



AVAILABLE FOR LEASE

# 12715 Downs Circle

PINEVILLE, NC 28134

9,600 SF OF HEAVY INDUSTRIAL SPACE  
WITH 1.83 ACRES OF FENCED YARD

  
**STREAM**

**Bradley Dunn**

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# Property Highlights

LEASE RATE: Call broker for details

AVAILABLE: November 2024

## Building Specs

YEAR BUILT: 1951 / Renovated & Expanded 2011

PROPERTY TYPE: Industrial Service Facility / Outdoor Storage

ZONING: G-1

SAMPLE USES: Automotive, Truck Maintenance, Industrial, Outdoor Storage, Trailer Storage, Contractor's Yard

**BUILDING 1:**  
7,000 SF Service Facility w/ 7 Drive-Ins (1,700 SF of newly refurbished office)  
Can fit 2 tractor trailers inside building

STRUCTURES: **BUILDING 2:**  
1,700 SF Storage Facility w/ 2 Drive-Ins

**BUILDING 3:**  
900 SF Storage Facility

\*All square footages listed herein are approximate.

**BUILDING 1 DRIVE-IN DOORS:**  
(1) 10' Wide x 8' High  
(2) 12' Wide x 16' High  
(1) 12' Wide x 14' High  
(3) 12' Wide x 10' High

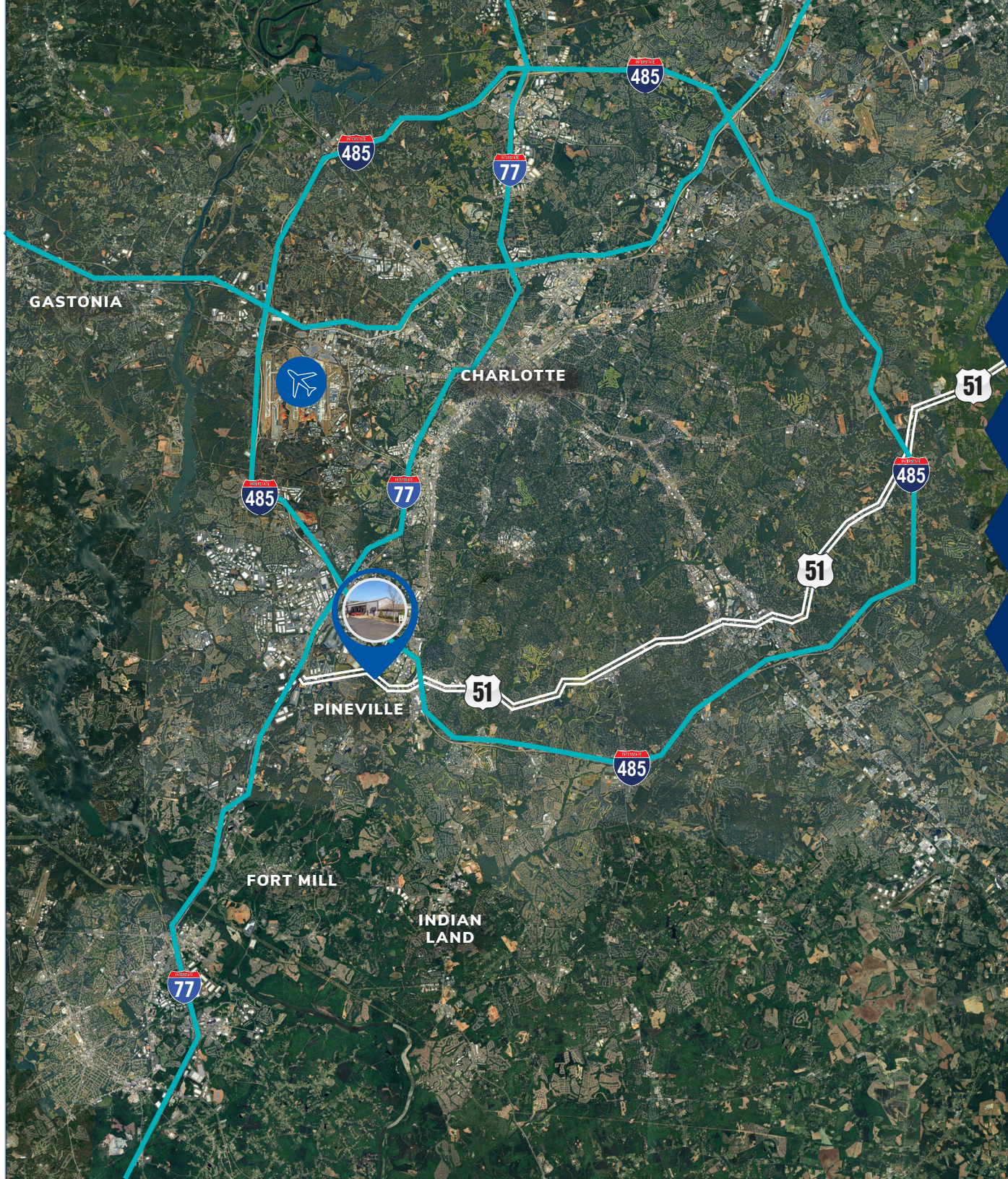
**BUILDING 2 DRIVE-IN DOORS:**  
(2) 10' Wide x 8.5' High

TOTAL ACREAGE: 1.83 Acres of Fenced Outside Storage

CLEAR HEIGHT: 18'

AUTO POSITIONS: 30





# Access Map



±0.3 MILES  
HWY 51



±2.0 MILES  
to I-485



±2.2 MILES  
to I-77



±9.5 MILES  
CLT Intl. Airport



±13.2 MILES  
to I-85

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TRAVELED BY 17,655  
VEHICLES PER DAY

SUBJECT  
PROPERTY



# Proximity



Carolina Foods

amazon

rexroth  
A Bosch Company

Lance

WESTINGHOUSE

GRAINGER

DOWNS ROAD

DOWNS CIRCLE

SUBJECT PROPERTY

NORTH



Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties.



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