

**AVAILABLE
IMMEDIATELY**

Up to $\pm 15,966$ sf Small Bay Industrial Warehouse Space Available for Lease

616 E WESTINGHOUSE BLVD • PINEVILLE, NC 28134



± 2.69 AC SITE WITH INDUSTRIAL OUTSIDE STORAGE

HENRY LOBB, SIOR
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B&D
HOLDINGS

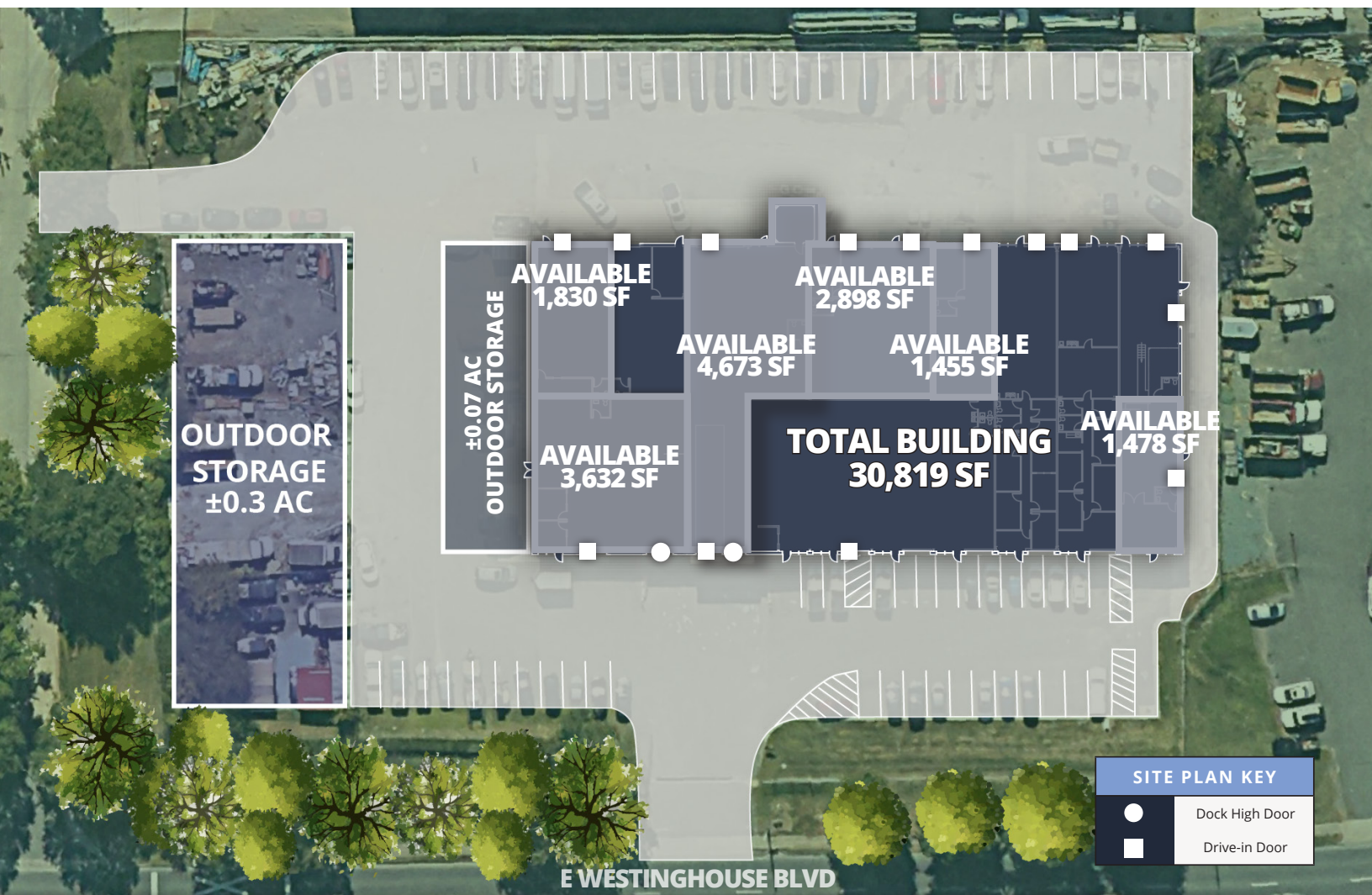
**AVISON
YOUNG**

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Property details

LAND AREA	±2.69 AC	COLUMN SPACING	None; clear span construction
DEDICATED IOS AREA	±0.3 AC	CLEAR HEIGHT	Original: 17'7" Expansion: 13'7"
ZONING	ML-2	ROOF SYSTEM	Original: TPO (2014) Expansion: Metal (original)
