



**11519 Nations Ford Rd | Pineville, NC**

**104,112 SF For Lease**

NationsWest Business Park Available 11.1.2026

Freezer/Cooler Space



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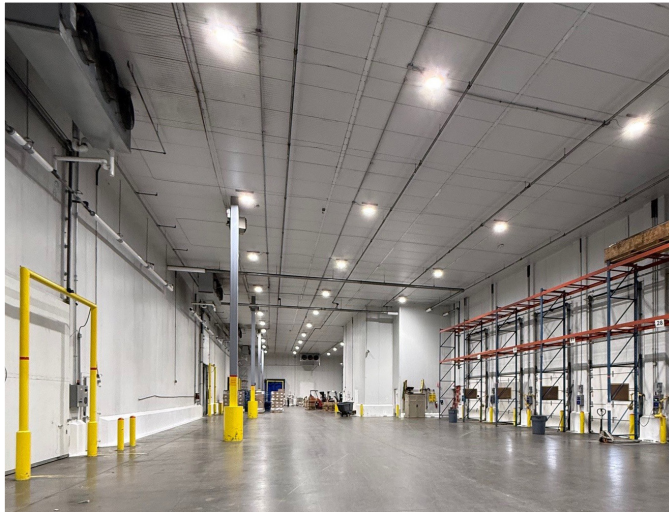


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# 104,112 SF For Lease

## Freezer/Cooler Space



# Property Overview

**CLASS-A INDUSTRIAL BUILDING  
IN THE WESTINGHOUSE SUBMARKET**

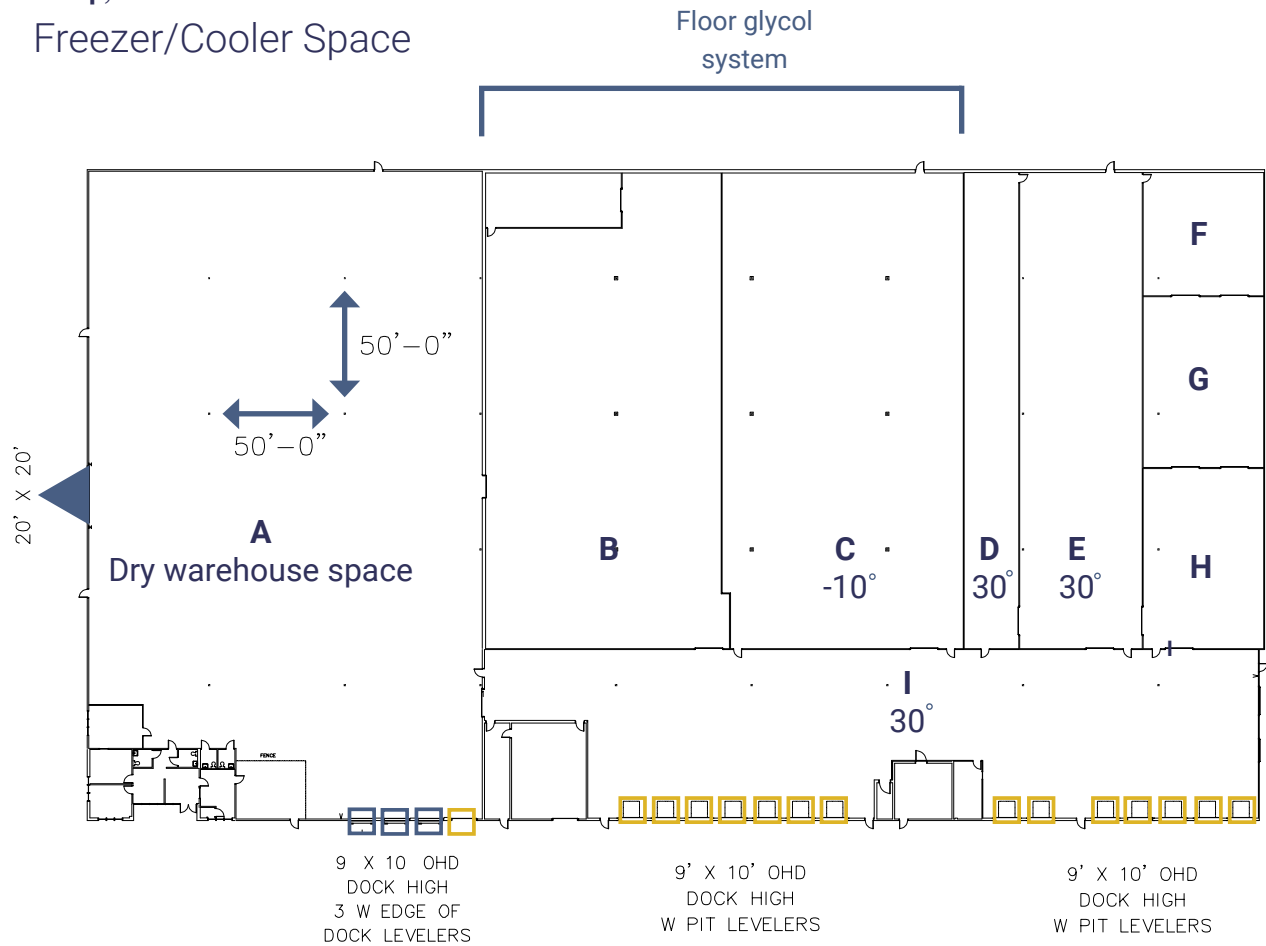
## PROPERTY HIGHLIGHTS

- ± 1,797 SF of office
- 17 dock doors
- 1 dry warehouse grade level door
- 30'2" to beam in dry warehouse
- 29' to ceiling in freezer/cooler
- Sprinkler - ESFR
- ± 31 surplus trailer stalls
- ± 27 auto positions
- Excellent interstate access



