

**BELOW MARKET RATE  
MOVE-IN-READY**



AVAILABLE FOR SUBLEASE

# 12004 Carolina Logistics Dr, Suite M

PINEVILLE, NC 28134

40,237 RSF - SUBLEASE

  
**STREAM**

**Bradley Dunn**

*Senior Vice President*

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# Property Highlights

LEASE TERM: Through 6/30/2028

RATE: \$9.41 PSF NNN

## Building Specs

BUILDING SF: 202,403 SF

AVAILABLE SF: 40,237SF

OFFICE SIZE: 2,859 SF

CLEAR HEIGHT: 32'

COLUMN SPACING: 52' – 6" wide x 50' deep with a 60' speed bay

BUILDING DEPTH: 265'

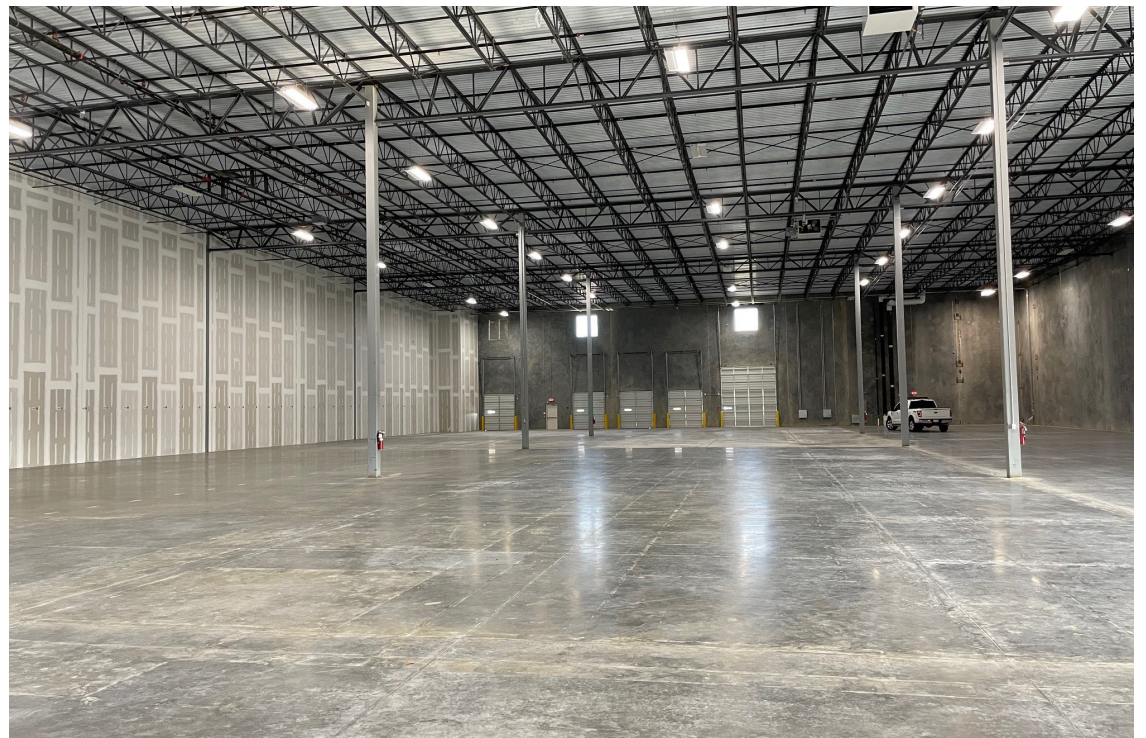
DOCK DOORS: 4 DH Doors (3 w/ levelers)

