



11519 Nations Ford Rd | Pineville, NC

73,488 SF For Lease

NationsWest Business Park Available Immediately



For more information, contact:

JOHN CASHION

Executive Managing Director  
+1 704 804 5780  
John.cashion@jll.com

NATALIE CEVA

Sr. Vice President  
+1 704 804 5757  
Natalie.ceva@jll.com



Jones Lang LaSalle Brokerage  
650 S. Tryon Street, Suite 600  
Charlotte, NC 28202  
<https://www.us.jll.com>

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

## 73,488 SF For Lease

NationsWest Business Park Available Immediately



## Property Overview

CLASS-A INDUSTRIAL BUILDING  
WITHIN THE WESTINGHOUSE SUBMARKET

### PROPERTY HIGHLIGHTS

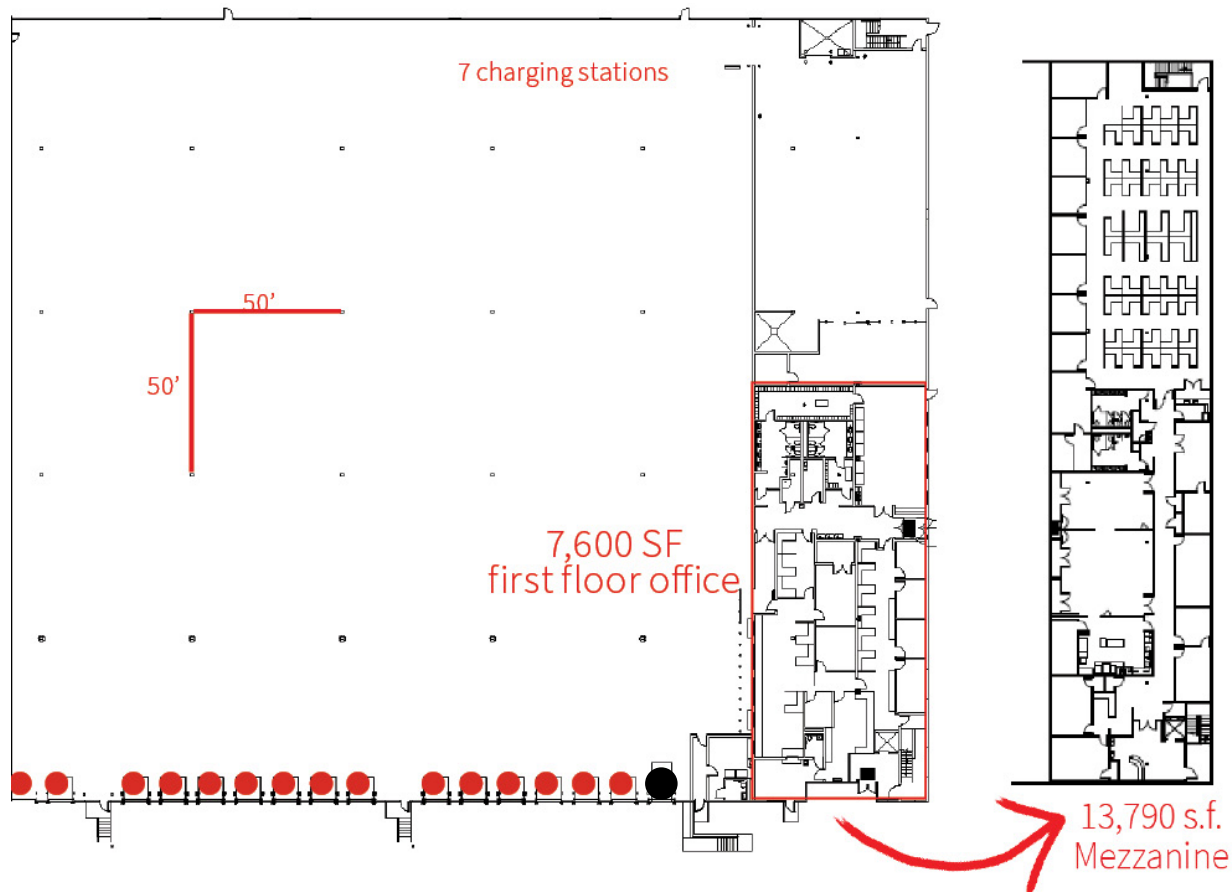
- $\pm 7,600$  SF of office
- 15 dock high doors
- 1 drive-in door
- LED warehouse lighting
- $\pm 30$  surplus trailer stalls
- $\pm 160$  auto positions
- 30' clear height
- Excellent interstate access





