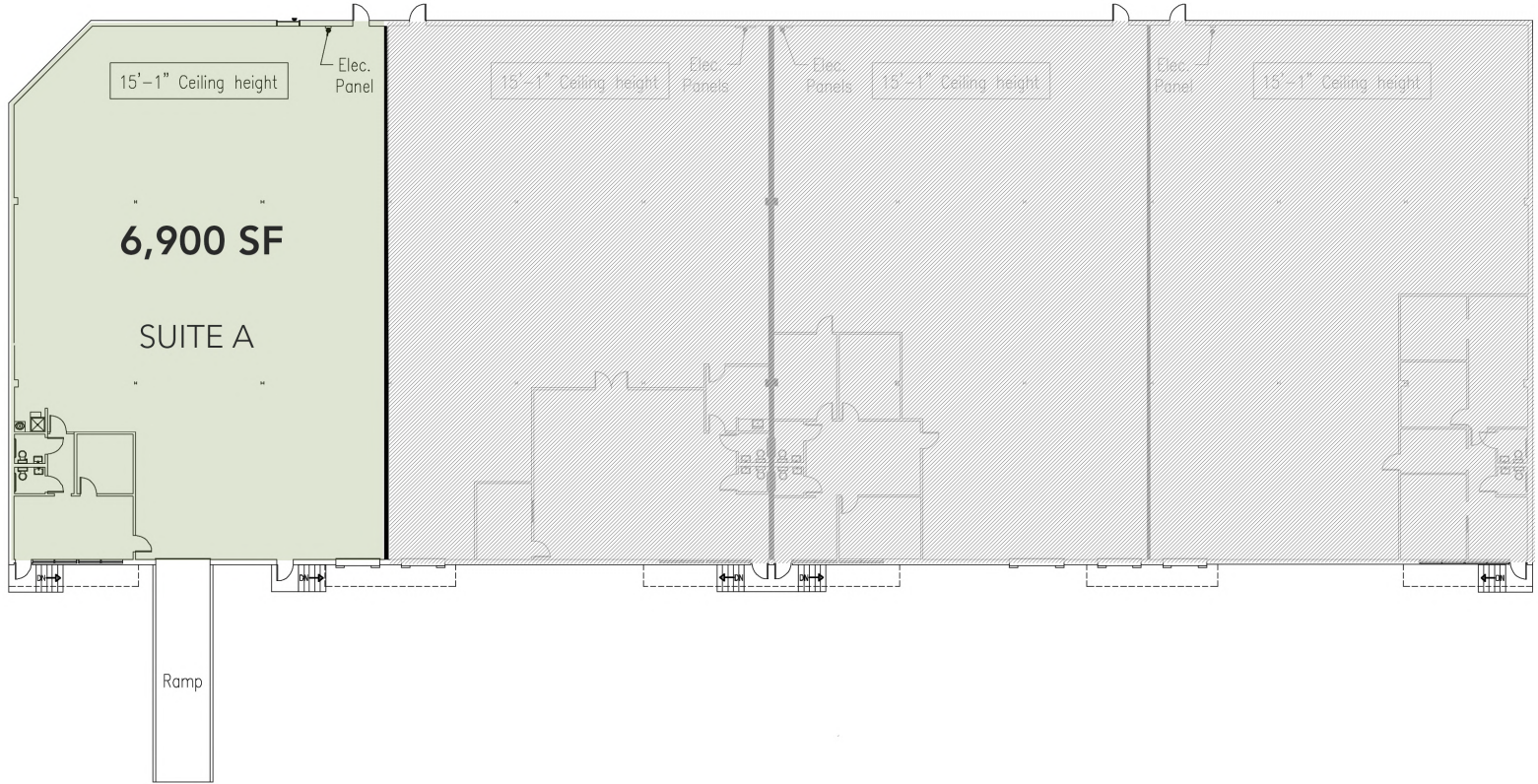




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## BUILDING PLAN:



## PARK AERIAL:



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