



11519 Nations Ford Rd | Pineville, NC

73,488 SF For Lease

NationsWest Business Park Available Immediately



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

11519 NATIONS FORD RD | PINEVILLE, NC

73,488 SF For Lease

Fully-Racked and Heavy Power Warehouse



Property Overview

**CLASS-A INDUSTRIAL BUILDING
IN THE WESTINGHOUSE SUBMARKET**

PROPERTY HIGHLIGHTS

- \pm 7,600 SF of office
- 15 dock-high doors
- 1 drive-in door
- LED warehouse lighting
- Electric - 2,600A/480V/3PH
- Sprinkler - ESFR
- \pm 30 surplus trailer stalls
- \pm 160 auto positions
- 30' clear height
- Excellent interstate access

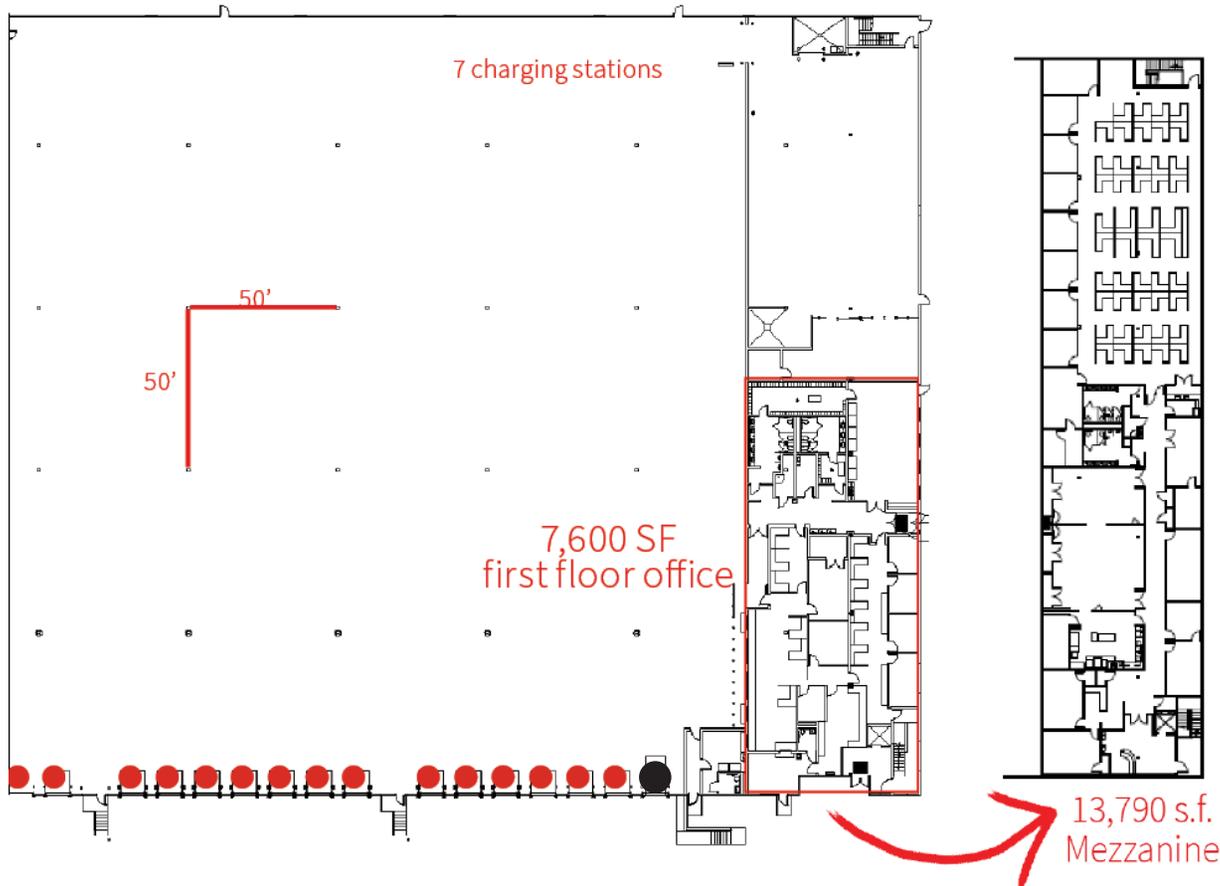


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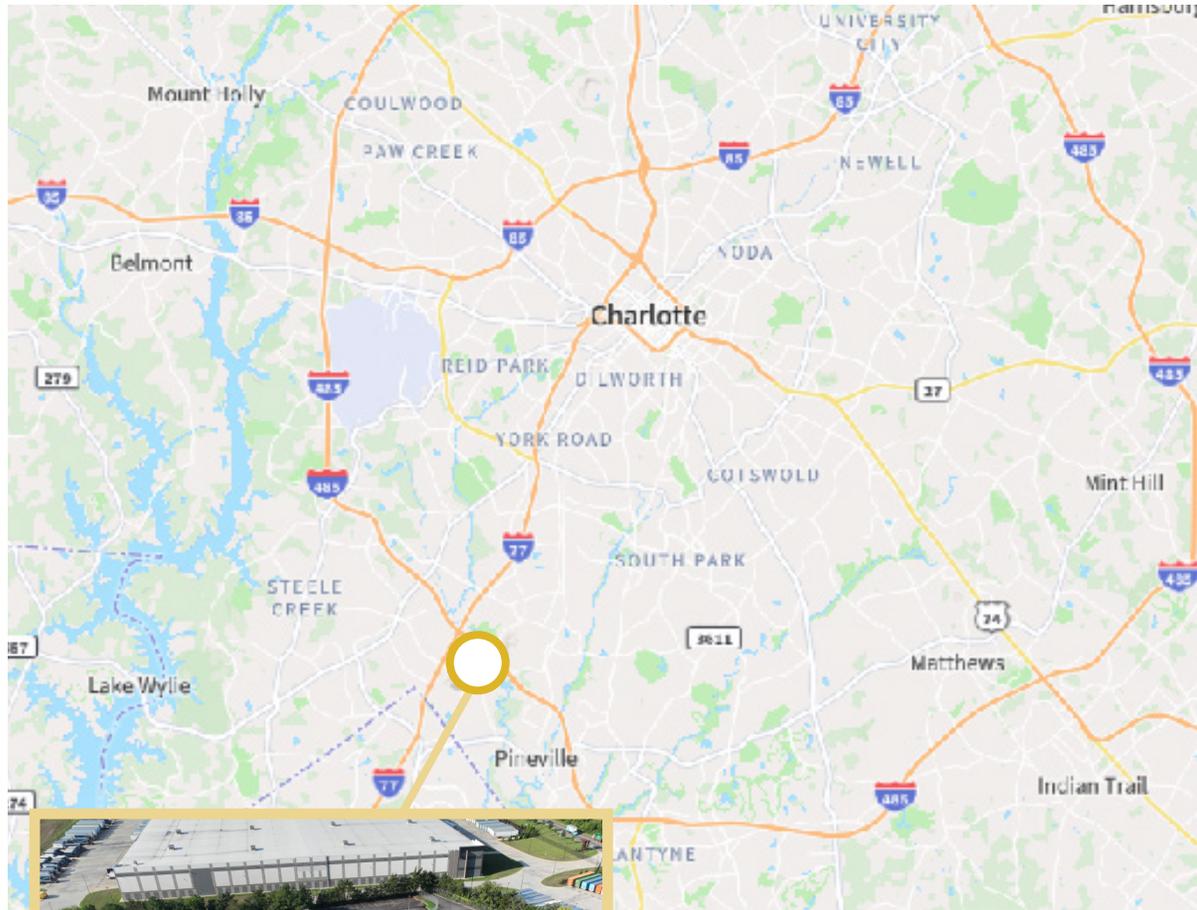


PROPERTY FEATURES

Available Space	±73,488 SF
Office Space	±7,600 SF
Mezzanine	Additional ±13,790 SF (not included in the SF)
Clear Height	30'
Sprinklers	ESFR
Power	2,600A/480V/3Ph
Loading	15 DH (pit levelers, seals, and lights) 1 DI
Trailer Parking	30 stalls
Auto Parking	160 positions
Column Spacing	50' X 50'
Zoning	G-I
OPEX	\$1.30/SF
Asking Rate	\$7.95/SF NNN
Available	Immediately

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Fully-Racked and Heavy Power Warehouse



LOCATION HIGHLIGHTS

- 1 mile to I-77
- 2 miles to I-485
- 11 miles to Uptown Charlotte, North Carolina
- 13 miles to Charlotte Douglas International Airport
- 13 miles to I-85

1 mile

to interstate 77

11 miles

to Uptown Charlotte, NC