POINTS OF INGRESS/ EGRESS	Two (2), each with gated access	WAREHOUSE LIGHTING	Varies by suite
BUILDING AREA	30,819 SF	HVAC	Office only
YEAR BUILT / EXPANDED	1965 / mid 1990s	UTILITY METERING	Separate
BUILDING CONSTRUCTION	Metal with brick veneer	TRUCK COURT DEPTH	Front: 60' Rear: 72'
BUILDING SECTIONS	Original: 23,023 SF Expansion: 7,200 SF		



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Available Suites

SUITE 110

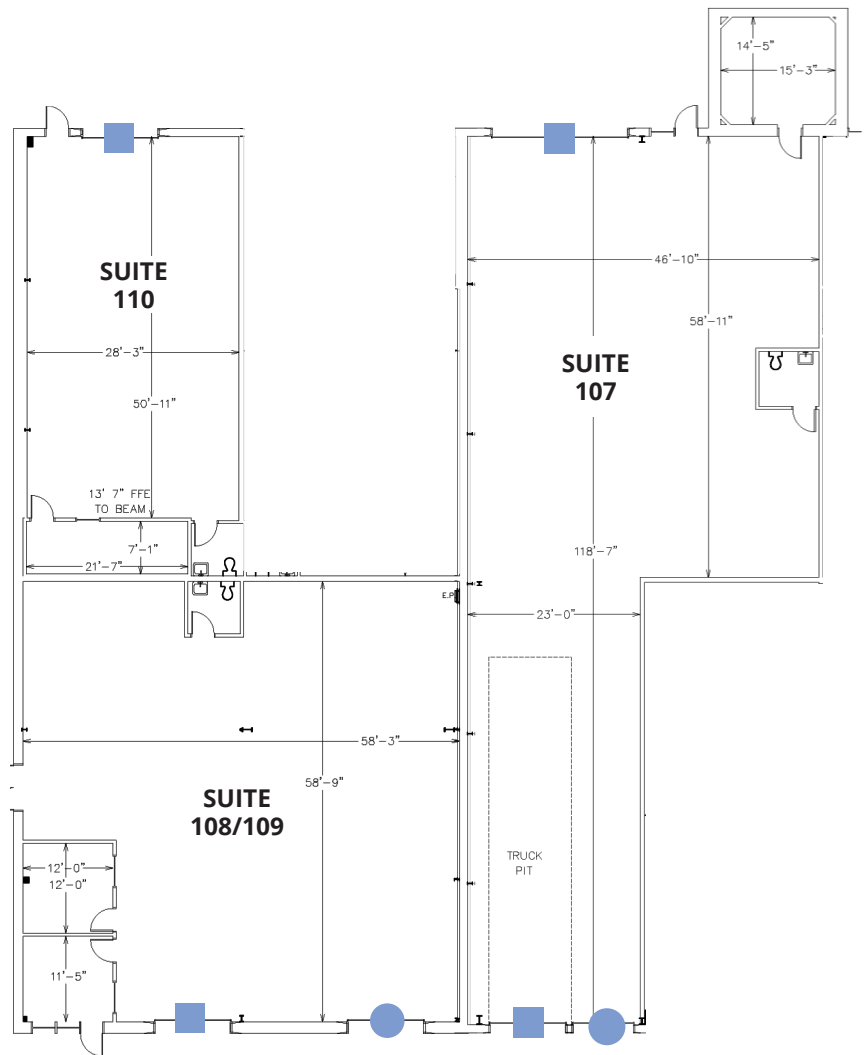
TOTAL SF	1,830 SF
OFFICE SF	192 SF
DIMENSIONS	28' 3" x 58' 0"
DOCK-HIGH DOORS	-
DRIVE-IN DOORS	One (1) 10' x 10'
AVAILABLE	Immediately

