

FOR LEASE

**12715 Downs Circle
Pineville, NC 28134**

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



View Virtual Tour 

FOR MORE INFORMATION

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

**TRINITY
PARTNERS**

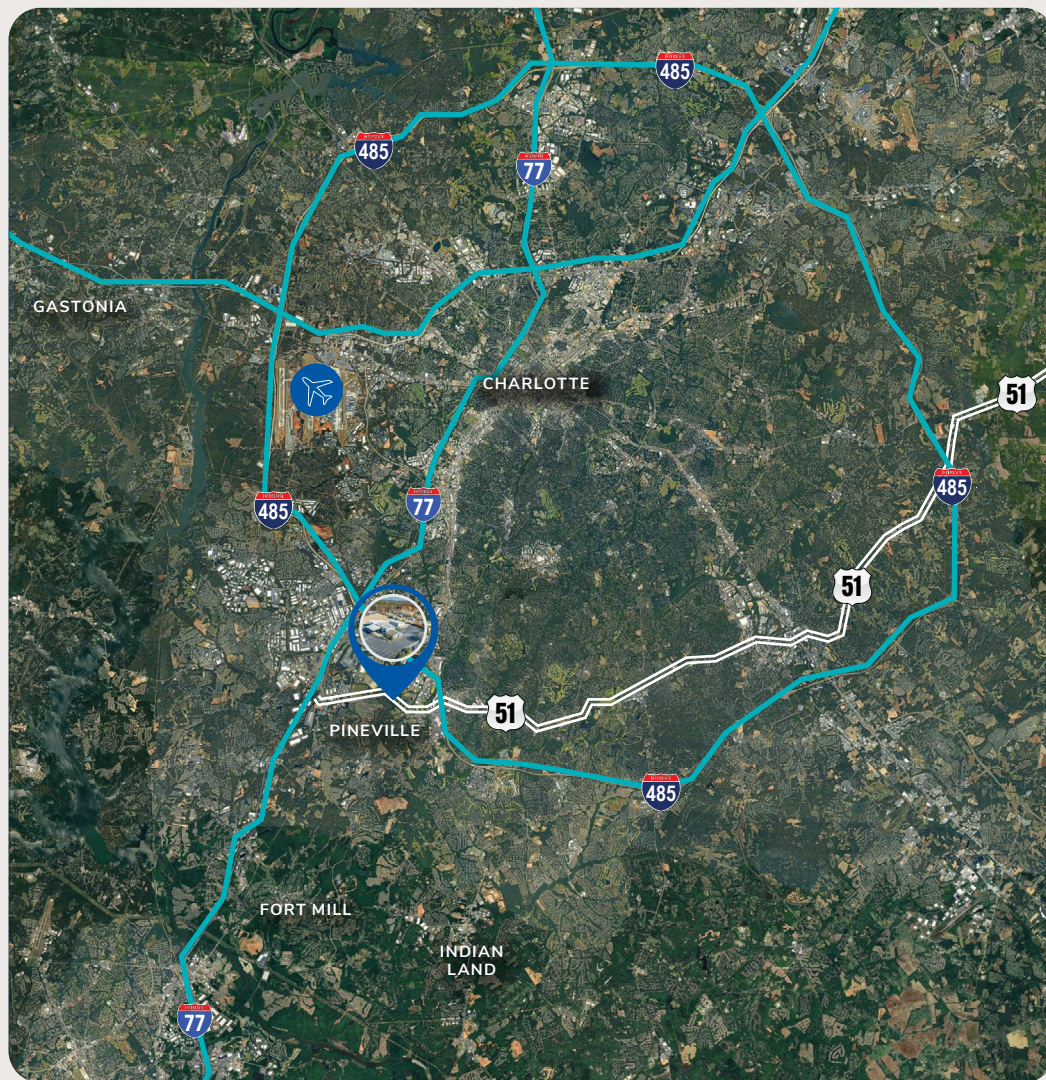
Property Details

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



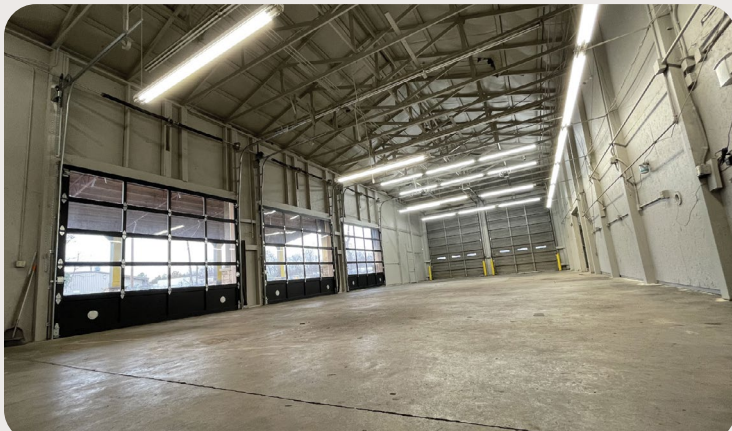
	MILES
HWY 51	± 0.3
HWY 485	± 2.0
HWY 77	± 2.2
CLT AIRPORT	± 9.5
I-85	± 13.2

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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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