



Pineville Distribution Center

10203 Pineville Distribution Street
Pineville, NC

CONSTRUCTION UNDERWAY

40,000 - 194,232 SF Available

Delivering Q3 2026



Owned by

 LaSalle™



 SHORELINE
CAPITAL

overlook

Leased by

 TRINITY
PARTNERS

FOR LEASING INFORMATION:

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PROGRESS

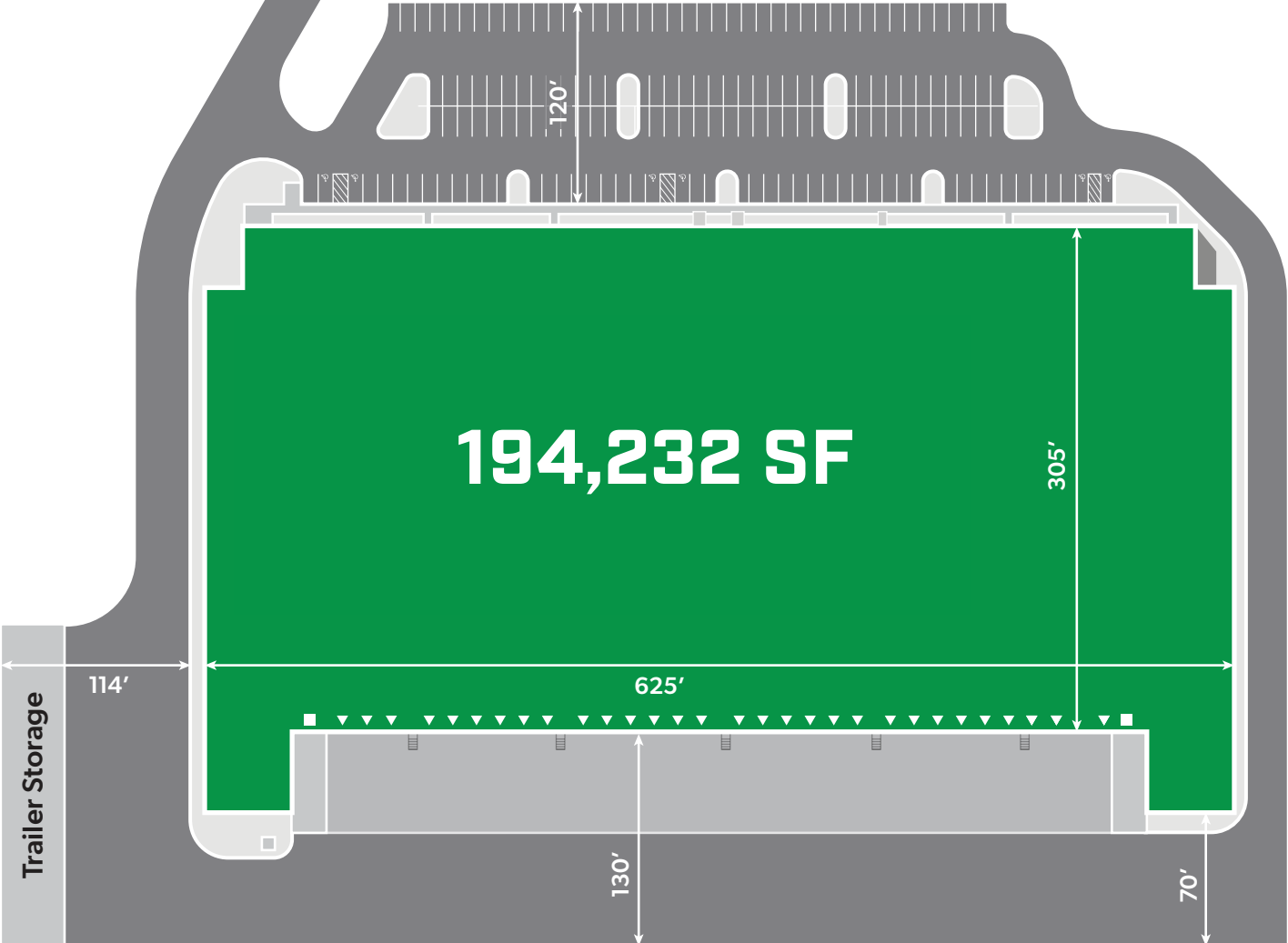
5.5.2026



PROGRESS

5.5.2026

SITE PLAN



KEY

- Drive-in doors
- ▼ Dock Doors



Property Overview

ADDRESS

10203 Pineville Distribution St
Pineville, NC 28134

TOTAL BUILDING SIZE

194,232 SF

OFFICE SIZE

2,000 SF (Planned)

LAND AREA

15 AC

SUBMARKET

Pineville / Westinghouse

ZONING

G-1 (CD)

CLEAR HEIGHT

32'

DOCK DOORS

30, 9'x10'

DOCK LEVELERS

8 - 35,000# mechanical levelers

DOCK EQUIPMENT

Dock Bumpers, Z-Guards, Bullnose Dock Canopy

DRIVE-IN DOORS

2 - 14'x16' (1 additional knock-out)