DRIVE-INS: 1 Drive-In Door

ZONING: G-1

FIRE PROTECTION: ESFR

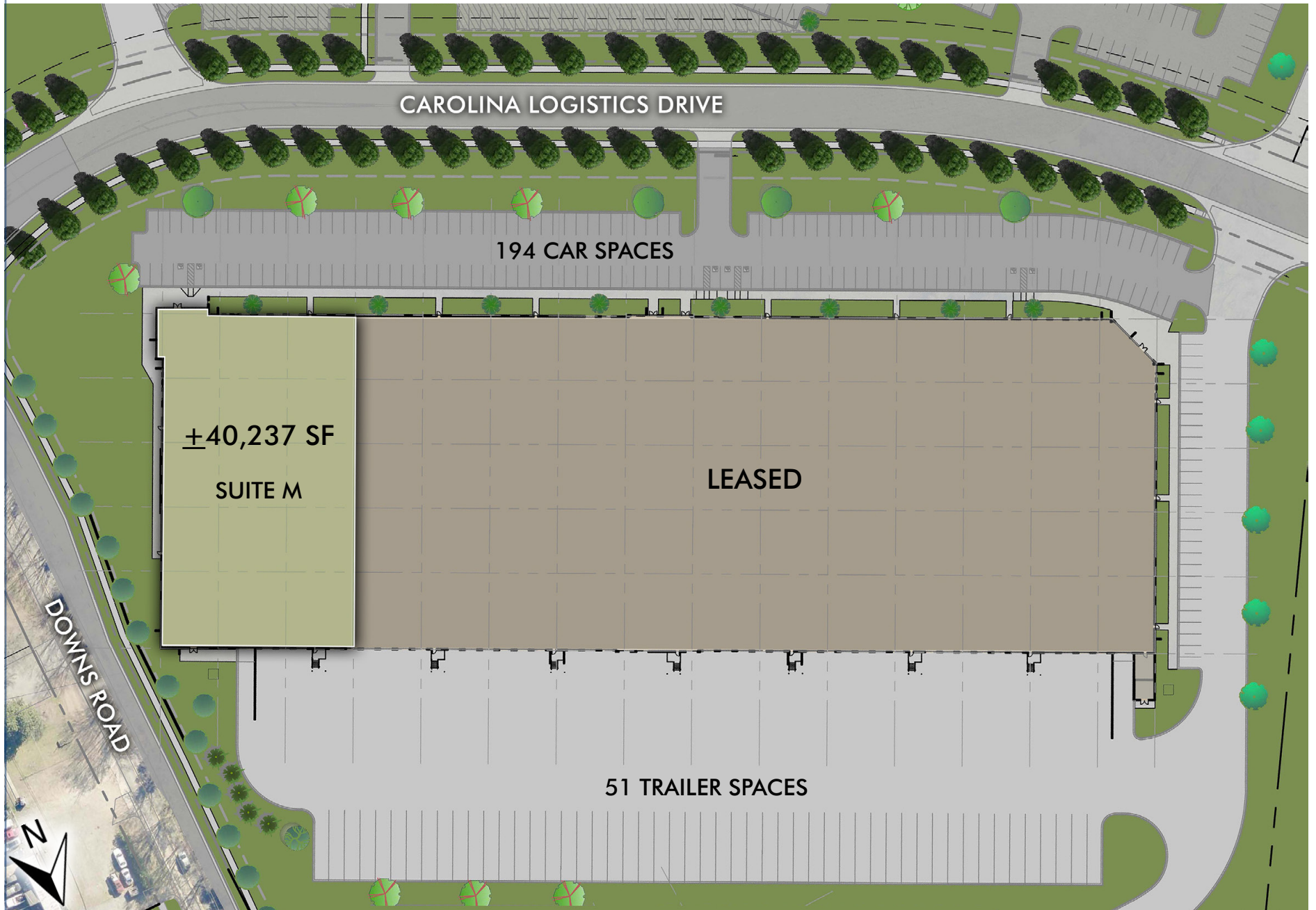
FLOORS: 6" floor slab







# Site Plan

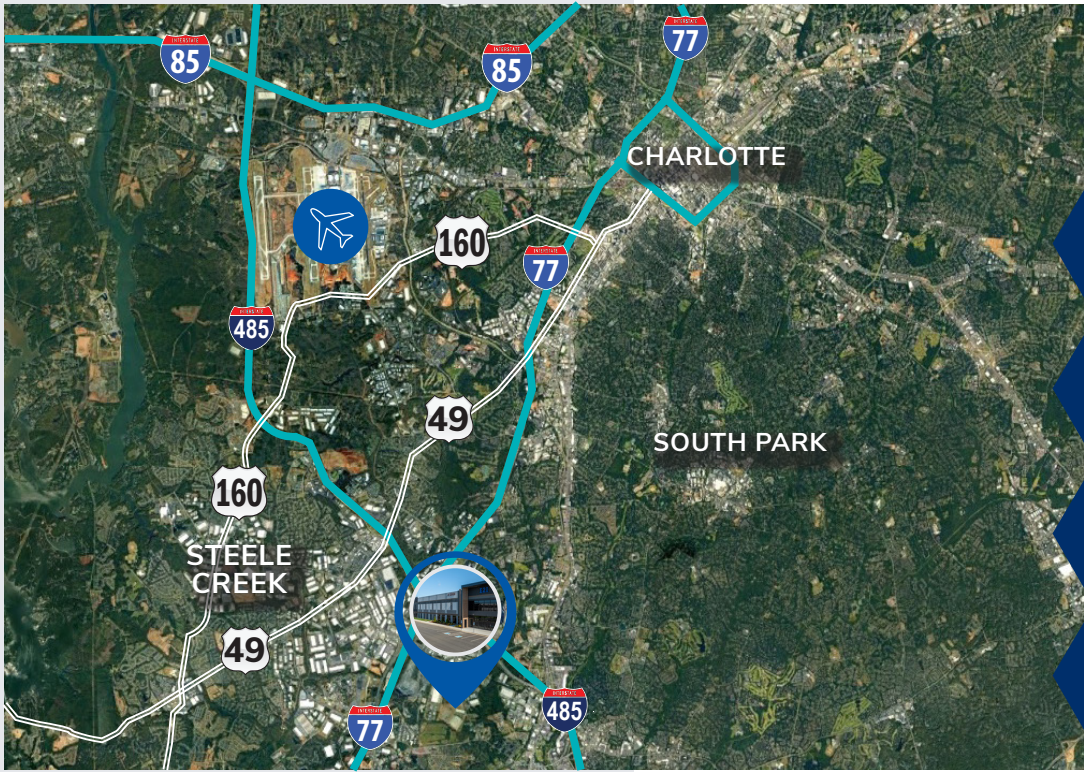




# Building Photos







# Access Map



±2.5 MILES  
to I-485



