



Flex Space For Lease

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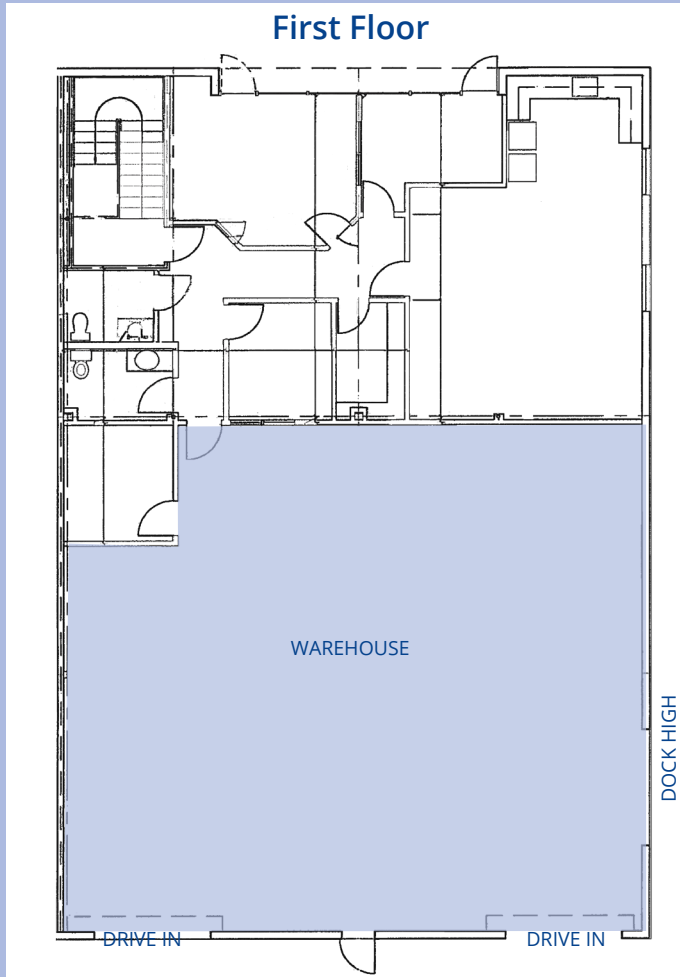
Nisbet Business Center 12259 Nations Ford Road, Suite A, Pineville, NC 28134

Nisbet Business Center is an industrial flex park that caters to small mid-sized tenants and well located near the York County line in Pineville, NC. This property has easy access to Westinghouse Blvd, Interstate 77, Interstate 485, Fort Mill and Pineville.

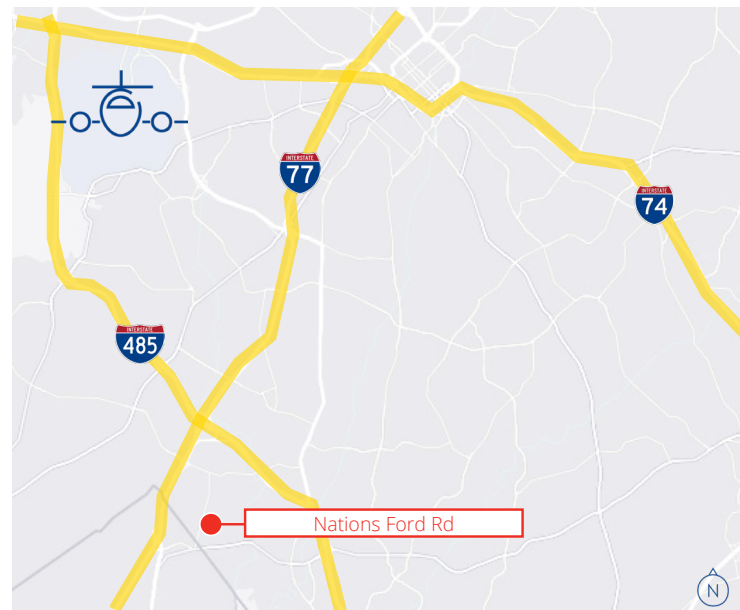
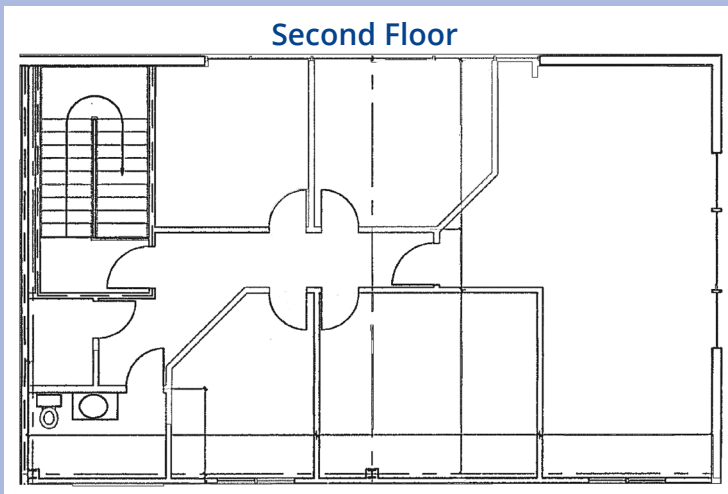
The park features office | warehouse suites with dock high door or drive in ramp capabilities, plus ample parking in the front and rear of buildings.

Flex Space For Lease

Building Highlights



Available SF:	± 5,087 SF
Warehouse SF:	± 2,189 SF
Layout Highlights:	Executive Offices, Conference Room, Full Kitchen and Showroom
Dock High Door:	(1) 10' x 10'
Drive in Doors:	(2) 10' x 10'
Clear Height:	20'
Zoning:	G-1
Year Built:	1996
Opex:	\$2.79 PSF



Unmatched Accessibility to Greater Charlotte



Charlotte Douglas Int' Airport
14 Miles

Charlotte Center City
11 Miles

Dilworth

Myers Park



EXIT
1A

Westinghouse Blvd

 Martin
Marietta

Nations Ford Rd

amazon
± 1,006,462 SF

rexroth
A Bosch Company

pci
GROUP

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

Carolina Logistics Dr

Carolina Foods



Nisbet Business Center

± 5,087 SF with ± 2,189 SF of Warehouse Space

12259 Nations Ford Road, Suite A | Pineville, NC 28134

AVAILABLE FOR LEASE



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