

±45,750 SF INDUSTRIAL FACILITY AVAILABLE FOR LEASE

4112 JOE STREET, CHARLOTTE, NC 28206



Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines
Vice President
704 413 0230
gray.gaines@avisonyoung.com



4112 JOE STREET

CHARLOTTE, NC 28206

Located at 4112 Joe St, Charlotte, NC, this approximately 45,750 SF industrial facility sits on 2.08 AC in the Atando Business Park. Zoned MI-2, it is well-suited for a variety of industrial and commercial uses.

The property offers prime accessibility, just 0.5 miles from I-85 (Exit 40), ensuring seamless connectivity for transportation and logistics. It is also fully fenced with frontage on N Graham Street, providing both security and high visibility.

BUILDING SPECIFICATIONS

Total Building SF:	±45,750 SF
Office SF:	±1,390 SF
Site Size:	±2.08 AC
Year Built:	1969
Zoning:	MI-2
Parcel ID:	07713307
Parking Spaces:	Eighteen (18) spaces
Ceiling Height:	20'
Column Spacing:	40' x 30'
Dock High Doors:	Three (3) 8'x8' doors One (1) 10'x12' doors
Fire Protection:	Wet & dry system



Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines
Vice President
704 413 0230
gray.gaines@avisonyoung.com



**AVISON
YOUNG**

PROPERTY OVERVIEW



RECENTLY UPDATED WITH FRESH INTERIOR AND EXTERIOR PAINT, A NEWLY REPAVED PARKING LOT, AND MODERNIZED OFFICE SPACES.



Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines
Vice President
704 413 0230
gray.gaines@avisonyoung.com



LOCATION OVERVIEW

4112 JOE STREET CHARLOTTE, NC 28206



Tom Tropeano, SIOR
Principal
704 413 0228
tom.tropeano@avisonyoung.com

Henry Lobb, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines
Vice President
704 413 0230
gray.gaines@avisonyoung.com



If you would like more information on this offering, please get in touch.

LISTING TEAM

Tom Tropeano, SIOR

Principal
704 413 0228
tom.tropeano@avisonyoung.com

Henry Lobb, SIOR

Principal
704 469 5964
henry.lobb@avisonyoung.com

Gray Gaines

Vice President
704 413 0230
gray.gaines@avisonyoung.com

Visit us online
avisonyoung.com

© 2025 Avison Young - North Carolina, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

521 E Morehead St, Suite 101, Charlotte, NC 28202

**AVISON
YOUNG**