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## Freezer/Cooler Space



Space Breakdown	
<b>A</b> = 32,673 SF	<b>F</b> = 2,070 SF
<b>B</b> = 15,225 SF	<b>G</b> = 2,835 SF
<b>C</b> = 15,575 SF	<b>H</b> = 3,015 SF
<b>D</b> = 3,500 SF	<b>I</b> = 17,670 SF
<b>E</b> = 7,875 SF	

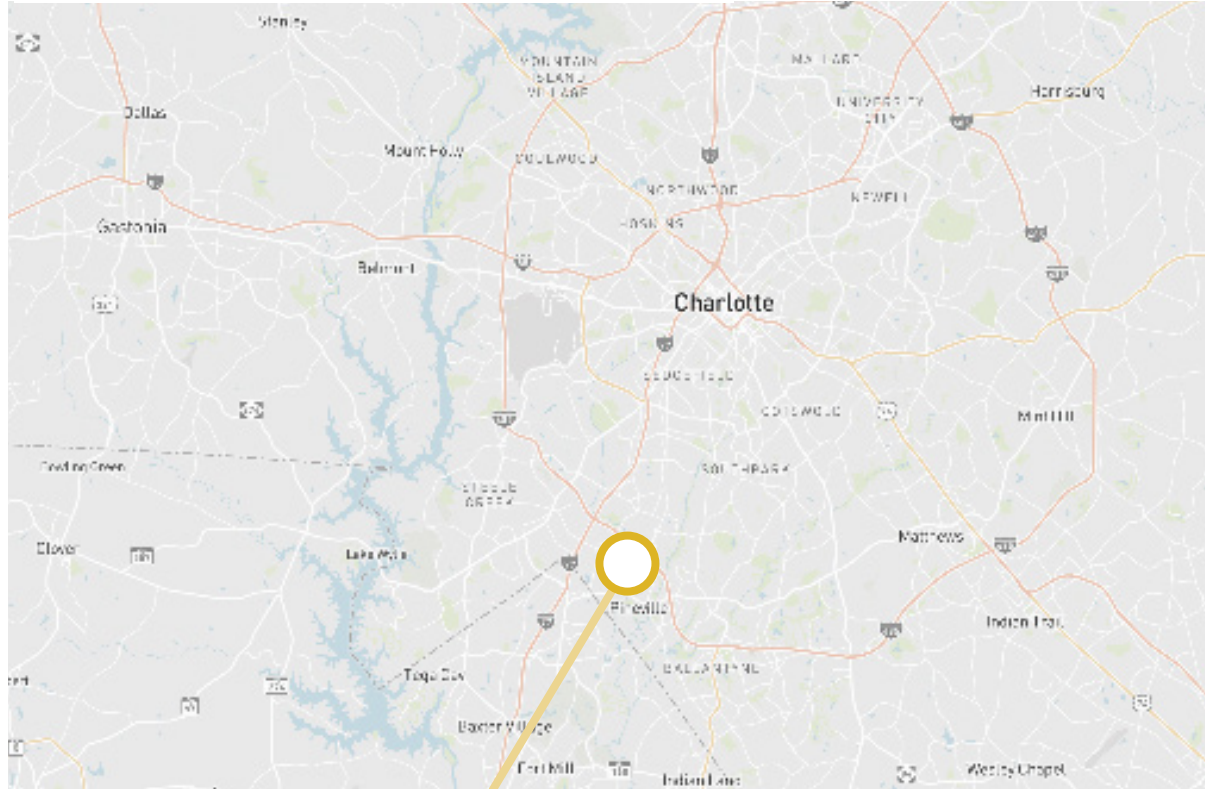
### PROPERTY FEATURES

Available Space	±104,112 SF
Office Space	±1,797 SF (±239 SF of warehouse office)
Dry Warehouse	32,763 SF (240' x 144')
Clear Height	30'2" to beam in the dry warehouse 29' to ceiling in freezer/cooler
Loading	17 (9'x10') dock doors 14 pit levelers and seals 3 edge of docks and seals 1 (20'x20') grade level door
Sprinklers	ESFR
Trailer Parking	31 stalls (can be additional auto)
Auto Parking	27 positions
Zoning	G-I
Available	11.1.2026



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### LOCATION HIGHLIGHTS

- 1 mile to I-77
- 2 miles to I-485
- 11 miles to Uptown Charlotte, North Carolina
- 13 miles to Charlotte Douglas International Airport
- 13 miles to I-85

1 mile

to interstate 77

11 miles

to Uptown Charlotte, NC