Brookfield
Properties

Available Now

Nations West Distribution Center

11515 NATIONS FORD ROAD, PINEVILLE, NC 28134

142,249 sq. ft. AVAILABLE	**30’** CLEAR HEIGHT
3,000 sq. ft. OFFICE AREA	**1** DRIVE-IN DOOR
21 DOCK DOORS	**Immediate** AVAILABILITY

Features

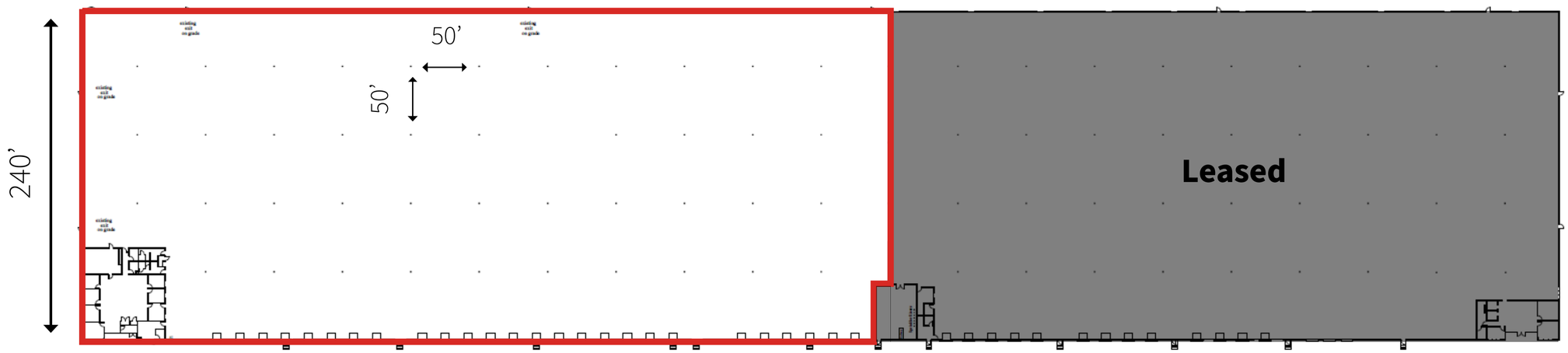
A highly functional 142,249 sq. ft. end-cap front-load Class-A facility strategically located in the core of the southwest submarket

The 3,000 sq. ft. existing office provides an ideal foundation for customization, with room for expansion

21 dock high doors ensure efficient operations, catering to high-volume enterprises

Building Specifications

Available Size	142,249 sq. ft.
Office Space	±3,000 sq. ft.
Clear Height	30’
Column Spacing	50’ x 50’
Dock Doors	21 dock high (equipped with pit levelers and dock locks) 1 drive-in
Configuration	Front Load
Sprinklers	ESFR
Availability	Immediately
Asking Rate	$7.95psf NNN
OPEX	$1.25psf



