

A detailed architectural rendering of the Pineville Distribution Center, a large, modern industrial building with a multi-story design. The building features a combination of light-colored horizontal siding and dark grey vertical accents. Large glass windows are prominent on the upper levels, and a glass-enclosed entrance is visible. The building is set on a green lawn with a paved parking lot in the foreground containing several cars. The sky is a clear, bright green.

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

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PROGRESS

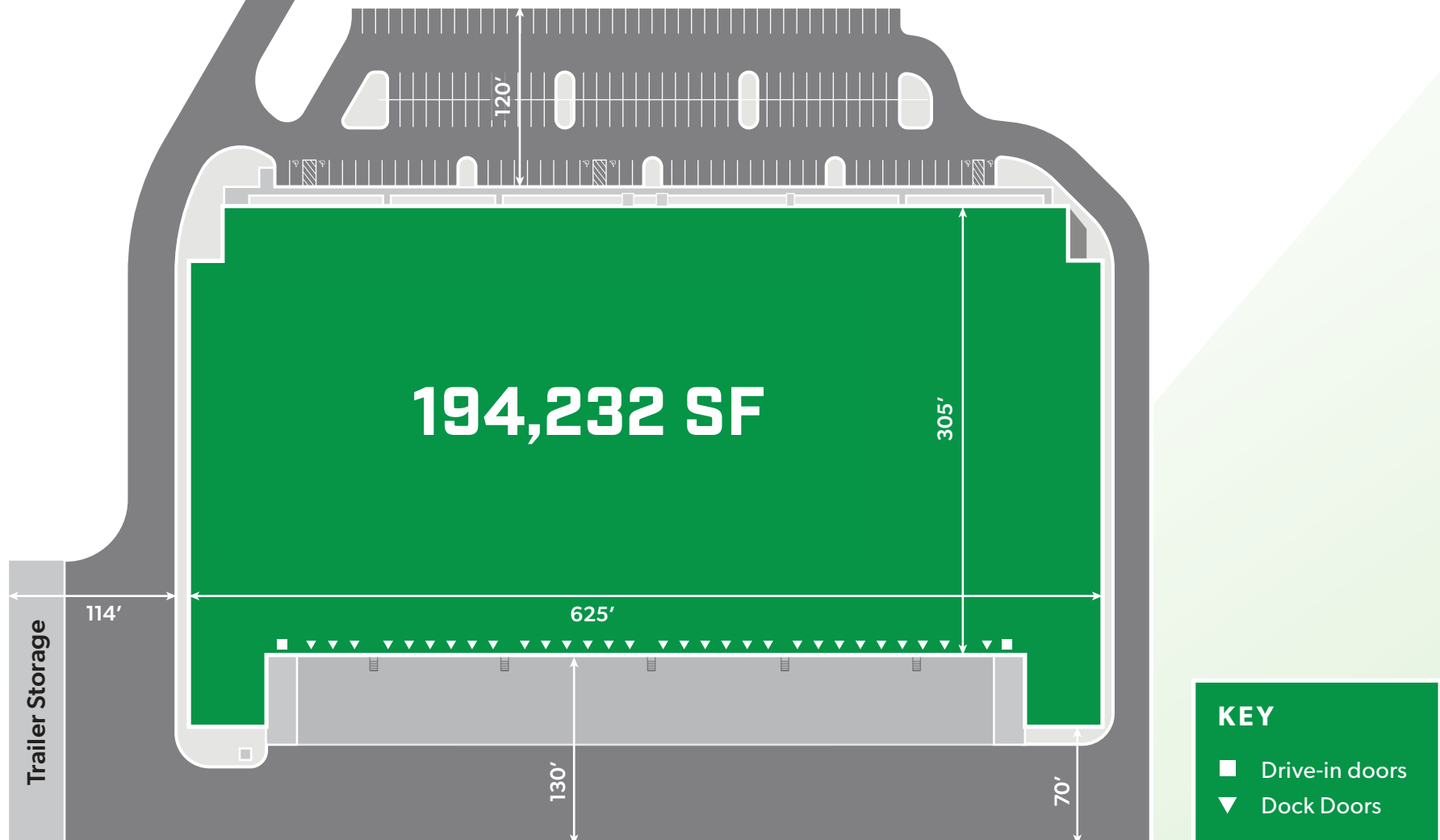
6.8.2026



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-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

