



Pineville Distribution Center

10203 Pineville Distribution Street
Pineville, NC

CONSTRUCTION UNDERWAY

40,000 - 194,232 SF Available

Delivering Q3 2026



FOR LEASING INFORMATION:

BRADLEY DUNN

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BILL WOOD

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Owned by

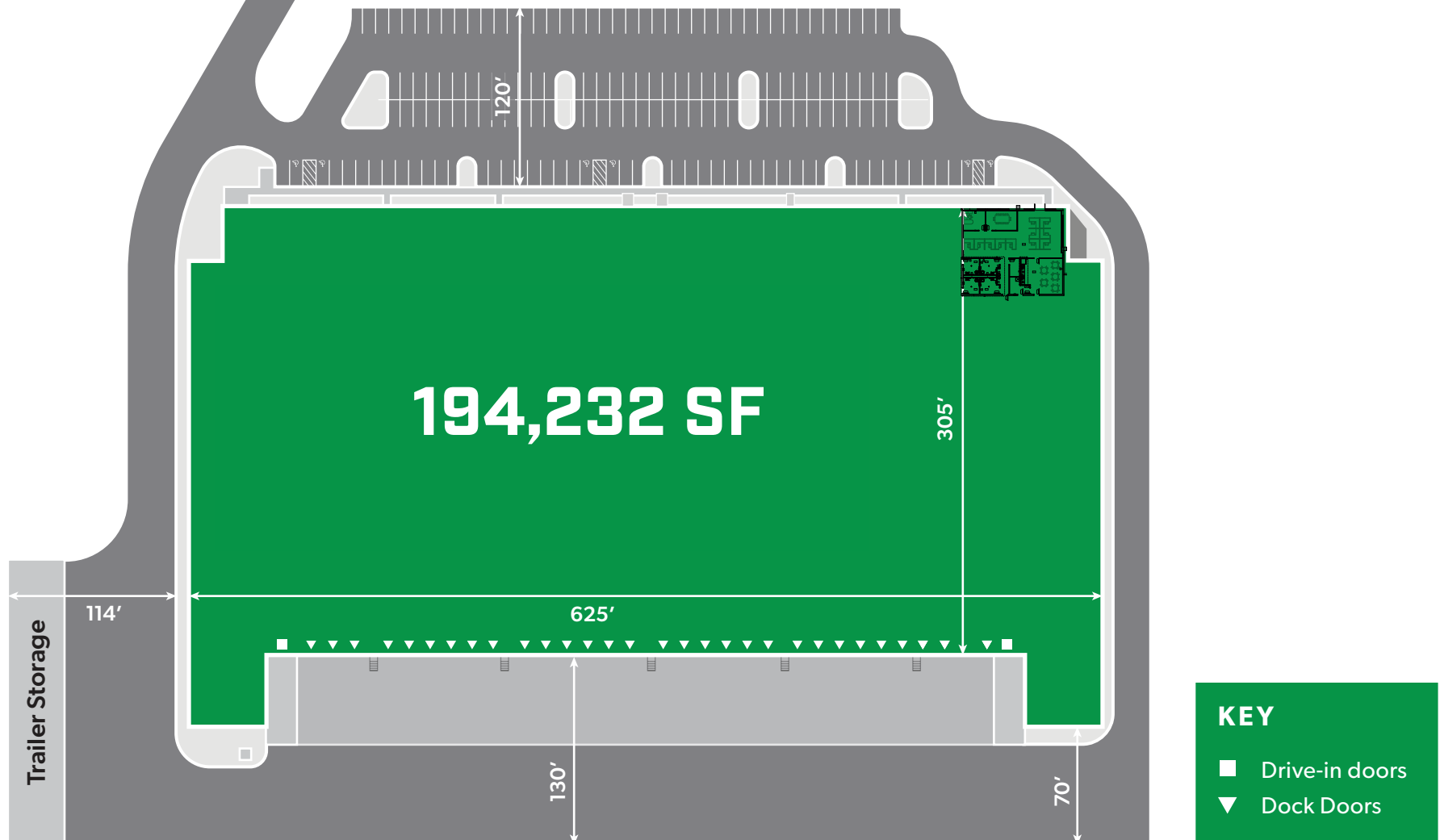


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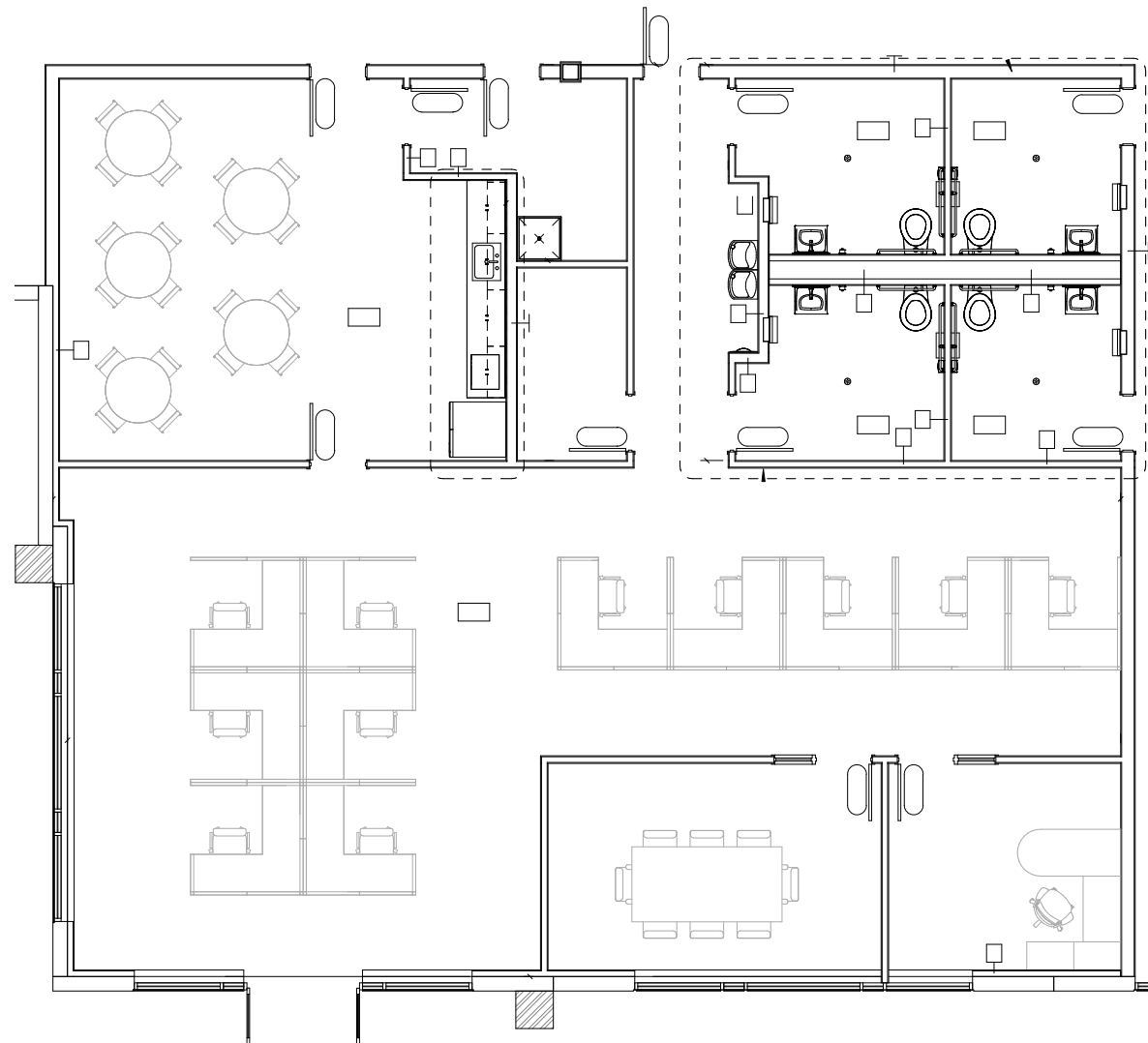


SITE PLAN



SPEC OFFICE FLOOR PLAN

2,790 SF





Property Overview

ADDRESS

10203 Pineville Distribution St
Pineville, NC 28134

TOTAL BUILDING SIZE

194,232 SF

OFFICE SIZE

2,790 SF (Planned)

LAND AREA

15 AC

SUBMARKET

Pineville / Westinghouse

ZONING

G-1 (CD)

CLEAR HEIGHT

32'

DOCK DOORS

30, 9'x10'

DOCK LEVELERS

8 – 35,000# mechanical levelers

DOCK EQUIPMENT

Dock Bumpers, Z-Guards, Bullnose Dock Canopy

DRIVE-IN DOORS

2 – 14'x16' (1 additional knock-out)

TRAILER PARKING

20 spaces

AUTO PARKING COUNT

165 (Including 6 accessible, 1 van)

FLOOR SPECS

6", 4000 psi, unreinforced concrete (#3 bars@ 18"
O.C. each way at pour-back strip only)

COLUMN SPACING (W' X D')

Typical: 52' x 49'
Speed bay/staging area: 52' x 60'

