



CHARLOTTE, NORTH CAROLINA — NORTH END DISTRICT

±70,000

TOTAL SF

5.6

ACRES

5

DOCK DOORS

1,200A

POWER (3PH)

WET

SPRINKLER

NOW

AVAILABLE

PROPERTY FACTS

Total Building Size	±70,000 SF
Configuration	Single-tenant or subdividable (6 suites)
Year Built	1946
Ceiling Heights	10'10" – 20'4" (by suite)
Sprinkler System	Wet, building-wide
Zoning	IMU – Innovation Mixed Use

FEATURED AMENITIES

- 5 dock-high doors, plus drive-in doors & box-truck positions
- ±1.8 acres of fenced outdoor storage across 3 yards
- 3-phase power up to 480V / 1,200A
- Less than 2 miles to I-77 & I-85
- 490 ft of frontage on Atando Avenue
- Subdividable from ±2,000 SF up to full building

A rare single-story industrial building deliverable as one ±70,000 SF user or divided to suit – with heavy power, a wet sprinkler system, and fenced outside storage yards in the heart of Charlotte.

Aerial View & Property Boundary

227-231 ATANDO AVENUE • PAGE 2



Built For Large-User Logistics & Distribution

227-231 ATANDO AVENUE • PAGE 3

TOTAL BUILDING SIZE

±70,000 SF on ±5.6 acres

LEASING CONFIGURATION

Available as a single-tenant building or subdivided into 6 suites (A-F) from ±2,000 SF up to full building

CEILING / CLEAR HEIGHTS

10'10" – 20'4", varies by suite (see Suite Mix page)

EXTERIOR DOCK DOORS

5 dock-high doors (Suites B & C), plus 4 drive-in doors and 6 box-truck positions; additional doors can be added as needed

ELECTRICAL POWER

3-phase, 480V service; up to 1,200A and 800A by suite; additional capacity available

SPRINKLER SYSTEM

Wet system, building-wide

OUTSIDE STORAGE / TRAILER YARD

±1.8 acres of fenced outdoor storage across 3 yards (Suites A, B & E) — suitable for trailer and fleet parking

SITE / PARKING

±5.6-acre site; surface parking plus ±1.8 acres of fenced IOS yards for trailer and fleet storage

ZONING

IMU – Innovation Mixed Use; flexible for industrial, light industrial, and complementary uses

RAIL ACCESS

Along the historic Norfolk Southern AT&O rail corridor; a nearby NS spur (Graham St/Atando Ave) is out of service but has reinstatement potential. Not currently rail-served — confirm with NS Industrial Development.

Specifications compiled from ownership records, third-party BOMA measurement reports, and site documentation. Prospective tenants should verify all measurements, systems, and capacities during due diligence.