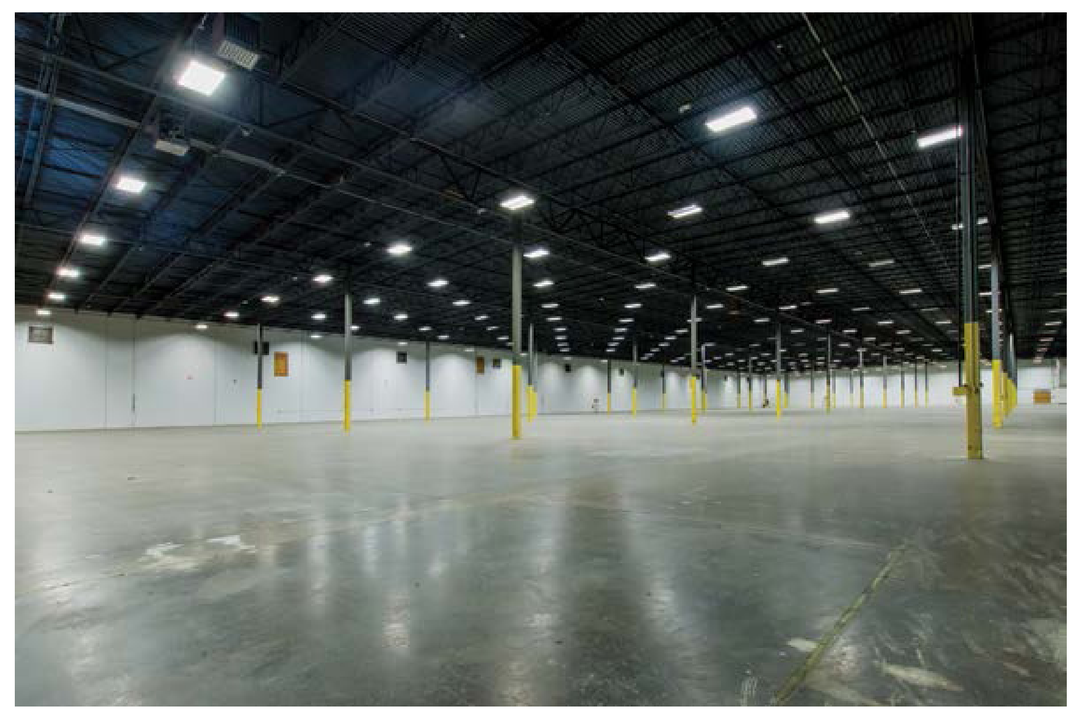
30’
Clear Height

50’ x 50’
Column Spacing

21
Dock Doors/ column space

1
Drive-in door

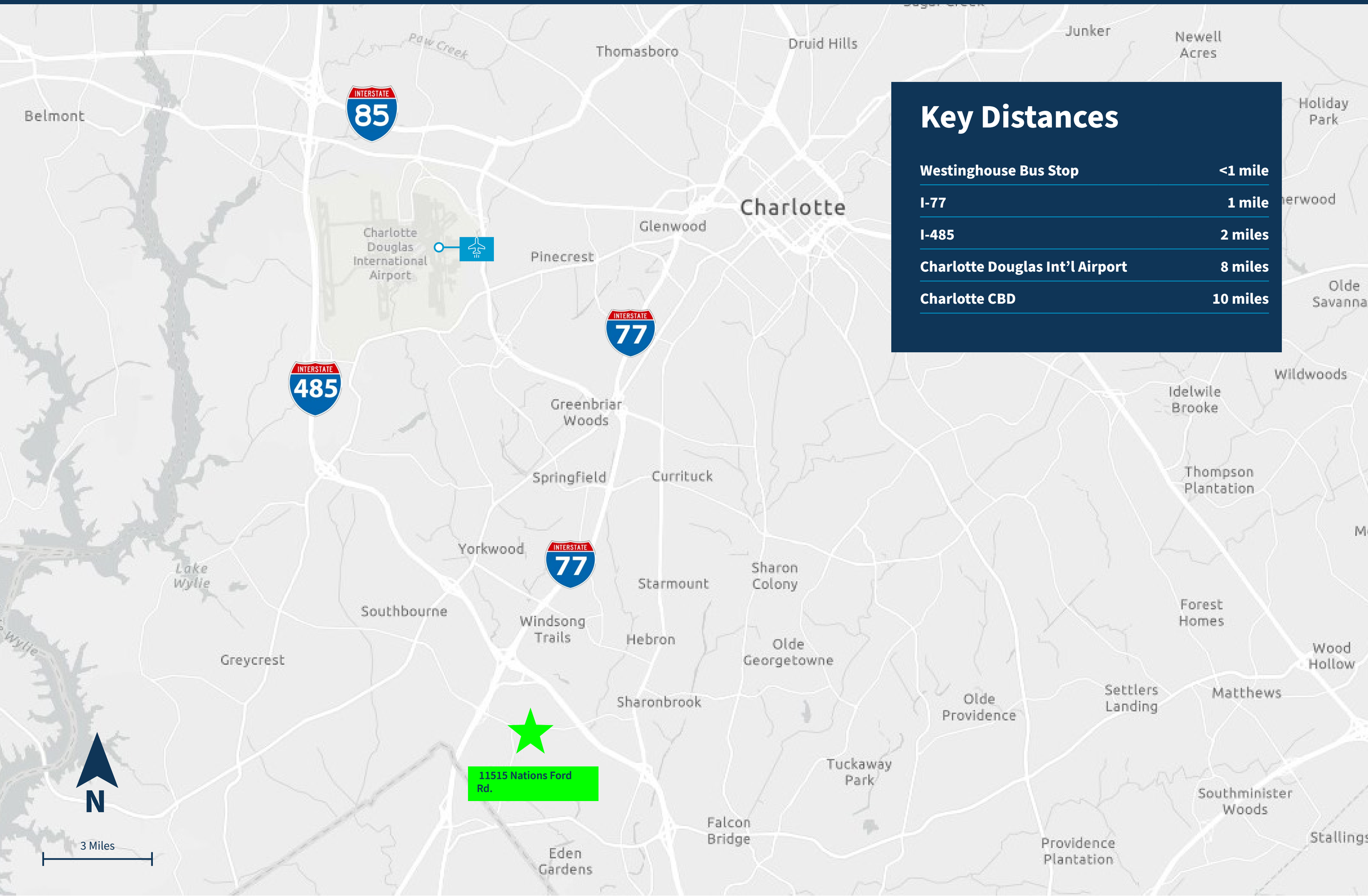
© 2024 Brookfield Properties. All rights reserved.



© 2024 Brookfield Properties. All rights reserved.

Area Map & Key Distances

Brookfield Properties



Key Distances

Westinghouse Bus Stop	**<1 mile**
I-77	**1 mile**
I-485	**2 miles**
Charlotte Douglas Int'l Airport	**8 miles**
Charlotte CBD	**10 miles**

© 2024 Brookfield Properties. All rights reserved.