ROOF TYPE

60 mil TPO, R-20

FIRE SUPPRESSION

ESFR

POWER SPECS

2,000 Amp, 480/277V, 3-Phase

LIGHTING SPECS

Fully lit, LED, motion sensors, 30fc, 10-15' whips

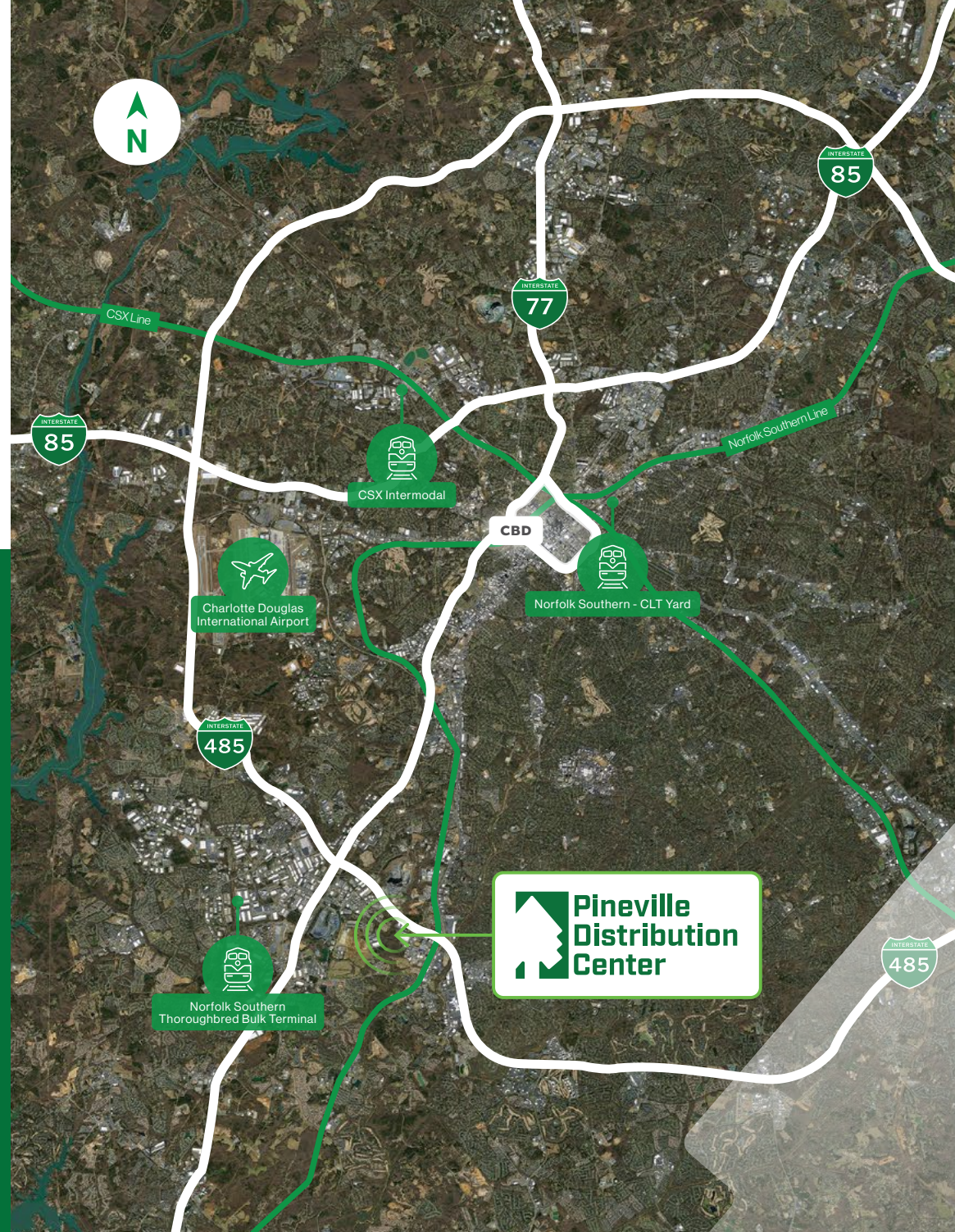
UTILITY PROVIDERS

Water provider: Charlotte Water
Sewer provider: Charlotte Water
Power provider: Electricities
Gas provider: Piedmont Natural Gas

Strong access to major interstates and the surrounding Charlotte MSA

Exceptionally located with easy access to I-485, I-77, and I-85 in addition to both Norfolk Southern and CSX Intermodal facilities.

1.3 miles	➤	I-485
3.2 miles	➤	I-77
13 miles	➤	I-85
4.7 miles	➤	Norfolk Southern Thoroughbred Bulk Terminal
15 miles	➤	CLT Douglas International Airport
15.5 miles	➤	Norfolk Southern - CLT Yard
18 miles	➤	CSX Inland Port





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