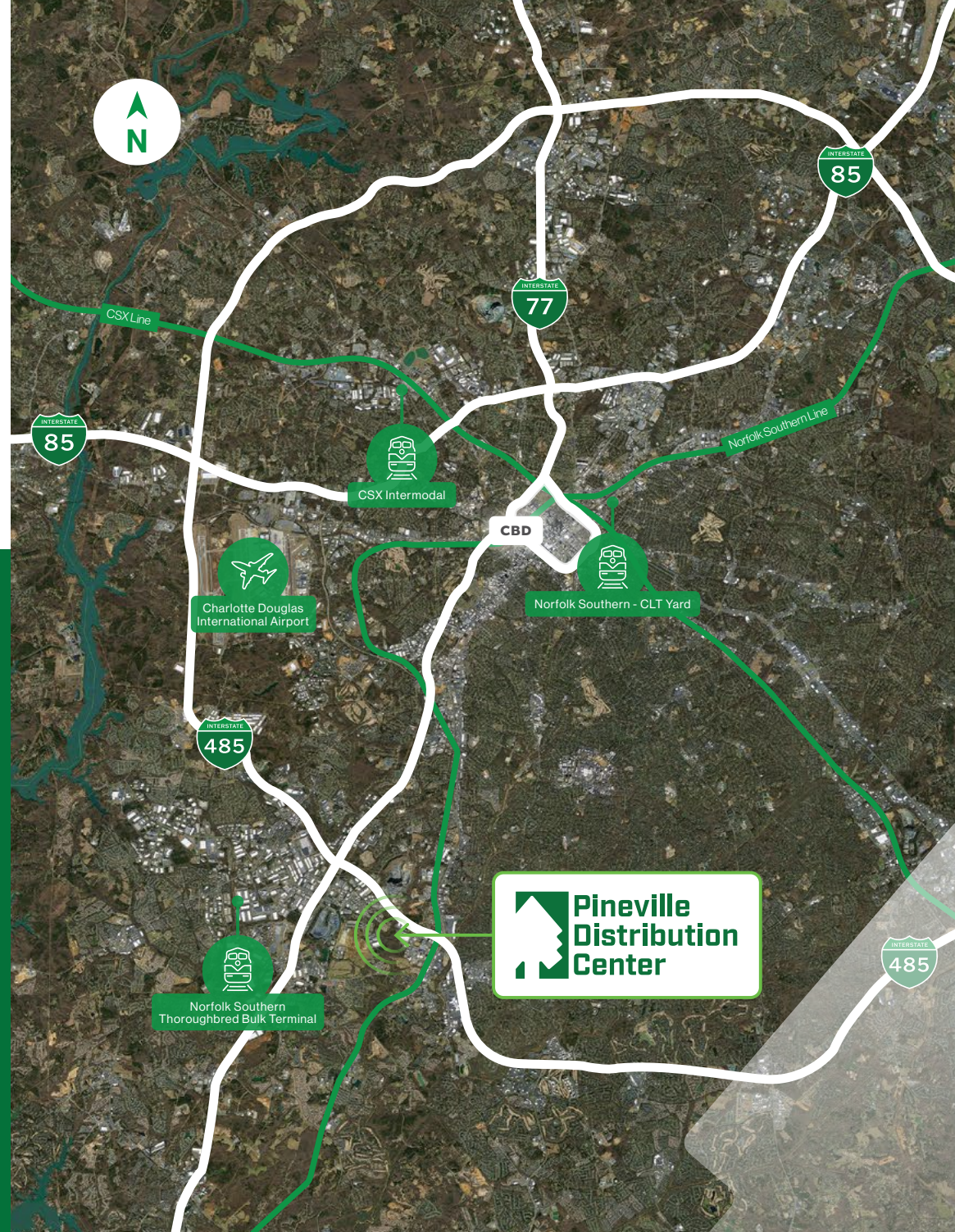
UTILITY PROVIDERS

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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