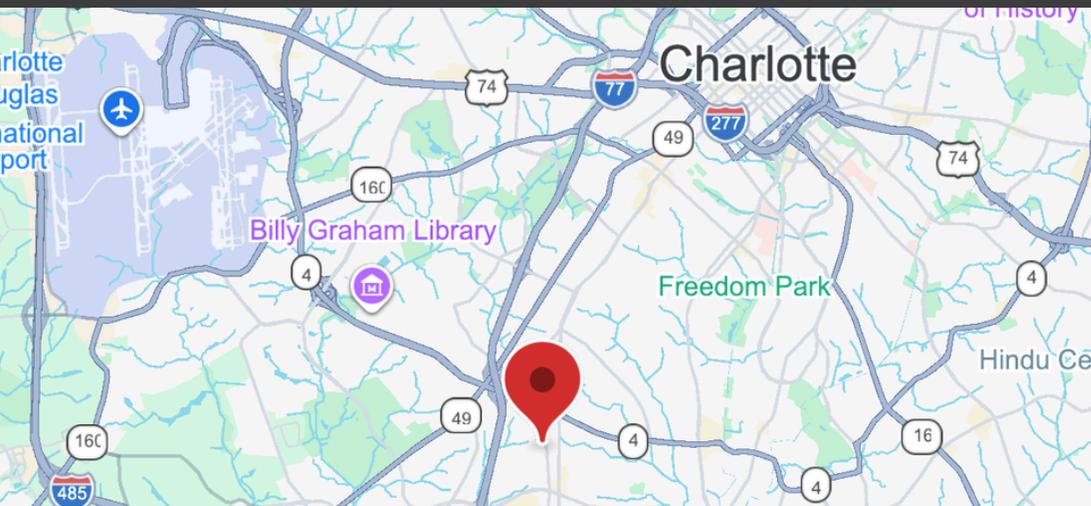


5100 OLD PINEVILLE RD
CHARLOTTE, NC 28217



OFFICE/FLEX FOR LEASE



PROPERTY HIGHLIGHTS

Freestanding Flex Opportunity

±8,040 SF office building with ±1,517 SF of existing warehouse space with a dock high door. The warehouse can be easily expanded to ±2,576 SF by removing interior office buildouts within the warehouse area.

Additional Warehouse

±3,630 SF of adjacent warehouse space, bringing the total footprint to ±13,187 SF. The warehouse is directly connected to the main building, allowing for seamless operations. The warehouse has a drive-in and is fenced in.

Prime Southwest Charlotte Location

Strategically positioned with immediate access to I-77, I-485, and South Blvd, placing the property within one of Charlotte's most active infill corridors.

Flexible Zoning with Long-Term Upside

ML-2 zoning accommodates a wide range of uses, offering both immediate functionality and strong future repositioning potential, with TOD rezoning highly probable.

UNIT SIZE:

13,187 SF

USE:

OFFICE/ FLEX

ZONING:

ML-2

RATE:

\$22 SF NNN

CLEAR HEIGHT:

16-18 F

DOCK HIGH:

1

DRIVE-IN:

1

CONTACT

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JOHN VICKERS

704 575 0667

jv@kwcommercial.com



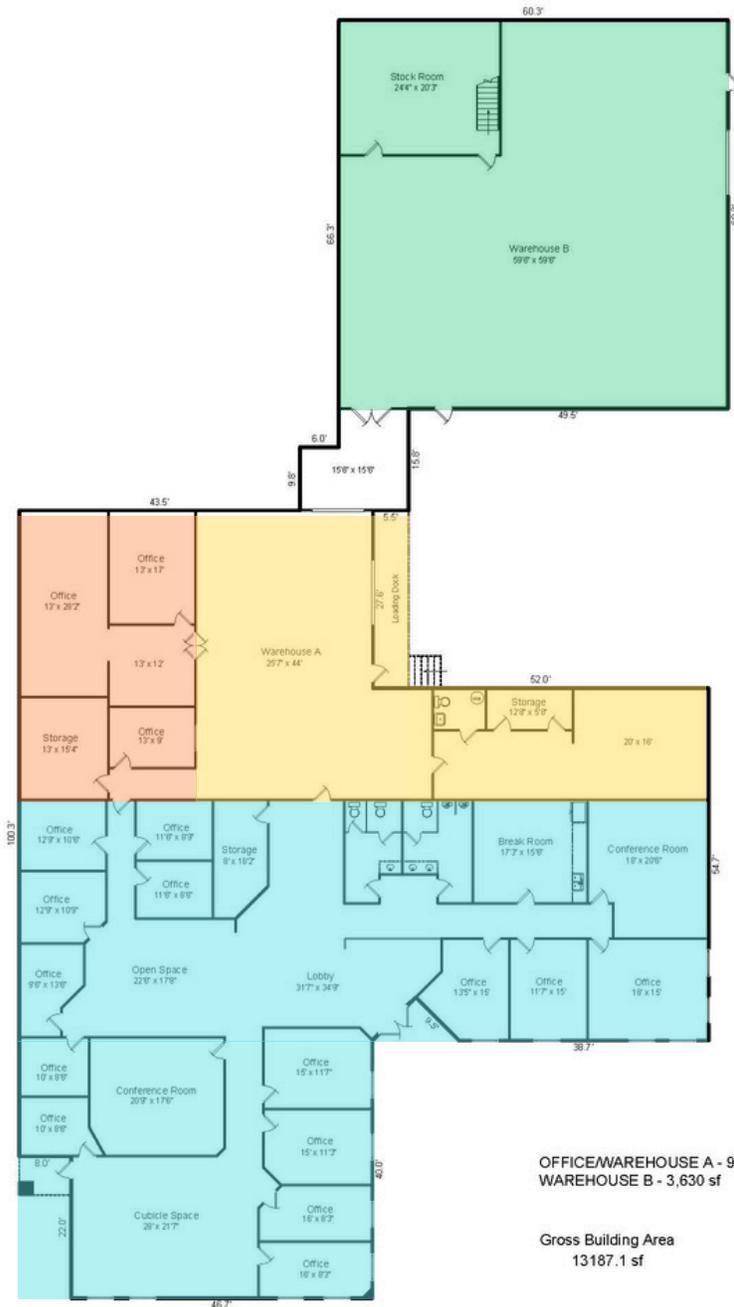
KW COMMERCIAL

5925 Carnegie Blvd, Ste.250

Charlotte, NC 28209

+1 704 602 0400

www.kwcommercial.com



**ADJACENT
WAREHOUSE B**

**WAREHOUSE A
POTENTIAL WAREHOUSE
EXPANSION**

OFFICE

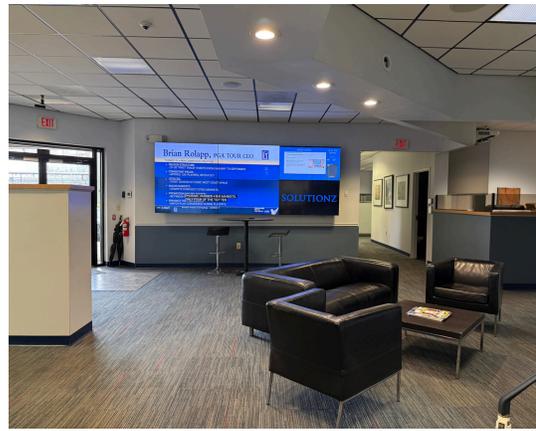
OFFICE/WAREHOUSE A - 9,557.1 sf
WAREHOUSE B - 3,630 sf

Gross Building Area
13187.1 sf

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5100

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