

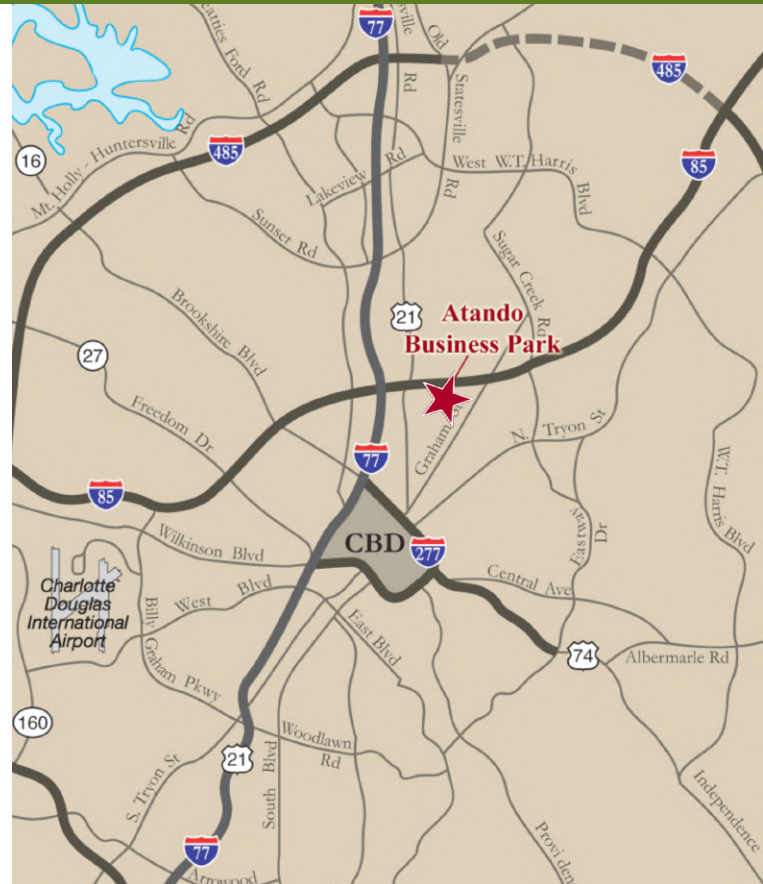
# ±10,460 SF WAREHOUSE AVAILABLE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 3545 ASBURY AVE | CHARLOTTE, NC 28206



## FEATURES:

- ±10,460 SF, free standing single tenant building
- ±1,735 SF of office space
- Solid brick on block construction
- One (1) dock high door
- One (1) drive-up ramp
- On the corner of Asbury Avenue and Toal Street
- Locally owned and managed professional park, with direct access from I-77 at Atando Ave/LaSalle St (Exit 12) and I-85 at Graham St (Exit 40)
- Ideal Central Charlotte location:
  - ±1.5 mile to I-77
  - ±1.0 mile to UPS facility
  - ±1.0 mile to I-85
  - ±2.0 miles to Charlotte CBD
  - ±10 miles to Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

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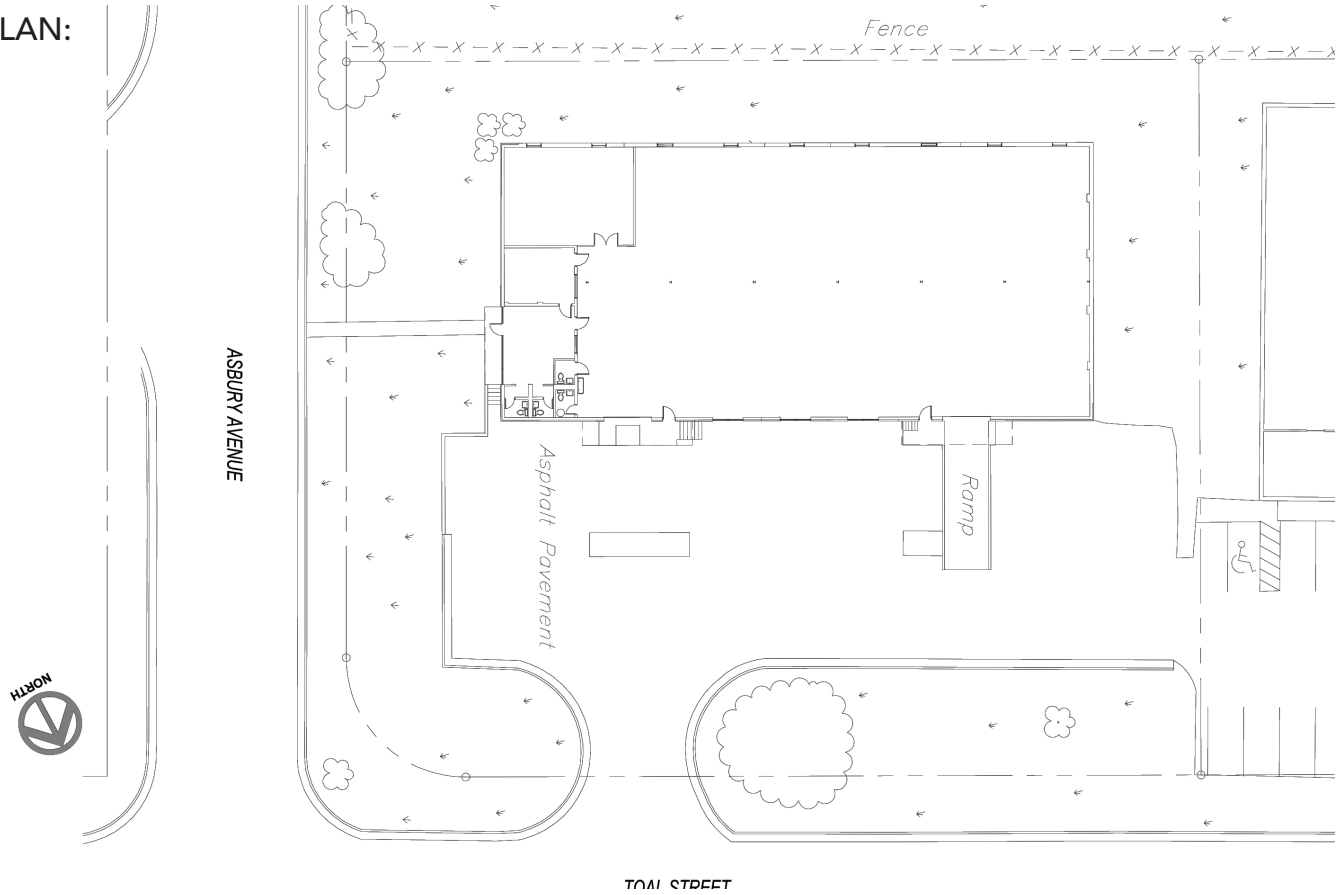


**BEACON  
PARTNERS**

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## SITE PLAN:



## AERIAL:



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