

FOR LEASE

12715 Downs Circle
Pineville, NC 28134

8,500 SF OF HEAVY INDUSTRIAL SPACE
WITH 1.83 ACRES OF FENCED YARD



FOR MORE INFORMATION

Bradley Dunn | Division Partner, Industrial Property Services | 704.777.7003 | bdunn@trinity-partners.com

TRINITY
PARTNERS

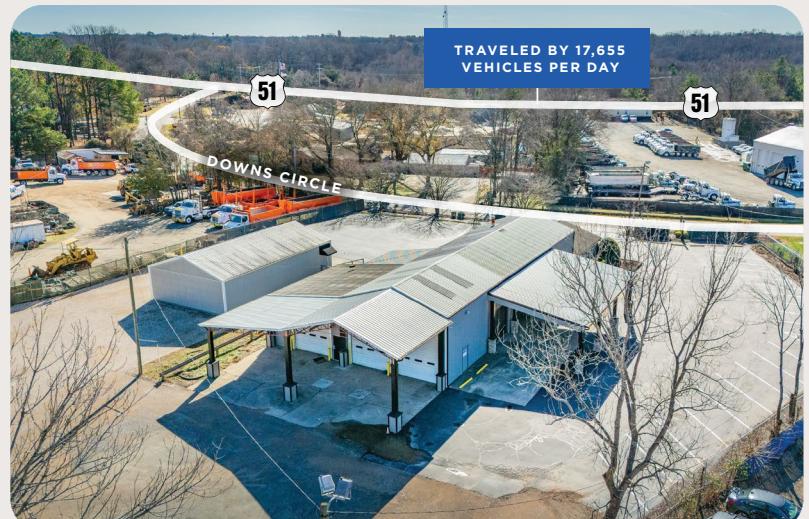
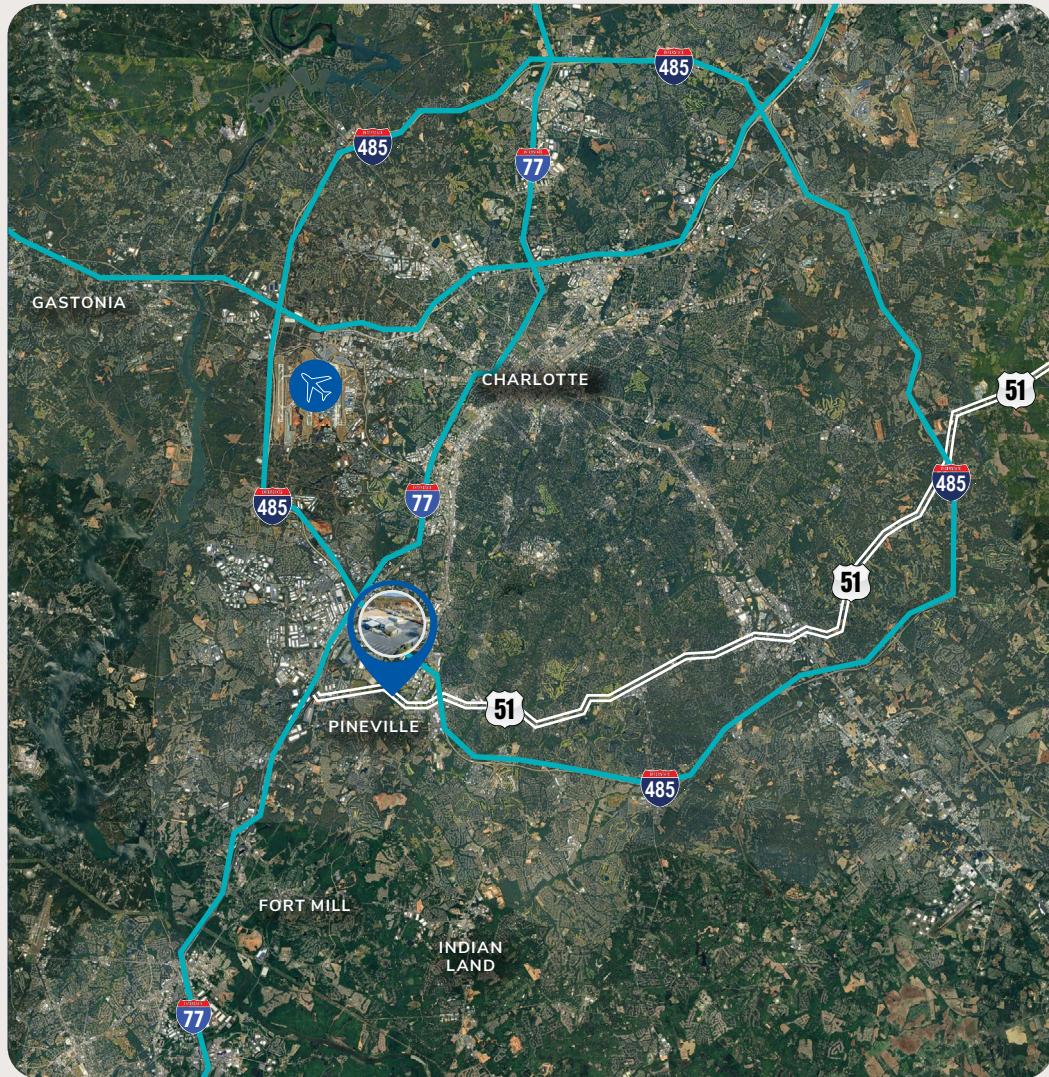
Property Details

