

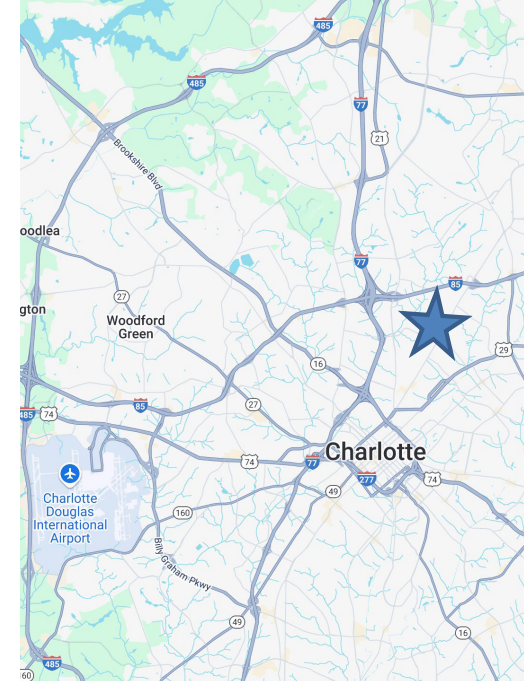
3351 SERVICE STREET

CHARLOTTE, NC 28206

FOR
SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 4,500 SF INDUSTRIAL BUILDING AVAILABLE



PROPERTY HIGHLIGHTS

- 4,500 SF freestanding warehouse facility with 1,020 SF office space
- 10' x 10' dock high door
- 12' x 10' grade level drive-in
- Fully fenced truck court
- 12' clear height
- Conveniently located off I-77 (Exit 12) with direct access to I-85 and Uptown Charlotte
- \$12.74 PSF NNN
- Lease expiration: 10/31/2027

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	2,377	97,191	268,504
Avg. HH Income	\$50,325	\$99,923	\$110,060
Daytime Pop.	7,824	75,646	231,664

CALL FOR PRICING



BROKER CONTACT

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SITE ACCESS

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AERIAL

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1.4 Miles



2 Miles



4.7 Miles



9.3 Miles

Atando Business Park is a 1.2 million-square-foot warehouse park in central Charlotte, ideal for industrial and distribution needs. Features 36 single-tenant and 14 multi-tenant buildings, plus 17.4 acres of undeveloped land. Zoned I-2 (heavy industrial) with outdoor storage, meeting demand for building material and equipment suppliers.

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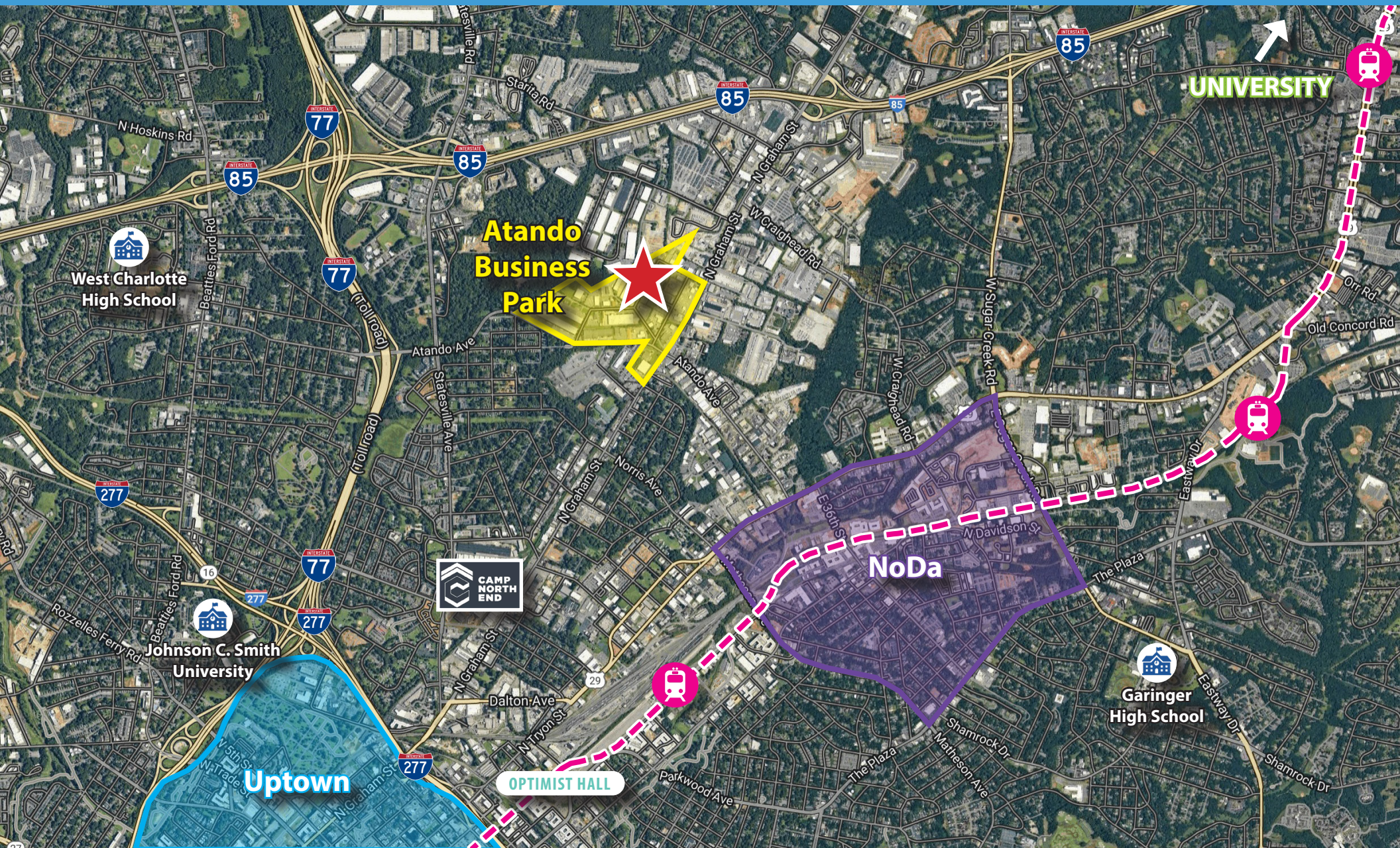
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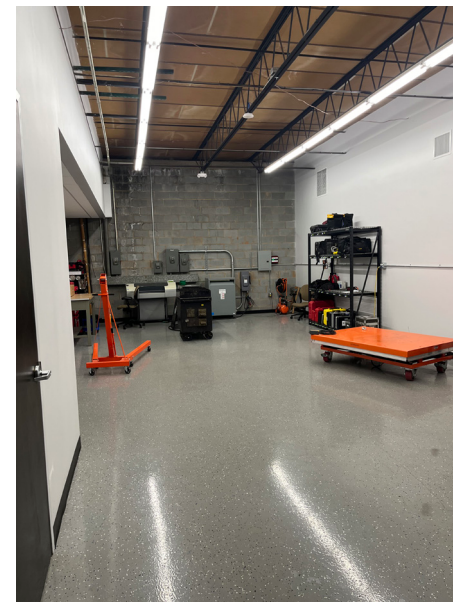
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PHOTOS

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