

**AVAILABLE
IMMEDIATELY**

Up to $\pm 10,504$ sf Small Bay Industrial Warehouse Space Available for Lease

616 E WESTINGHOUSE BLVD • PINEVILLE, NC 28134



± 2.69 AC SITE WITH INDUSTRIAL OUTSIDE STORAGE

HENRY LOBB, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

WILL HENDRICK
Associate
704 285 2071
will.hendrick@avisonyoung.com

B&D
HOLDINGS

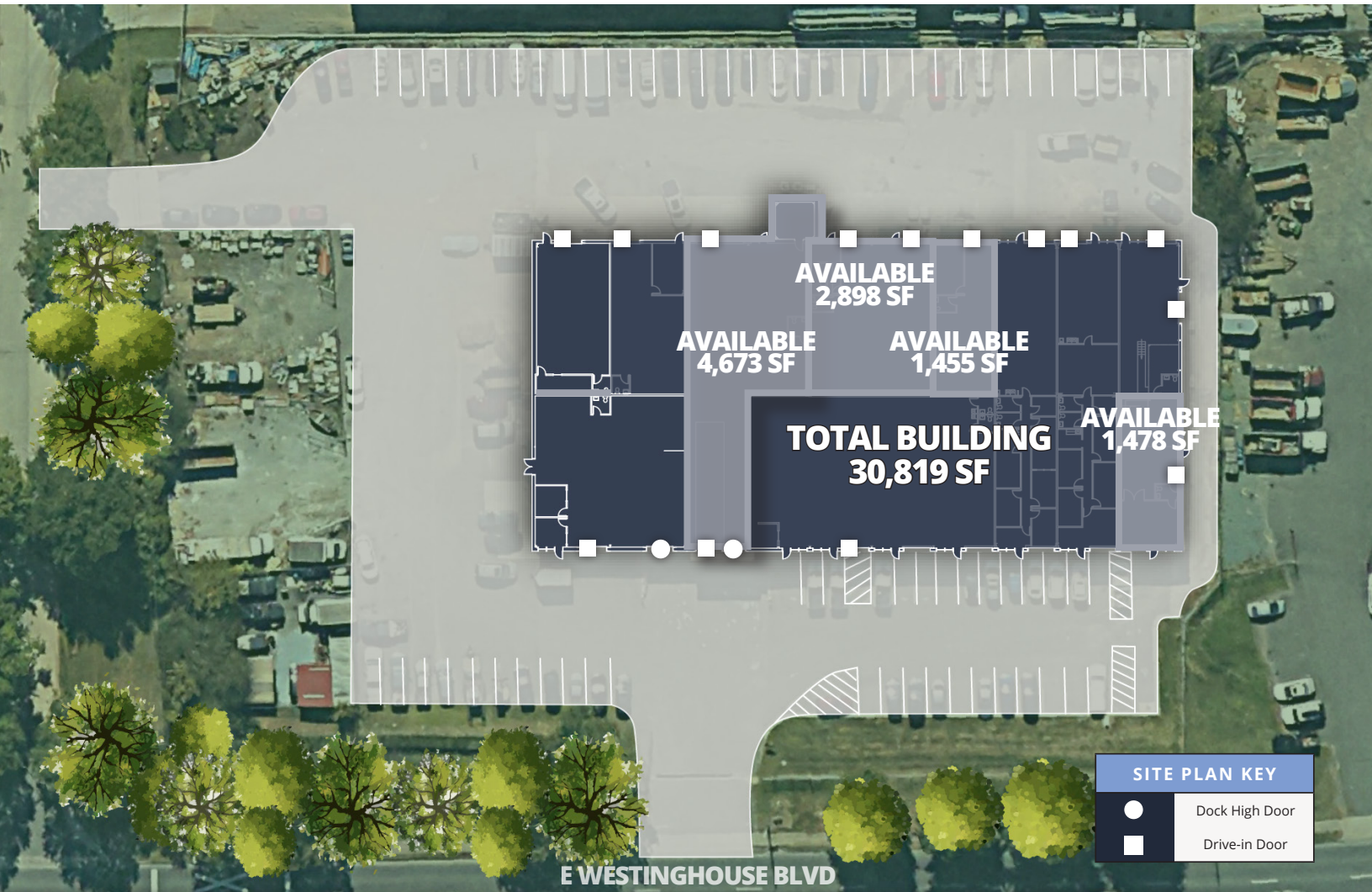
**AVISON
YOUNG**

INDUSTRIAL WAREHOUSE SPACE AVAILABLE

616 E Westinghouse Blvd • Pineville, NC 28134

Property details

LAND AREA	±2.69 AC	COLUMN SPACING	None; clear span construction
ZONING	ML-2	CLEAR HEIGHT	Original: 17'7" Expansion: 13'7"
POINTS OF INGRESS/ EGRESS	Two (2) each with gated access	ROOF SYSTEM	Original: TPO (2014) Expansion: Metal (original)
BUILDING AREA	30,819 SF	WAREHOUSE LIGHTING	Varies by suite
YEAR BUILT / EXPANDED	1965 / mid 1990s	HVAC	Office only
