

Nisbet Business Center

± 10,200 SF with ~ 2.75 Acres of Yard Space

12345 Nations Ford Road | Pineville, NC 28134

AVAILABLE FOR LEASE

IOS Opportunity



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Property Specs

Address 12345 Nations Ford Rd, Pineville, NC 28134

County Mecklenburg

Land Use Industrial

Building Use Per local zoning

Building Size 10,200 SF

Office Size 1,200 SF Proposed

Acreage ~ 2.75 AC of useable laydown yard

Building Dimensions 85' x 120'

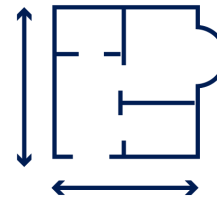
Clear Height 22' - 24'

Loading (7) Total grade level doors, including 3 drive-thru bays

Property Status Proposed

Zoning GI Zoning

Fully Fenced



± 10,200 SF



GI Zoning

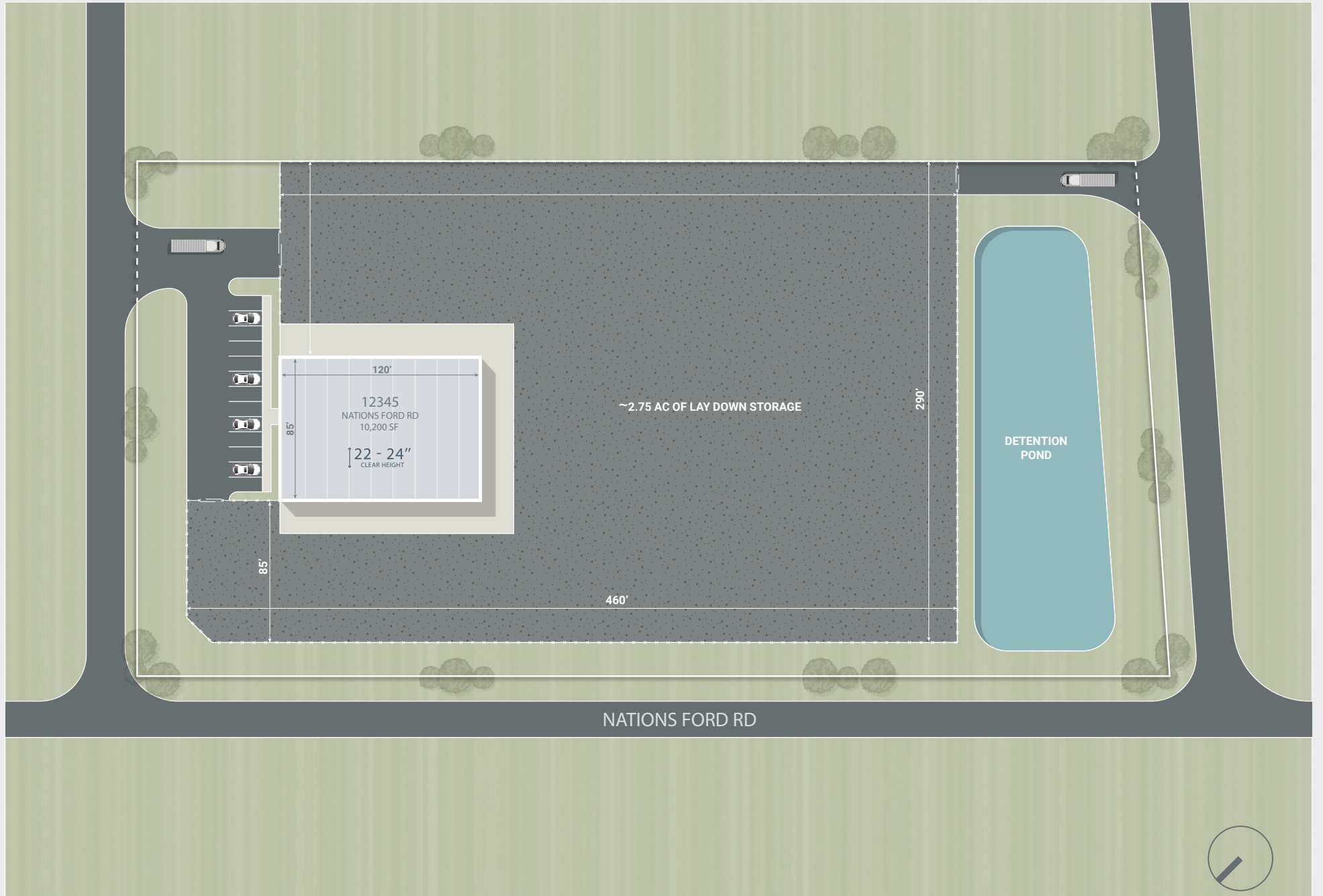


(7) Grade Level Doors,
including 3 Drive Through
Bays



~ 2.75 Acres of Useable
Laydown Yard

PROPOSED SITE PLAN





TRANSPORTATION

Pineville offers companies and employees quick and easy access to several transportation options by being conveniently located near several major interstates, rail terminals, ports, as well as regional and international airports.



Airports

Charlotte Douglas Int'l Airport
Charlotte Air Cargo Center
Rock Hill-York County Airport



Intermodal

Charlotte Regional Intermodal Facility (200,000+ lifts per year)



Interstates

Interstate 77
Interstate 485
Interstate 85



Rail Services

CSX Transportation
Norfolk Southern Railway
Amtrak Services



Ports

Port of Charleston (3.5 hours)
Greer, SC Inland Port (101 miles)
Dillon, SC Inland Port (137 miles)

MECKLENBURG COUNTY DEMOGRAPHICS

1.1M

Total
Population

643K

Total
Employment

473K

Households

\$118K

Average
Income

Unmatched Accessibility to Greater Charlotte



Charlotte Douglas Int' Airport
14 Miles

Charlotte Center City
11 Miles



Westinghouse Blvd



Nations Ford Rd



amazon
± 1,006,462 SF



Two turn access to
both I-77 and I-485

Carolina Logistics Dr



Carolina Foods



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