



10203 Pineville Distribution Street
Pineville, NC

CONSTRUCTION UNDERWAY

40,000 - 194,232 SF Available

Delivering Q3 2026



Owned by

 LaSalle™

 ICONIC EQUITIES

 SHORELINE CAPITAL

 overlook

Leased by

 TRINITY
PARTNERS

FOR LEASING INFORMATION:

BRADLEY DUNN

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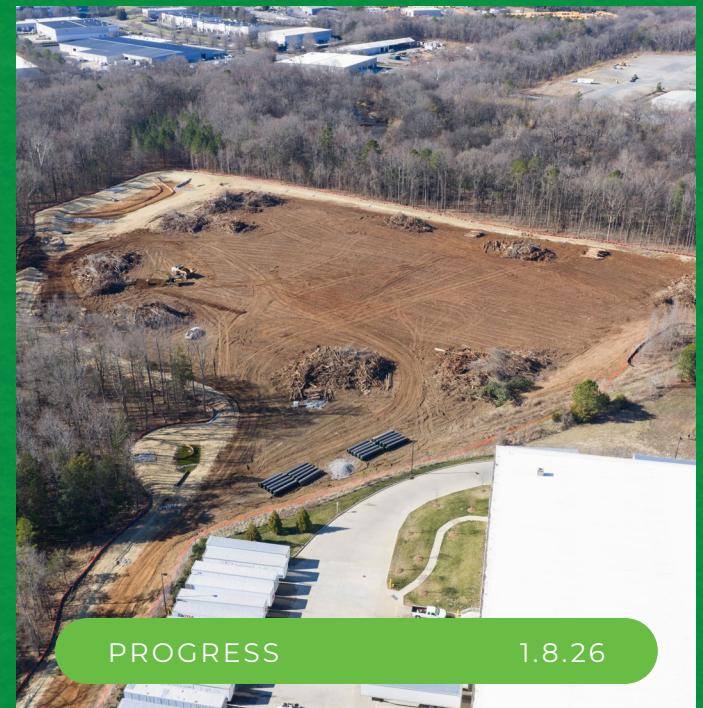
BILL WOOD

bwood@trinity-partners.com
704.906.2763



PROGRESS

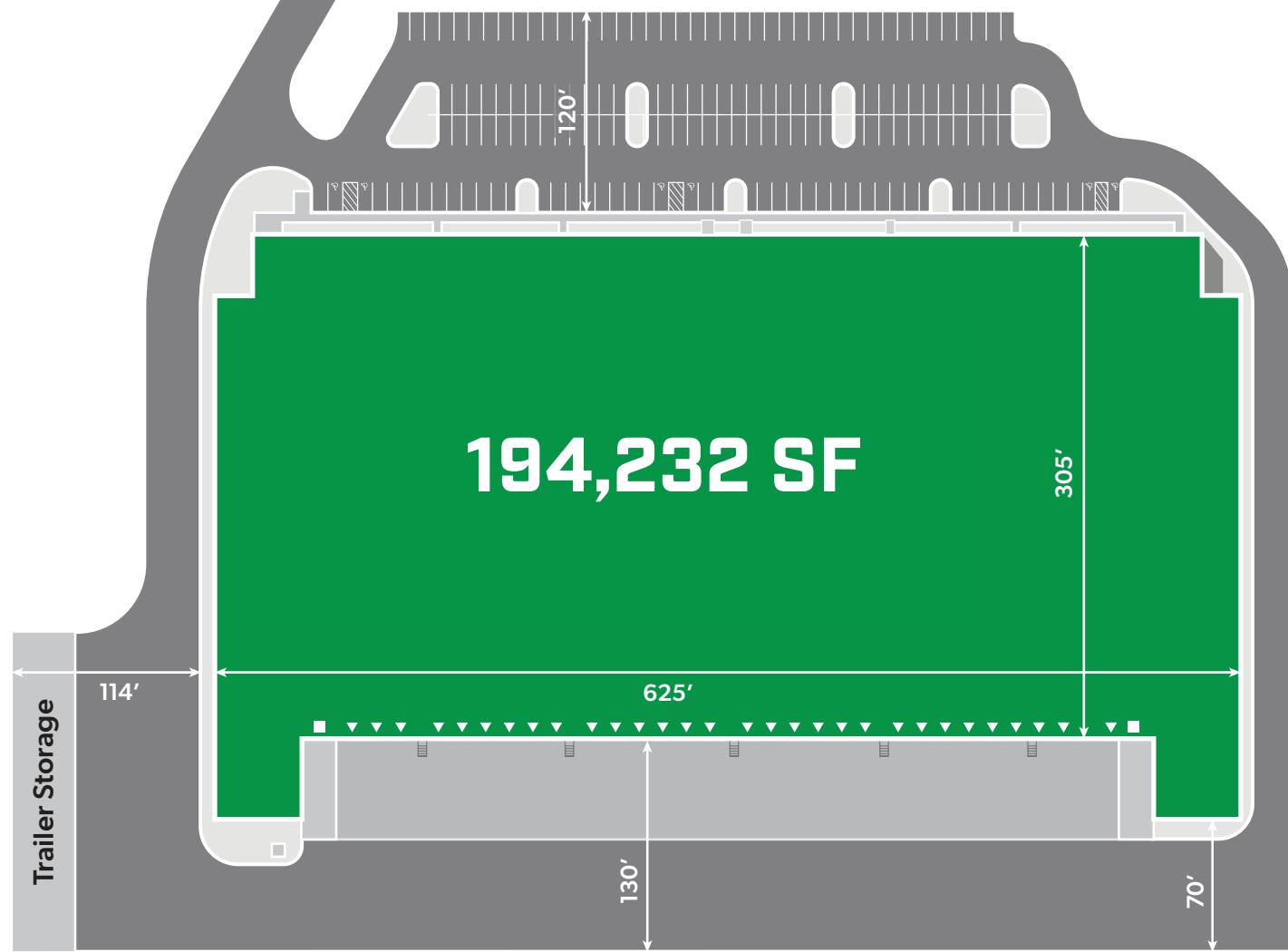
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PROGRESS