BUILDING CONSTRUCTION	Metal with brick veneer	UTILITY METERING	Separate
BUILDING SECTIONS	Original: 23,023 SF Expansion: 7,200 SF	TRUCK COURT DEPTH	Front: 60' Rear: 72'



HENRY LOBB, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

WILL HENDRICK
Associate
704 285 2071
will.hendrick@avisonyoung.com

B&D
HOLDINGS

AVISON
YOUNG

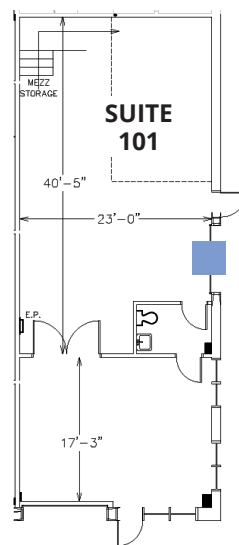
INDUSTRIAL WAREHOUSE SPACE AVAILABLE

616 E Westinghouse Blvd • Pineville, NC 28134

Available Suites

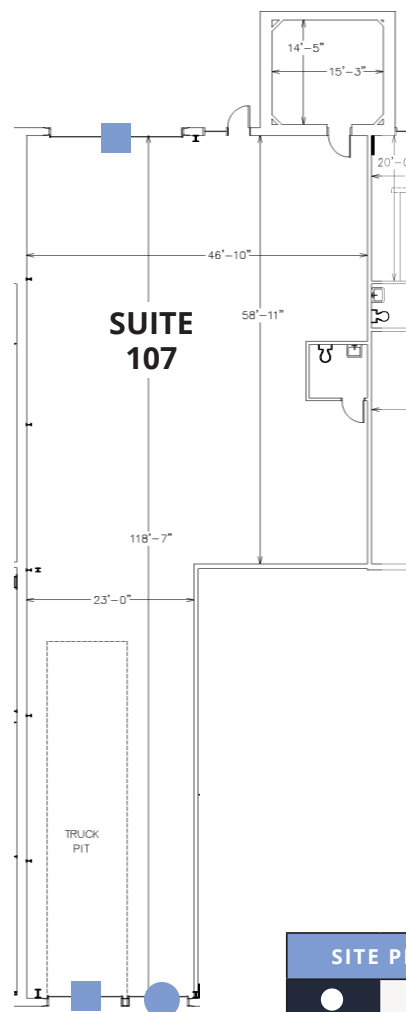
SUITE 101

TOTAL SF	1,478 SF
OFFICE SF	482 SF
DIMENSIONS	23' 0" x 57' 8"
DOCK-HIGH DOORS	-
DRIVE-IN DOORS	One (1) 8' x 8'
AVAILABLE	Immediately



SUITE 107

TOTAL SF	4,673 SF
OFFICE SF	316 SF
DIMENSIONS	46' 10" x 118' 7"
DOCK-HIGH DOORS	One (1) 8' x 8'
DRIVE-IN DOORS	One (1) 10' x 14' One (1) 18 x 12'
AVAILABLE	9/1/2027