Suite Mix & Floor Plan

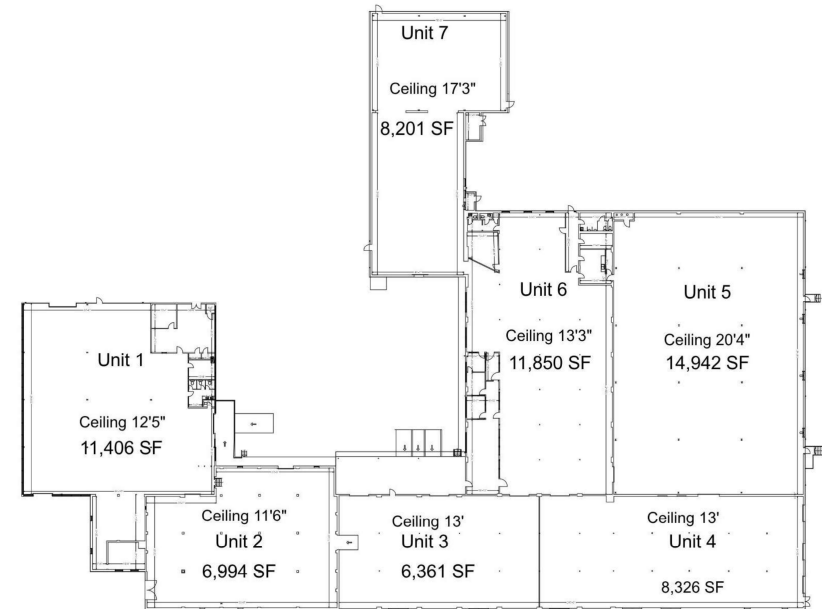
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UNIT	SQ. FT.	CEILING	OUTDOOR STORAGE
Office (231 Atando)	±2,019 SF	—	±0.53 AC
Unit 1	±11,406 SF	12'-5"	±0.60 AC*
Unit 2	±6,994 SF	11'-6"	—
Unit 3	±6,361 SF	13'-0"	—
Unit 4	±8,326 SF	13'-0"	—
Unit 5	±14,942 SF	20'-4"	±0.64 AC*
Unit 6	±11,850 SF	13'-3"	—
Unit 7	±8,201 SF	17'-3"	—

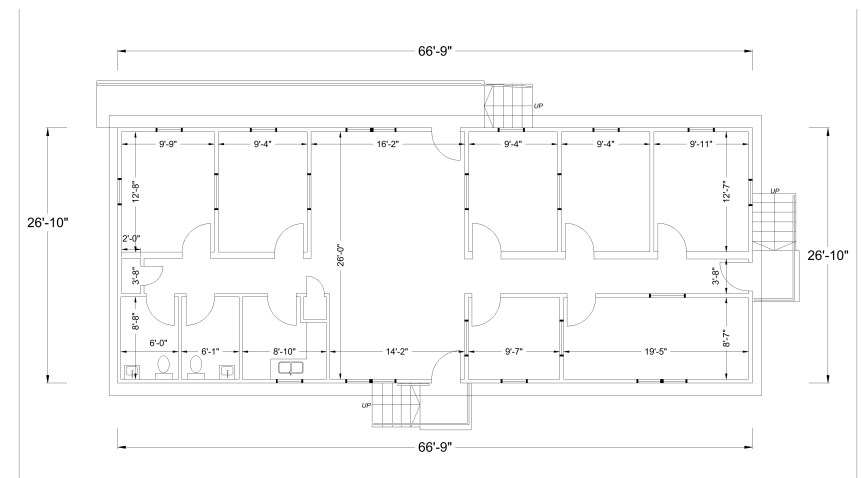
TOTAL: ±70,000 SF

5 dock-high doors • wet sprinkler • subdividable

ARCHITECTURAL FLOOR PLAN — 227 ATANDO (UNITS 1-7)



OFFICE FLOOR PLAN — 231 ATANDO (±2,019 SF)



* Outdoor storage yards are mapped from the current marketing suite plan (see Site Overview, page 2); boundaries do not align precisely with the architectural unit lines shown at right. Unit numbers reflect the third-party BOMA survey — current leasing suites (A-F) may combine or reconfigure these units.

Prime North End Location

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ACCESS & PROXIMITY

- **< 2 MI**
Interstate 77 & Interstate 85
- **0.5 MI**
36th St Station — LYNX Blue Line light rail
- **MINUTES**
Uptown Charlotte skyline
- **ADJACENT**
Camp North End & NoDa districts
- **~15 MIN**
Charlotte Douglas Intl. Airport (CLT)

CHARLOTTE SNAPSHOT — 5-MILE RADIUS

205,837

POPULATION

\$73,550

MEDIAN HH
INCOME

+2.7%

PROJECTED
GROWTH BY 2027

Positioned in Charlotte's fast-growing North End corridor — between Uptown, NoDa, and Camp North End — with direct interstate and light-rail access.



227-231 Atando Avenue — North End Charlotte