| | |
|---------------------------------------|---|
| YEAR BUILT: | 1951 / Renovated & Expanded 2011 |
| PROPERTY TYPE: | Industrial Service Facility / Outdoor Storage |
| ZONING: | G-I |
| SAMPLE USES: | Automotive, Truck Maintenance, Industrial, Outdoor Storage, Trailer Storage, Contractor's Yard |
| STRUCTURES: | <p>BUILDING 1: 7,000 SF Service Facility w/ 7 Drive-Ins (1,700 SF of newly refurbished office)</p> <p>Can fit 2 tractor trailers inside building</p> <p>BUILDING 2: 1,500 SF Storage Facility w/ 2 Drive-Ins</p> <p>*All square footages listed herein are approximate.</p> |
| BUILDING 1 DRIVE-IN DOORS: | (1) 10' Wide x 8' High (2) 12' Wide x 16' High (1) 12' Wide x 14' High (3) 12' Wide x 10' High |
| BUILDING 2 DRIVE-IN DOORS: | (2) 10' Wide x 8.5' High |
| TOTAL ACREAGE: | 1.83 Acres of Fenced Outside Storage |
| CLEAR HEIGHT: | 18' |
| AUTO POSITIONS: | 30 |

Contact Broker for Lease Rate



Access Map



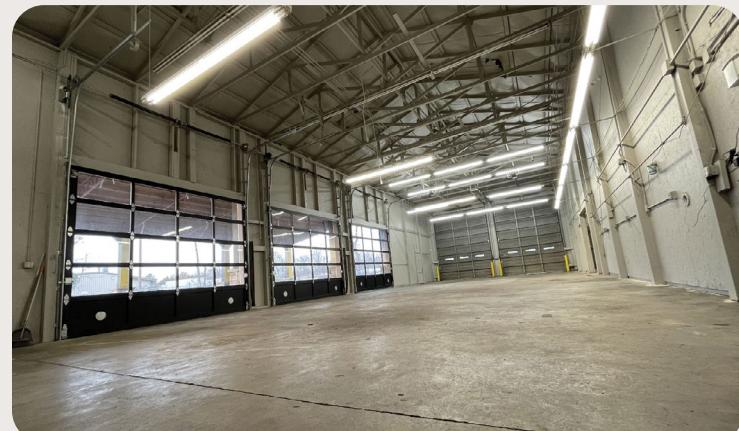
| MILES | |
|-------------|--------|
| HWY 51 | ± 0.3 |
| HWY 485 | ± 2.0 |
| HWY 77 | ± 2.2 |
| CLT AIRPORT | ± 9.5 |
| I-85 | ± 13.2 |

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Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties.



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