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SITE PLAN





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-I (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

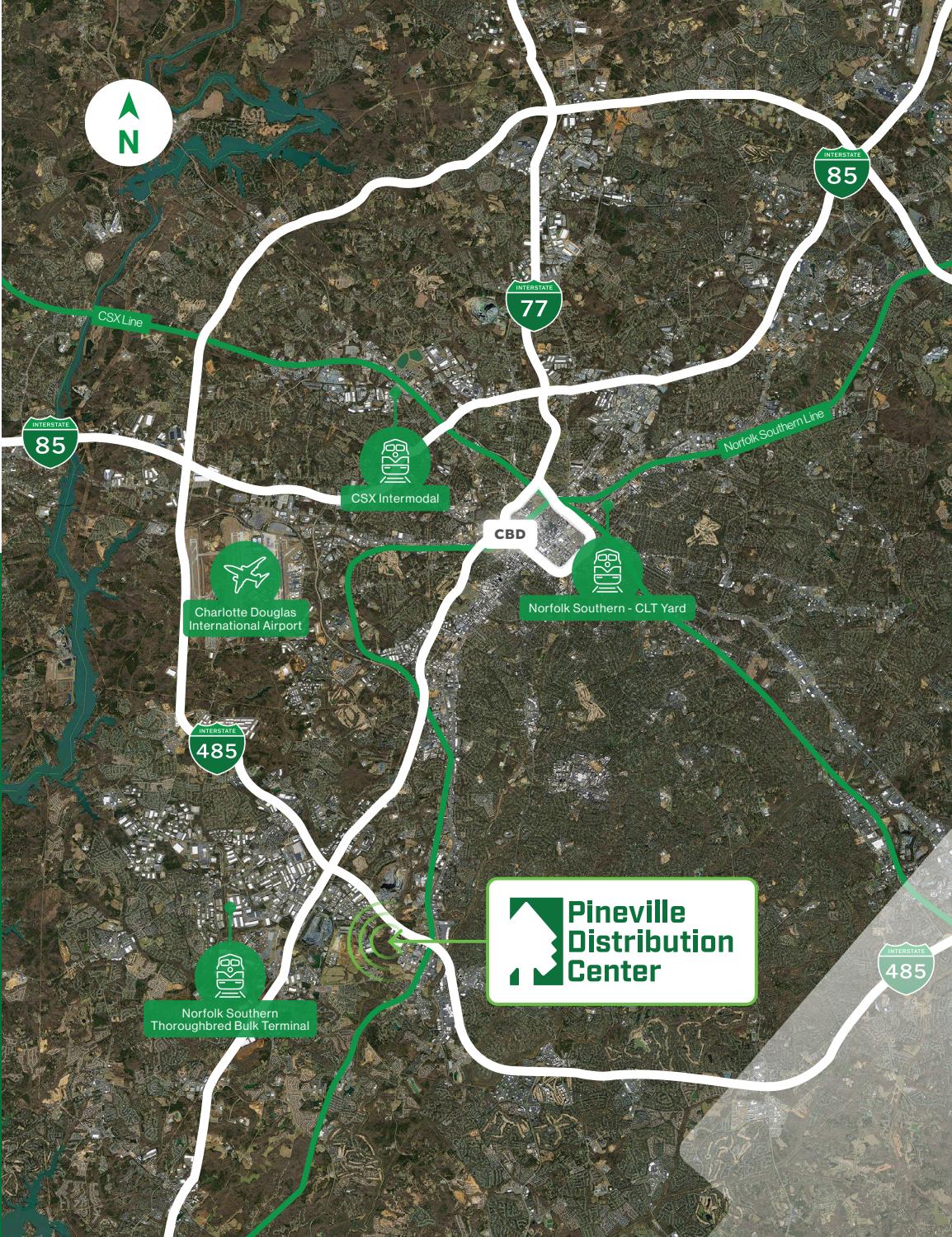
Power provider: Electricities

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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