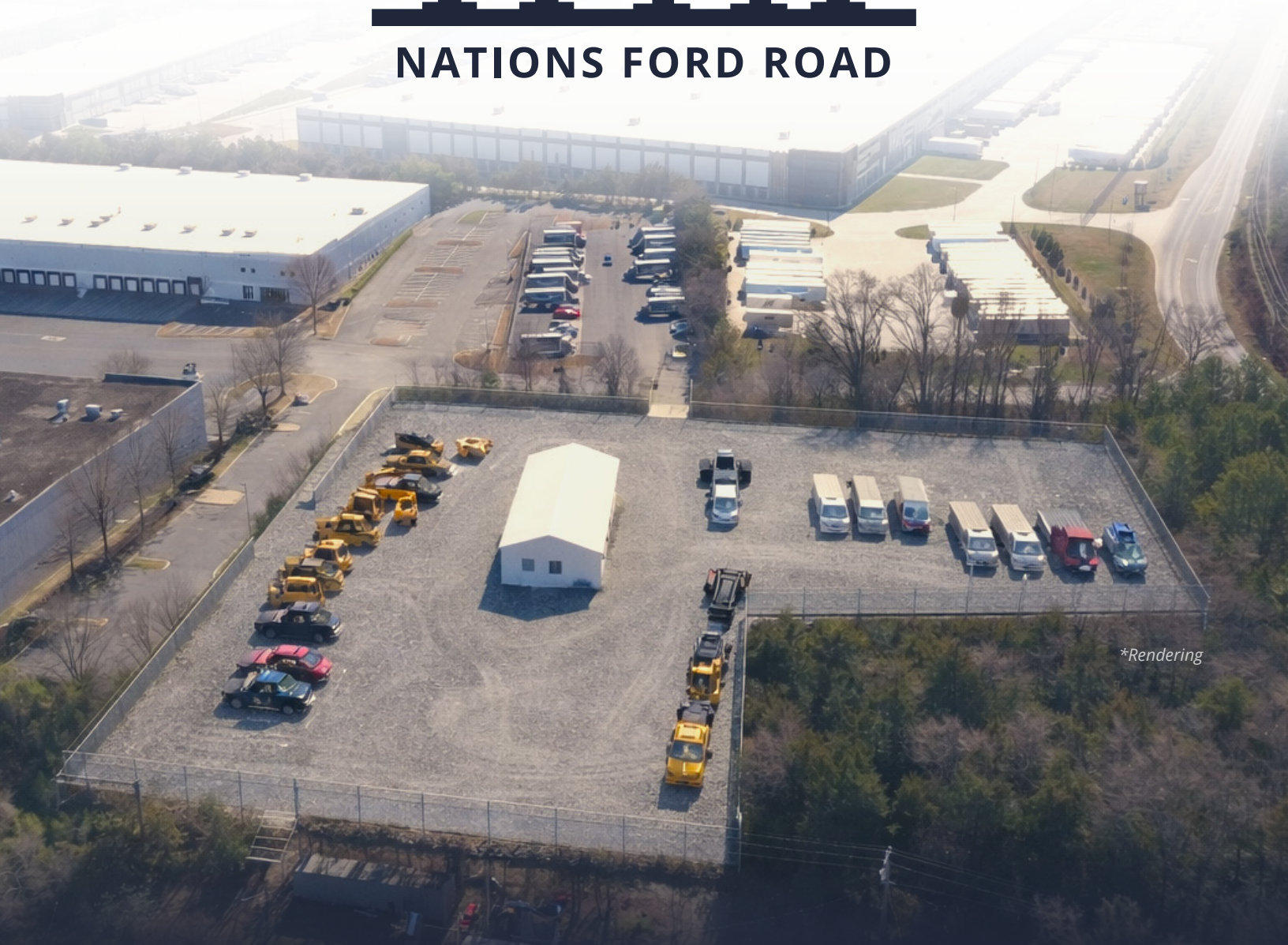


11441

NATIONS FORD ROAD



*Rendering

±4.11 AC Industrial Outdoor Storage Opportunity For Lease

PINEVILLE, NORTH CAROLINA

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**AVISON
YOUNG**

Industrial Outdoor Storage Opportunity PINEVILLE, NC



11441 Nations Ford Rd presents a premier **±4.11 acre industrial outdoor storage opportunity** in the sought-after Pineville submarket. Zoned G-I and offering approximately ±2.6 usable acres, the property features a versatile ±3,731 SF existing building ideal for operations requiring a mix of yard storage and functional building space.

With excellent access to Charlotte's southside industrial corridor and strong regional connectivity, this site is perfectly suited for logistics, service, and equipment-based users seeking a strategic, high-utility location.



INTERSTATE 77
1.1 miles



INTERSTATE 485
2.2 miles



UPTOWN CHARLOTTE
11.3 miles



CLT-DOUGLAS INTERNATIONAL AIRPORT
13 miles

PROPERTY SPECIFICATIONS

ADDRESS	11441 Nations Ford Rd Pineville, NC 28134
PARCEL ID	20505244 / 20505234
YEAR BUILT	1981
ZONING	G-I (General Industrial)
GROSS ACRES	±4.11 AC
ESTIMATED USABLE ACRES	±2.6 AC
EXISTING BUILDING SF	±3,731 SF Office
ACCESS POINTS	One
PRICING	Contact Brokers

Property Highlights

- Planned improvements include gravel, fencing and lighting
- Existing office building on site
- Approximately 1.1 miles from I-77, 2.2 miles from I-485 and 13 miles from CLT Douglas Int'l Airport

Permitted Uses

Including but not limited to:

- Contractor Office
- Container Storage
- Commercial Vehicle Parking
- Tractor Trailer Parking
- Equipment Storage

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