SUITE 108/109

TOTAL SF	3,632 SF
OFFICE SF	353 SF
DIMENSIONS	58' 3" x 58' 9"
DOCK-HIGH DOORS	One (1) 10' x 10'
DRIVE-IN DOORS	One (1) 10' x 10'
AVAILABLE	Immediately

SUITE 107

TOTAL SF	4,673 SF
OFFICE SF	316 SF
DIMENSIONS	46' 10" x 118' 7"
DOCK-HIGH DOORS	One (1) 8' x 8'
DRIVE-IN DOORS	One (1) 10' x 14' One (1) 18 x 12'
AVAILABLE	9/1/2027



SITE PLAN KEY

●	Dock High Door
■	Drive-in Door

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SUITE 101

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MEZZ STORAGE

40'-5"

23'-0"

E.P.

17'-3"

The floor plan shows Suite 101 with a mezzanine storage area. Dimensions are provided for the main area (40'-5" by 23'-0") and a smaller section (17'-3"). A door is labeled 'E.P.' and a toilet is shown in the lower right section.

Floor plan showing Suite 114 and Suite 116. Suite 114 is on the left, Suite 116 is on the right. Dimensions are provided for various areas and overall suite sizes.

SUITE 114

Dimensions for Suite 114:

- Overall width: 47'-5"
- Overall height: 58'-11"
- Top left area: 20'-0" (width) x 11'-7" (height)
- Top center area: 13' 5" FFE TO BEAM
- Bottom left area: 20'-0" (width) x 11'-7" (height)

SUITE 116

Dimensions for Suite 116:

- Overall width: 23'-6"
- Overall height: 58'-11"
- Top right area: 20'-0" (width) x 11'-7" (height)
- Bottom right area: 20'-0" (width) x 11'-7" (height)

SITE PLAN KEY

- Dock High Door
- Drive-in Door

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Area overview



INTERSTATE 77
±0.9 miles



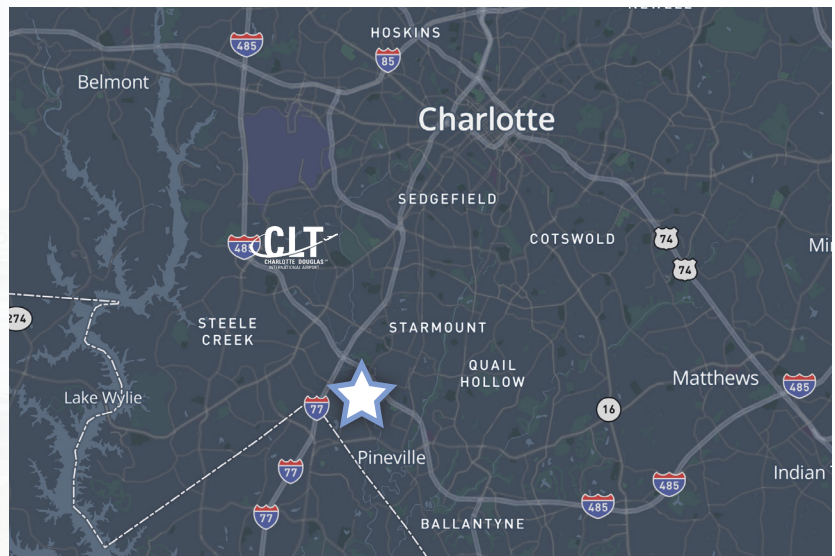
INTERSTATE 485
±1.9 miles



CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT
±12.0 miles



UPTOWN
CHARLOTTE
±12.5 miles



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