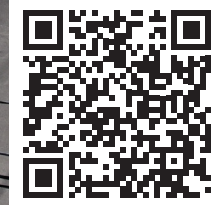


±45,750 SF INDUSTRIAL FACILITY AVAILABLE FOR SALE OR LEASE

4112 JOE STREET, CHARLOTTE, NC 28206



360°
VIEW
TOUR

SCAN QR CODE TO ACCESS

Tom Tropeano, SIOR
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**AVISON
YOUNG**

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
Power:	400A of 120/208V service (split across two separate 200A disconnects)



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PROPERTY OVERVIEW

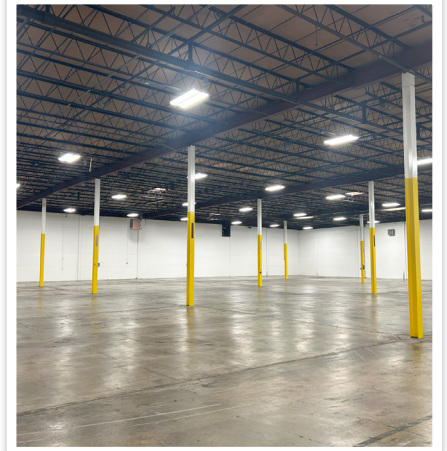


RECENTLY UPDATED WITH FRESH INTERIOR AND EXTERIOR PAINT, A NEWLY REPAVED PARKING LOT, AND MODERNIZED OFFICE SPACES.



**Spec Office & Warehouse
Matterport Tour:**

SCAN QR CODE TO ACCESS



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LOCATION OVERVIEW

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

LISTING TEAM

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