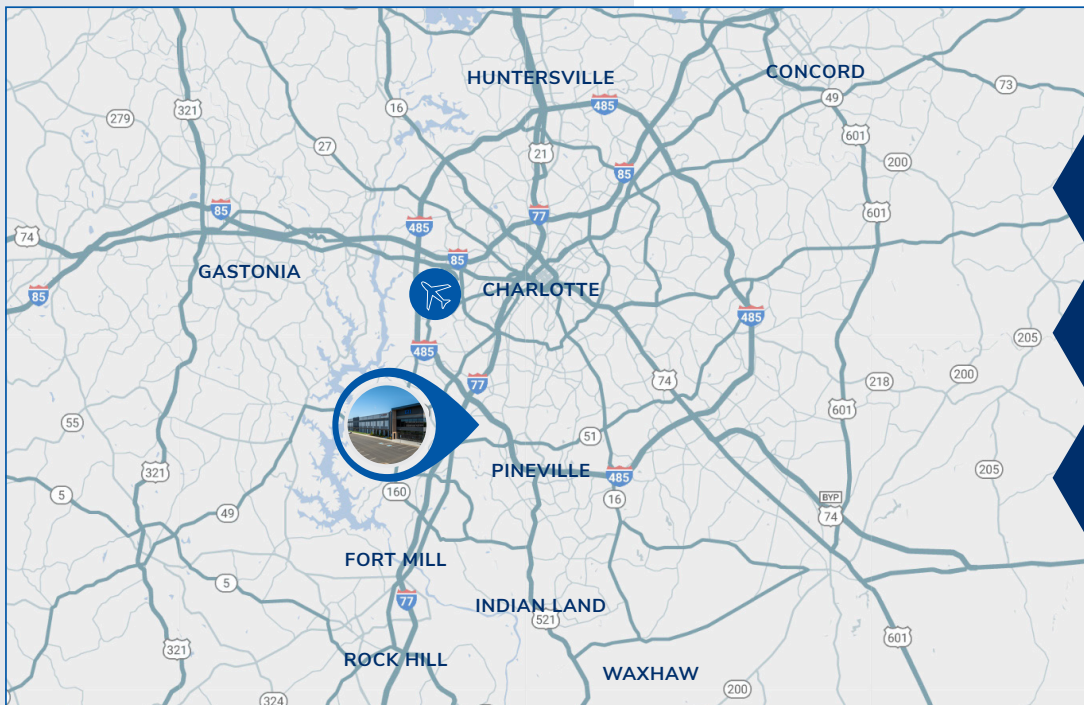
±3 MILES  
to I-77



±12 MILES  
to I-85



±14 MILES  
to CLT International Airport



±3.2 MILES  
Pineville

±9.9 MILES  
Downtown Fort Mill

±12.5 MILES  
Uptown Charlotte



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