

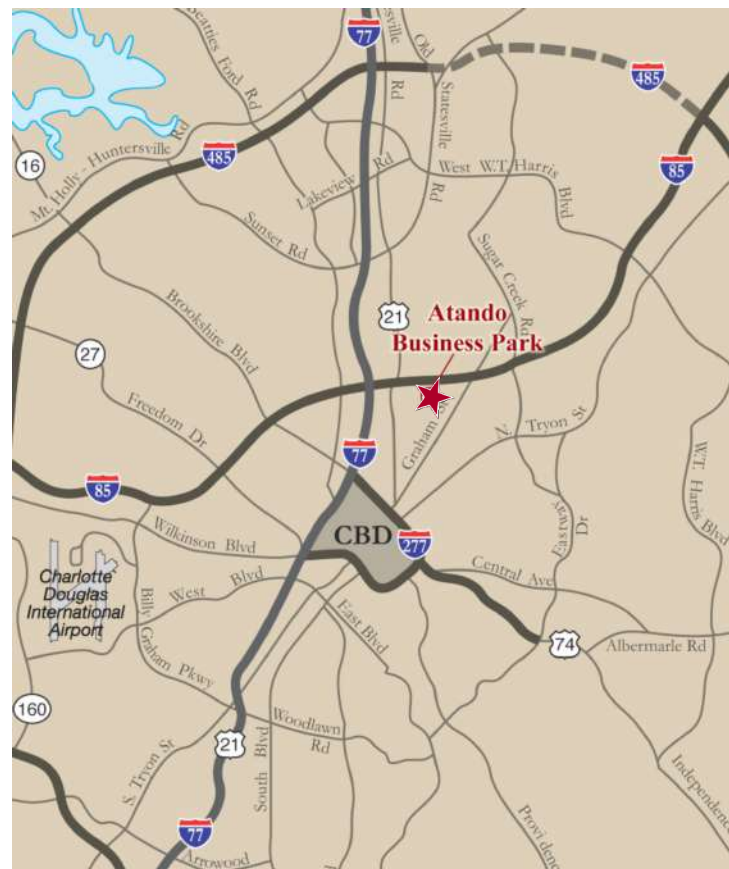
±7,000 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

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



FEATURES:

- ±7,000 total SF
- ±1,649 SF of office space
- I-2 zoning
- 1 (8' x 10') dock high door
- 130' shared truck court
- 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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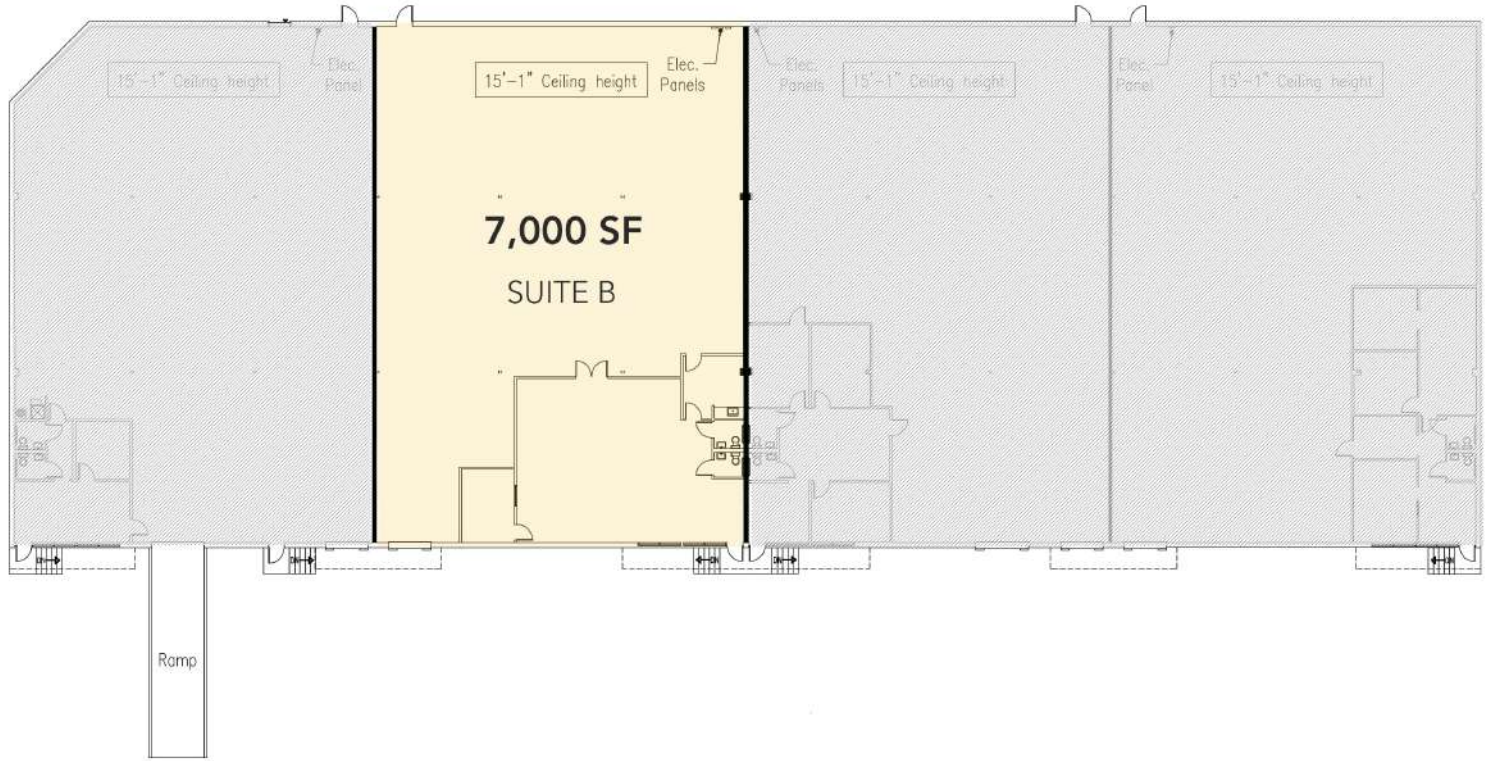
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BUILDING PLAN:



AERIAL:



SIGNAGE:



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