

11104 Downs Rd

PINEVILLE, NC 28134



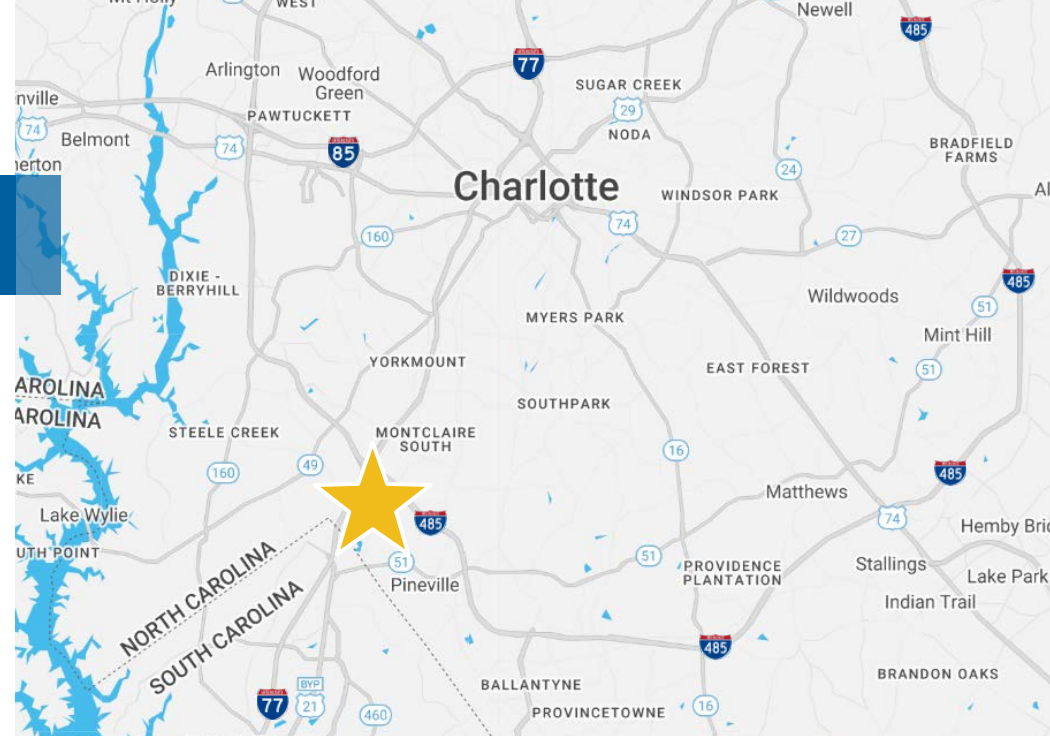
W WHITESIDE
PROPERTIES

For Sale
+/- 2,000 SF Flex Condo

Property Highlights

Flex Condo for sale on Downs Rd in Pineville, NC just 1 mile from I-77. The property is +/- 2,000 SF and built with a drop ceiling almost throughout the space. The built-out area can be demolished to create more traditional warehouse space. The Condo includes 1 dock door, 1 drive-in door and has 13' clear above the drop ceiling. Built in 1979, the property is zoned ML-2 making it an ideal choice for Industrial and Flex uses.

Address	11104 Downs Rd., Pineville, NC 28134
Availability	For Sale
Asset Class	Flex
Square Footage	+/- 2,000 SF
Year Built	1979
Zoning	ML-2
Access	Downs Rd
Ceiling Height	13 FT
Doors	Drive-In Door: 10'H x 12'W Dock Door Positions: 1
Sale Price	\$415,000



Demographics



56,856 Population - 3 mile
191,703 Population - 5 mile



\$95,531 Average Household Income - 3 mile
\$120,473 Average Household Income - 5 mile



23,659 Households - 3 mile
79,750 Households - 5 miles



63,575 Employees - 3 mile
143,454 Employees - 5 mile

1 Mile to I-77
1.8 Miles to I-485
12 Miles to Charlotte Douglas International Airport



Uptown



PRECISION



10,500 VPD



Distribution Center



Nations Ford Rd



Downs Rd



Distribution Center

3,700 VPD



SUNBELT RENTALS

Westinghouse Blvd

37,500 VPD

Site Overview

West Ayrsey



Waffle House



Subway

Penske Truck Rental

Shaw

TEP BARKER

37,500 VPD

Nations Ford Rd

PARRISH TRUCK TIRE CENTER

Kelly Pipe THE ULTIMATE SOURCE

Facilicom

10,500 VPD

MIDREX H₂

Downs Rd



SUNBELT RENTALS

WESTINGHOUSE BLVD

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