

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



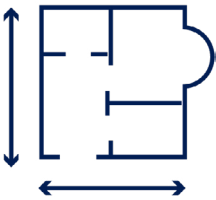
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Property Specs

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

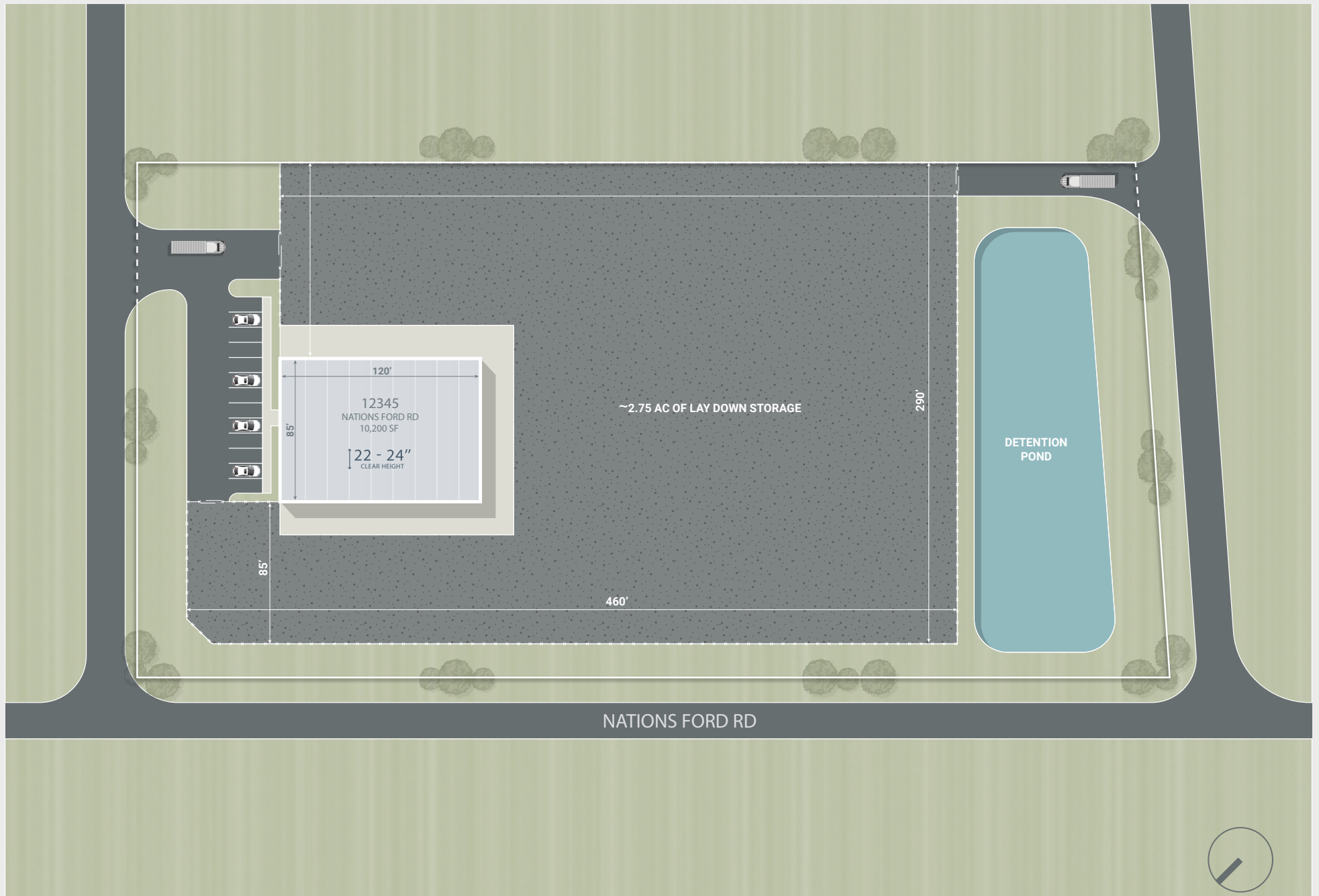


(7) Grade Level Doors,
including 3 Drive Through
Bays



~ 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





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