WHO WE ARE

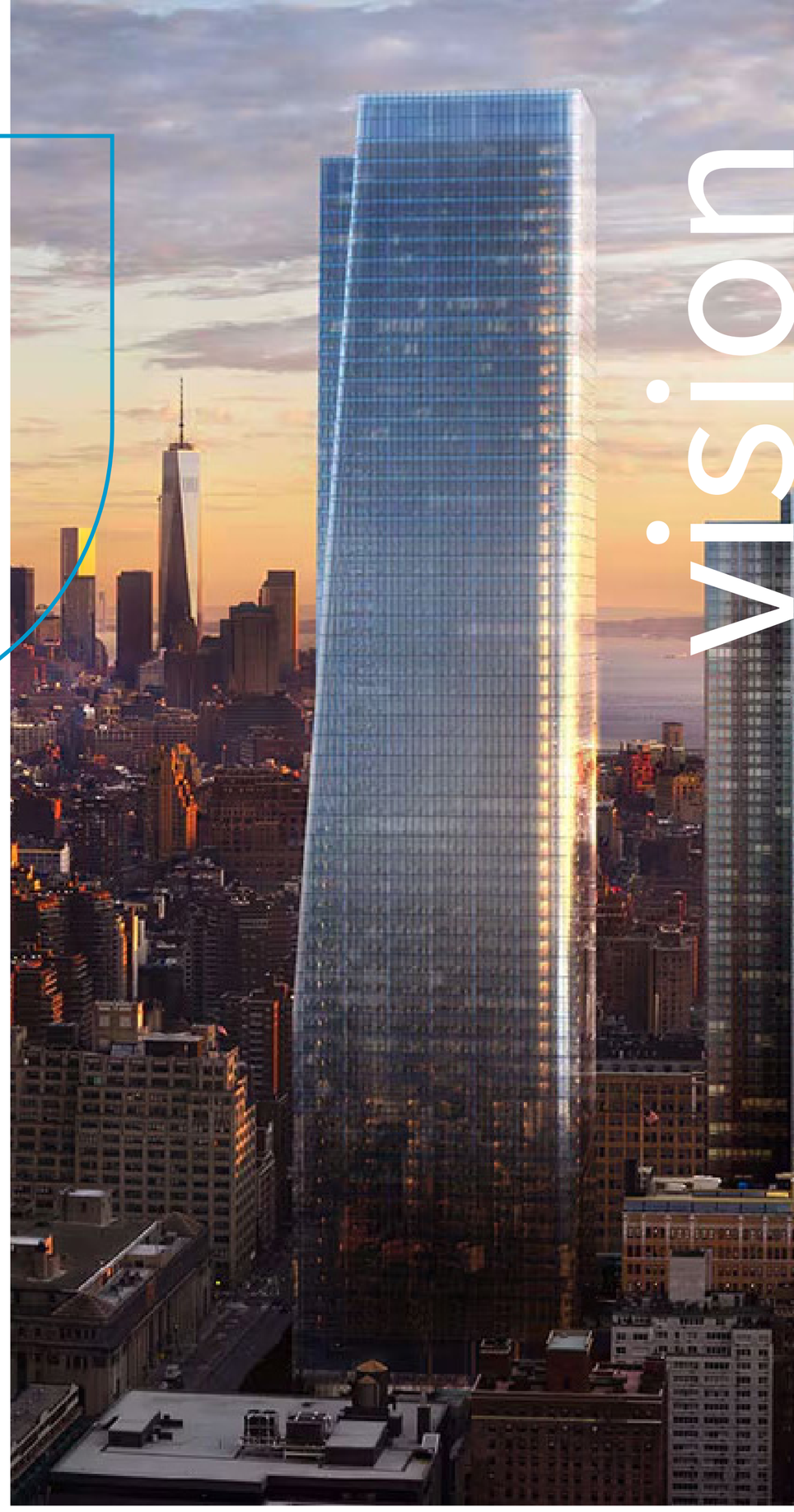
More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

78M+
square feet of logistics space

400+
warehouse, distrubution and cold storage properties

56M+
square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions

Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.

The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.

Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.

© 2024 Brookfield Properties. All rights reserved.

Nations West Distribution Center

11515 NATIONS FORD ROAD, PINEVILLE, NC 28134

Leasing Contacts

Brad Cherry, CCIM, SIOR
704.927.3013
brad.cherry@jll.com

Rich Grieder
704.804.5783
rich.grieder@jll.com

Disclaimer text Sinia pedigenimo blabo. Namus ad et, sum eos dolum quae maximusae idebist la dolutem eicit velessimet re re nusciliam hillorum, officim et, sam excepud igendenda pellanda cumenduntio te invenimil minulla ccuscie ndaest prae es inullor rereiuste volore doluptior alit moditati officil et facit facia cum quiatibusae dis autemos apicateni iur. Qui aut eum, sa

Brookfield
Properties

Wyatt Singletary
904.654.7045
wyatt.singletary@brookfieldproperties.com