# ±45,750 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 4112 JOE STREET | CHARLOTTE, NC 28206



#### FEATURES:

- ±45,750 SF warehouse facility
- Fully fenced, I-2 zoned with N. Graham Street frontage
- ±1,817 SF office space
- Warehouse with LED lighting throughout
- Three (3) 8' x 8' Dock High Doors (2 with pit leveler)
- One (1) 10' x 12' Dock High Door
- 20' clear height / 40' x 30' bays
- Ideal Central Charlotte location: ±0.5 mile to I-85 (Exit 40) ±0.18 mile to UPS facility ±2.0 miles to I-77 (Exit 12) ±3.0 miles to Central Business District

FOR MORE INFORMATION, CONTACT: ALEX HABECKER 704.926.1412 (d) | alex@beacondevelopment.com 500 East Morehead Street | Suite 200 | Charlotte, NC 28202 www.beacondevelopment.com

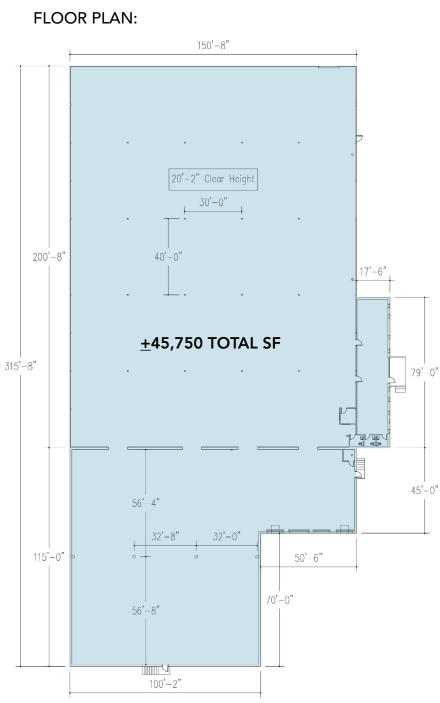




All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal

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BEACON PARTNERS

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