TRAILER PARKING

20 spaces

AUTO PARKING COUNT

165 (Including 6 accessible, 1 van)

FLOOR SPECS

6", 4000 psi, unreinforced concrete (#3 bars@ 18"
O.C. each way at pour-back strip only)

COLUMN SPACING (W' X D')

Typical: 52' x 49'
Speed bay/staging area: 52' x 60'

ROOF TYPE

60 mil TPO, R-20

FIRE SUPPRESSION

ESFR

POWER SPECS

2,000 Amp, 480/277V, 3-Phase

LIGHTING SPECS

Fully lit, LED, motion sensors, 30fc, 10-15' whips

UTILITY PROVIDERS

Water provider: Charlotte Water

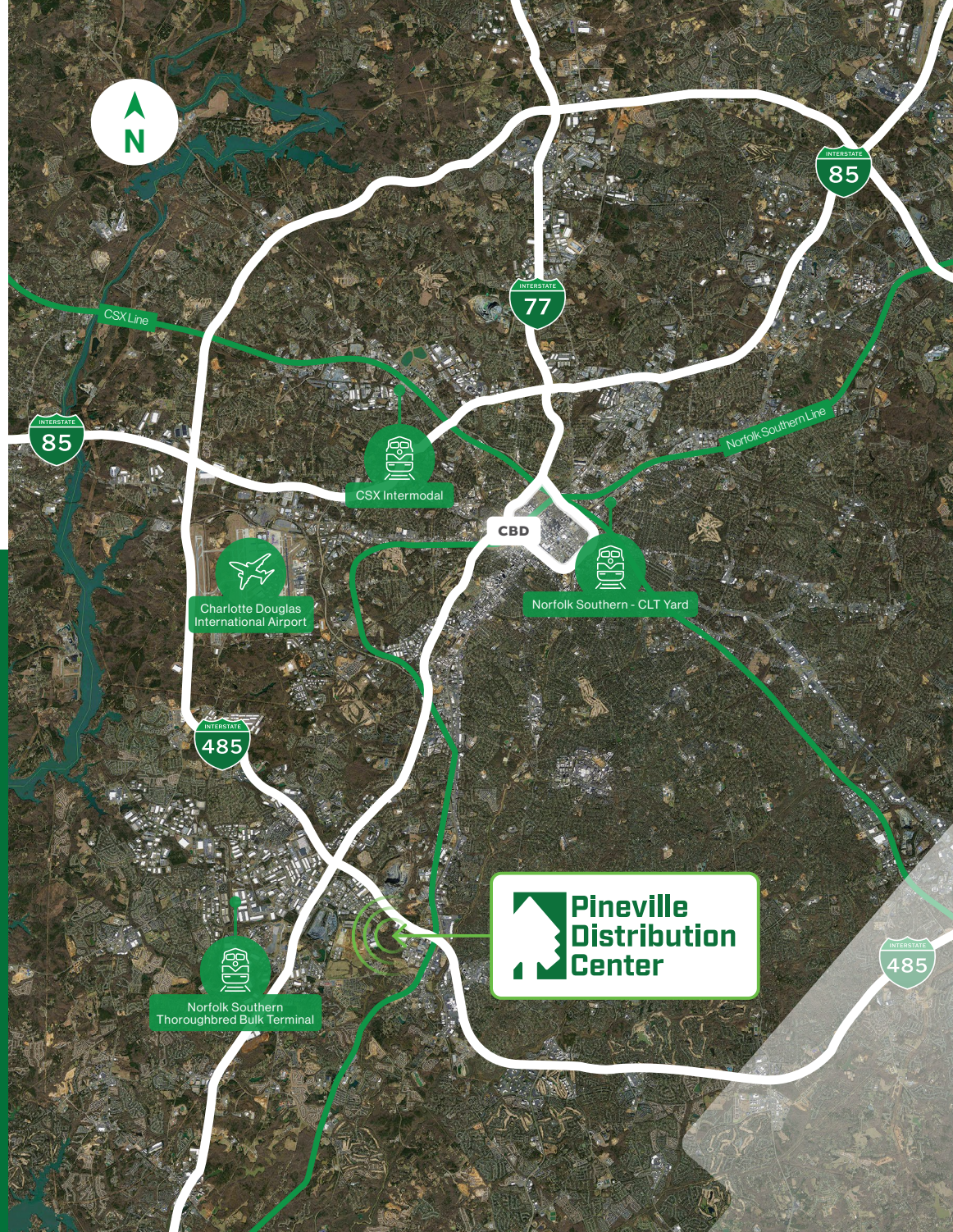
Sewer provider: Charlotte Water

Power provider: Electricities

Gas provider: Piedmont Natural Gas

Strong access to major interstates and the surrounding Charlotte MSA

Exceptionally located with easy access to I-485, I-77, and I-85 in addition to both Norfolk Southern and CSX Intermodal facilities.



1.3 miles → I-485

3.2 miles → I-77

13 miles → I-85

4.7 miles → Norfolk Southern Thoroughbred Bulk Terminal

15 miles → CLT Douglas International Airport

15.5 miles → Norfolk Southern - CLT Yard

18 miles → CSX Inland Port

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