

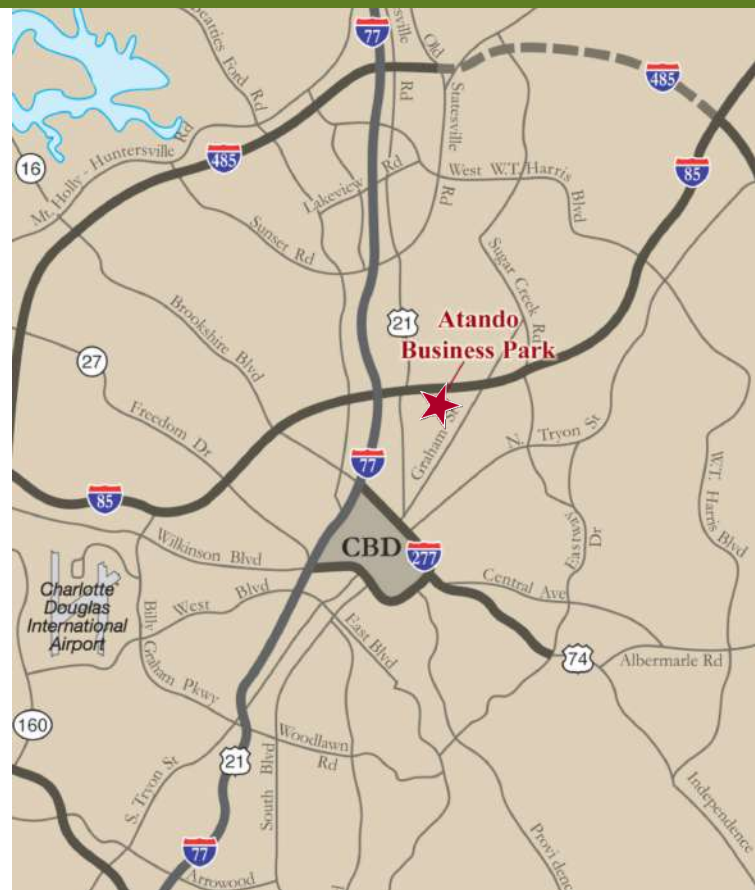
±5,250 SF WAREHOUSE FOR LEASE | CENTRAL CHARLOTTE

ATANDO BUSINESS PARK | 1212 GRAPHIC CT, SUITE A | CHARLOTTE, NC 28206



FEATURES:

- ±5,250 SF end cap unit / ±663 SF office
- Front load facility with storefront glass
- Zoned I-2
- One (8' x 10') dock high door / One (1) drive in door
- 13' clear height
- Solid brick on block construction
- 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:
 - ± 1.0 mile to UPS facility
 - ± 1.0 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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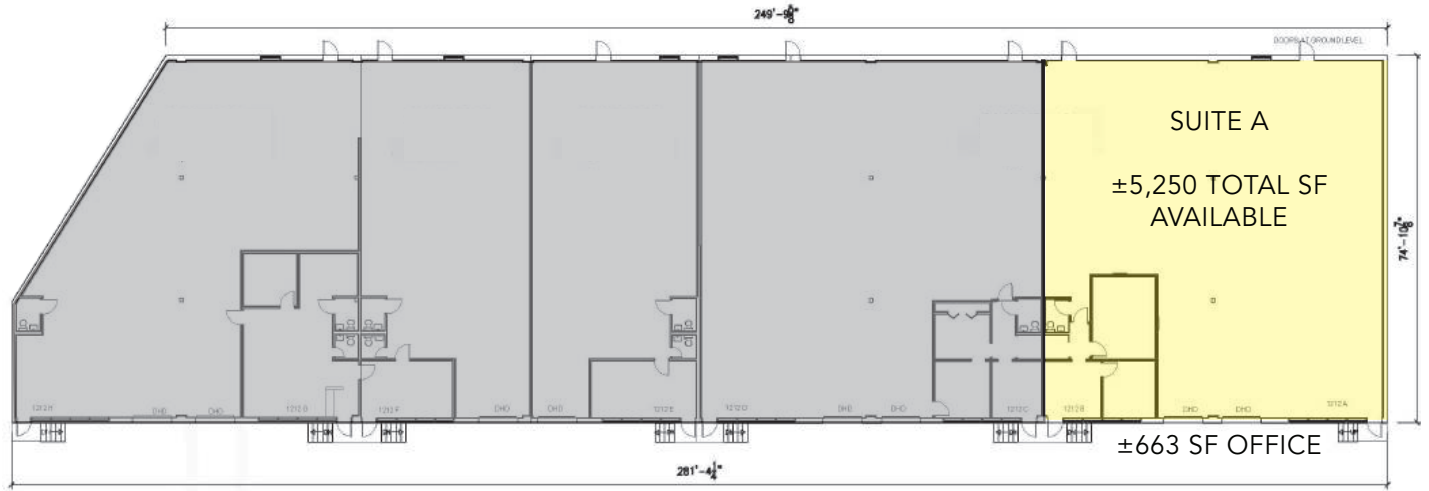
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BUILDING PLAN:



AERIAL:



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