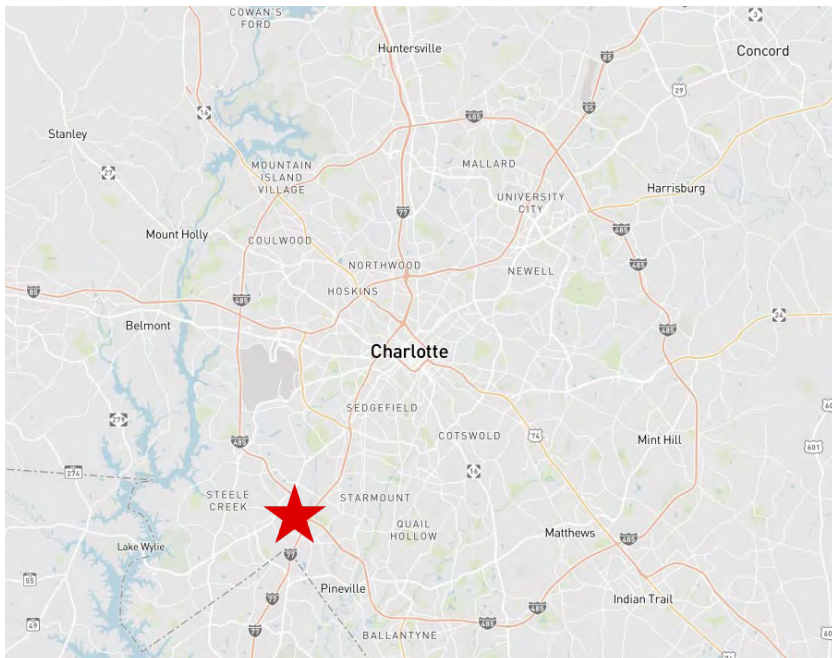




**± 48,615 SF  
FOR LEASE**

## **9415 Pioneer Ave | Charlotte, NC**

Industrial space for lease with newly renovated office



### **Property Overview**

± 48,615 s.f. available for lease

- ± 800 s.f. of office
- 2 dock high doors (with dock levelers)
- 20' clear height

Multi-tenant facility

Located in the Westinghouse submarket

Ability for ± 5,000 s.f. of outdoor storage

**Available Immediately**

**Rich Grieder**  
Executive Vice President  
+1 704 804 5783  
rich.grieder@jll.com

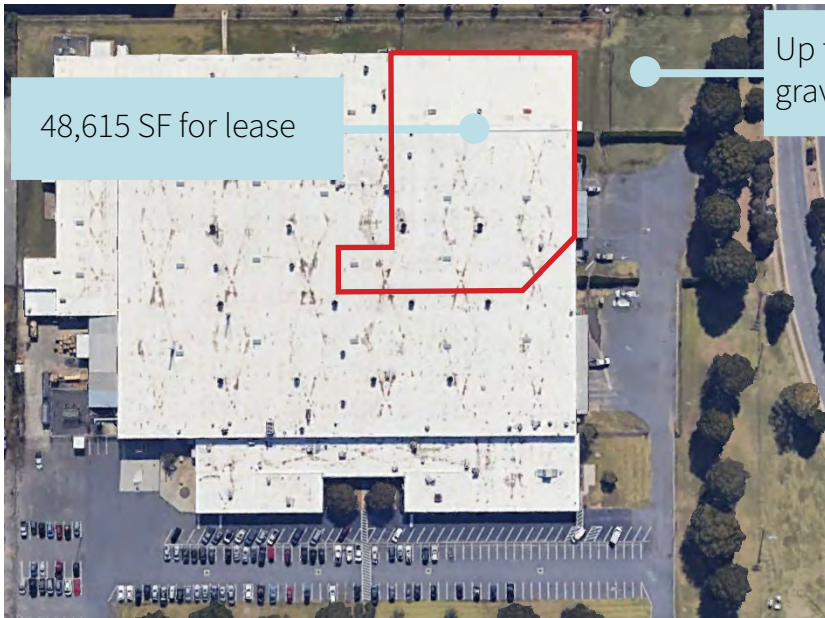
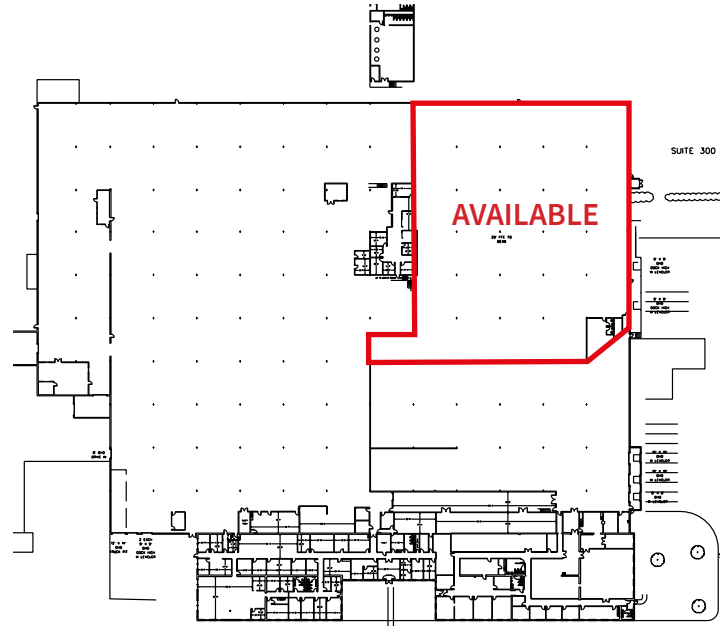
**Matthew Greer, CCIM, SIOR**  
Executive Managing Director  
+1 704 804 5762  
matthew.greer@jll.com



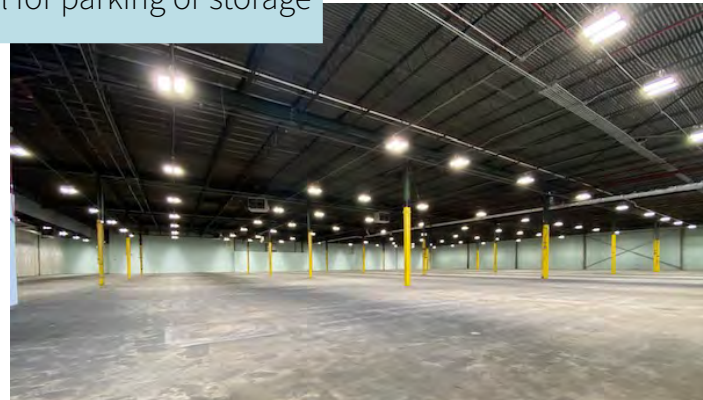


# Property Specifications

Address	9415 Pioneer Ave, Charlotte, NC 28273
Building size	48,615 s.f
Office size	800 s.f
Submarket	Westinghouse
Tenancy	Multi-tenant facility
Construction	Masonry construction
Clear height	20'
Dock high doors	2 (9' x 9') with dock levelers
Sprinklers	Wet
Power	(1) 200 amp panel (1) 100 amp panel
Features	Truck court can be secured Additional 10,000 SF of outdoor storage can be graveled
Lease Rate	\$6.95/SF NNN
Availability	Immediate



Up to 5,000 SF of additional gravel for parking or storage



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