SITE PLAN KEY

- Dock High Door
- Drive-in Door

HENRY LOBB, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

WILL HENDRICK
Associate
704 285 2071
will.hendrick@avisonyoung.com

B&D
HOLDINGS

AVISON
YOUNG

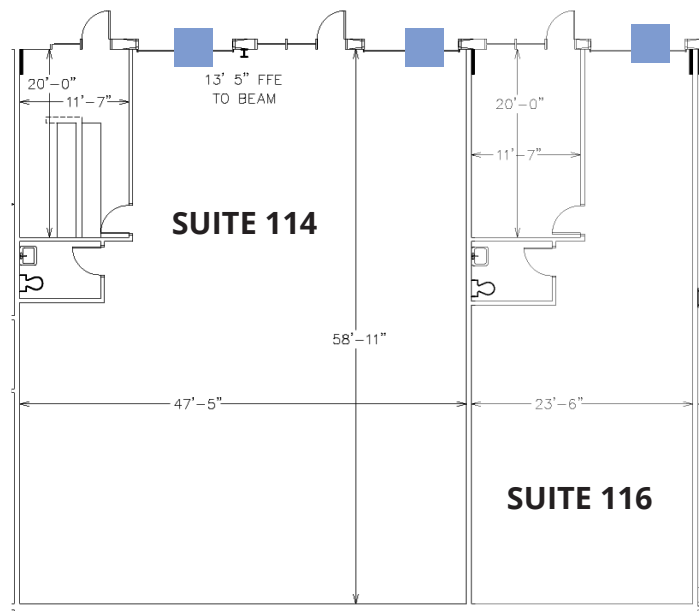
INDUSTRIAL WAREHOUSE SPACE AVAILABLE

616 E Westinghouse Blvd • Pineville, NC 28134

Available Suites

SUITE 114

TOTAL SF	2,898 SF
OFFICE SF	262 SF
DIMENSIONS	47' 5" x 58' 11"
DOCK-HIGH DOORS	-
DRIVE-IN DOORS	Two (2) 10' x 10'
AVAILABLE	Immediately



SUITE 116

TOTAL SF	1,455 SF
OFFICE SF	264 SF
DIMENSIONS	23' 6" x 58' 11"
DOCK-HIGH DOORS	-
DRIVE-IN DOORS	One (1) 10' x 10'
AVAILABLE	Immediately

SITE PLAN KEY

- Dock High Door
- Drive-in Door

HENRY LOBB, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

WILL HENDRICK
Associate
704 285 2071
will.hendrick@avisonyoung.com

B&D
HOLDINGS

AVISON
YOUNG

INDUSTRIAL WAREHOUSE SPACE AVAILABLE

616 E Westinghouse Blvd • Pineville, NC 28134

Area overview



INTERSTATE 77
±0.9 miles



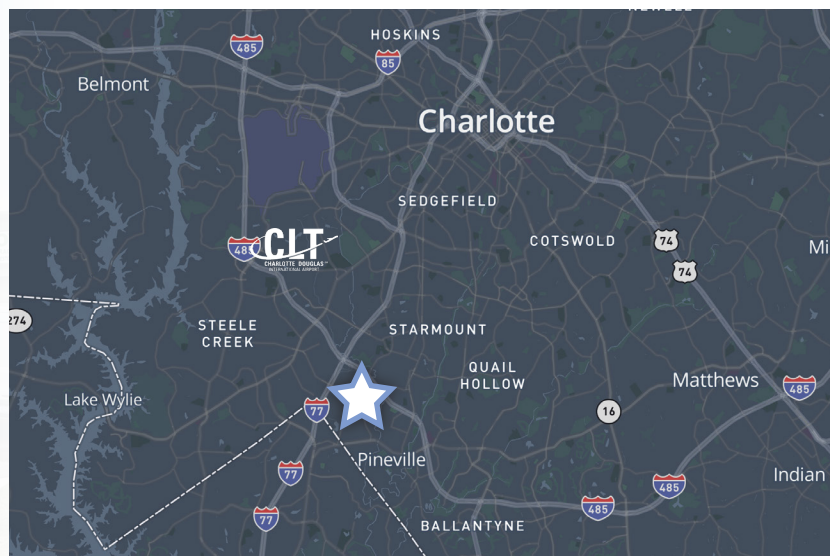
INTERSTATE 485
±1.9 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
±12.0 miles



UPTOWN
CHARLOTTE
±12.5 miles



HENRY LOBB, SIOR
Principal
704 469 5964
henry.lobb@avisonyoung.com

WILL HENDRICK
Associate
704 285 2071
will.hendrick@avisonyoung.com

B&D
HOLDINGS

**AVISON
YOUNG**