## 73,488 SF For Lease

NationsWest Business Park Available Immediately

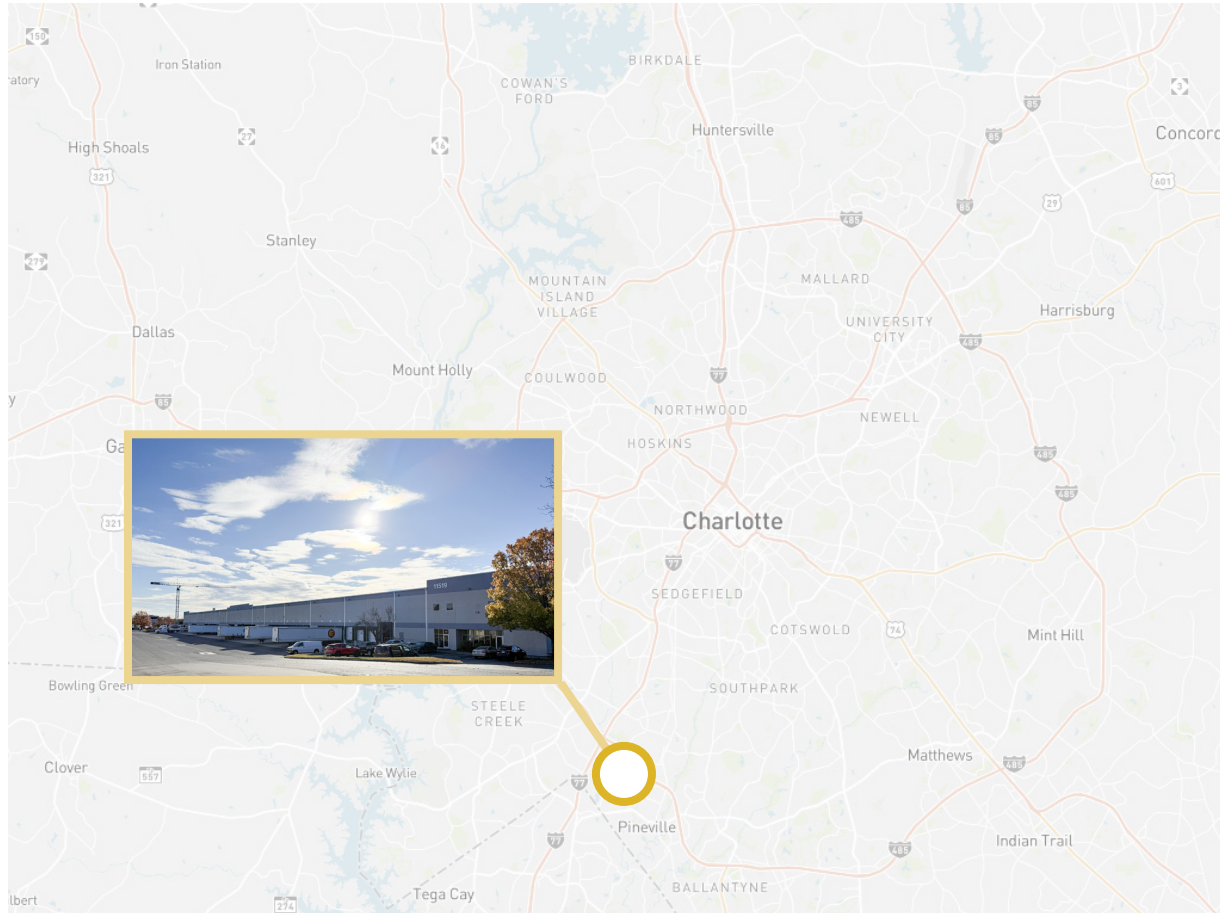


### PROPERTY FEATURES

Available Space	±73,488 SF
Office Space	±7,600 SF
Messanine	Additional ±13,790 SF (not included in the SF)
Clear Height	30'
Sprinklers	ESFR
Loading	15 DH (pit levelers, seals, and lights) 1 DI
Trailer Parking	30 stalls
Auto Parking	160 positions
Column Spacing	50' X 50'
Zoning	G-I
OPEX	\$1.29/SF
Available	Immediately

## 73,488 SF For Lease

NationsWest Business Park Available Immediately



### LOCATION HIGHLIGHTS

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

1 mile  
to interstate 77

11 miles  
to Charlotte, NC