

Nations West Distribution Center

11515 NATIONS FORD ROAD, PINEVILLE, NC 28134



FOR LEASE

142,249 SF

Nations West Distribution Center

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Features

142,249 sq. ft.

Available

3,000 sq. ft.

Office Area

30'

Clear Height

21 total

Dock Doors

1

Drive-in Door

50' x 50'

Column Spacing



On the ground. *By your side.*

Real estate works better when the people behind it understand your business.

That's why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, that means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren't managed from a distance. They're built on the ground.



90M+

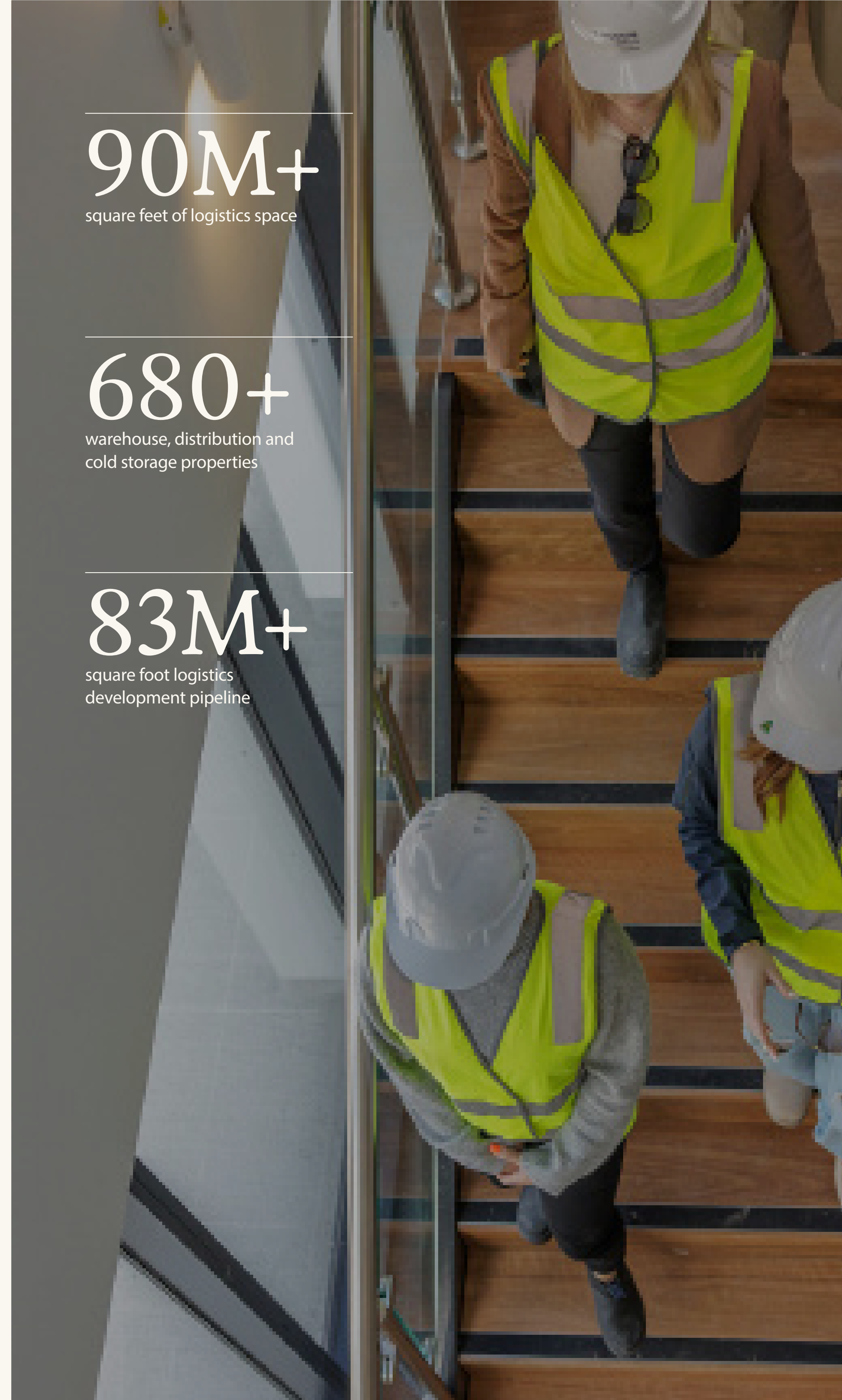
square feet of logistics space

680+

warehouse, distribution and cold storage properties

83M+

square foot logistics development pipeline



Building Highlights

 **21**
Dock Doors

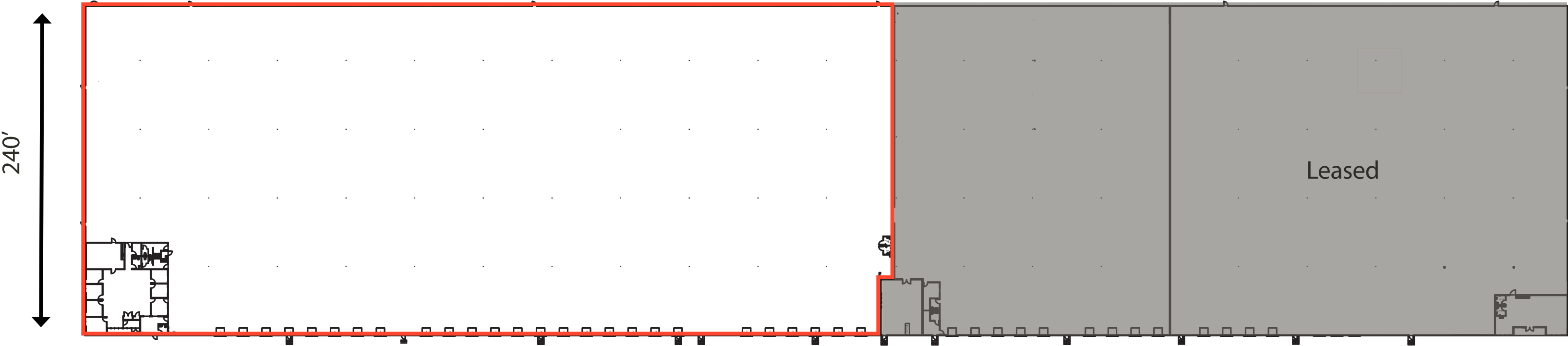
 **1**
Drive-in Door

 **30'**
Clear Height

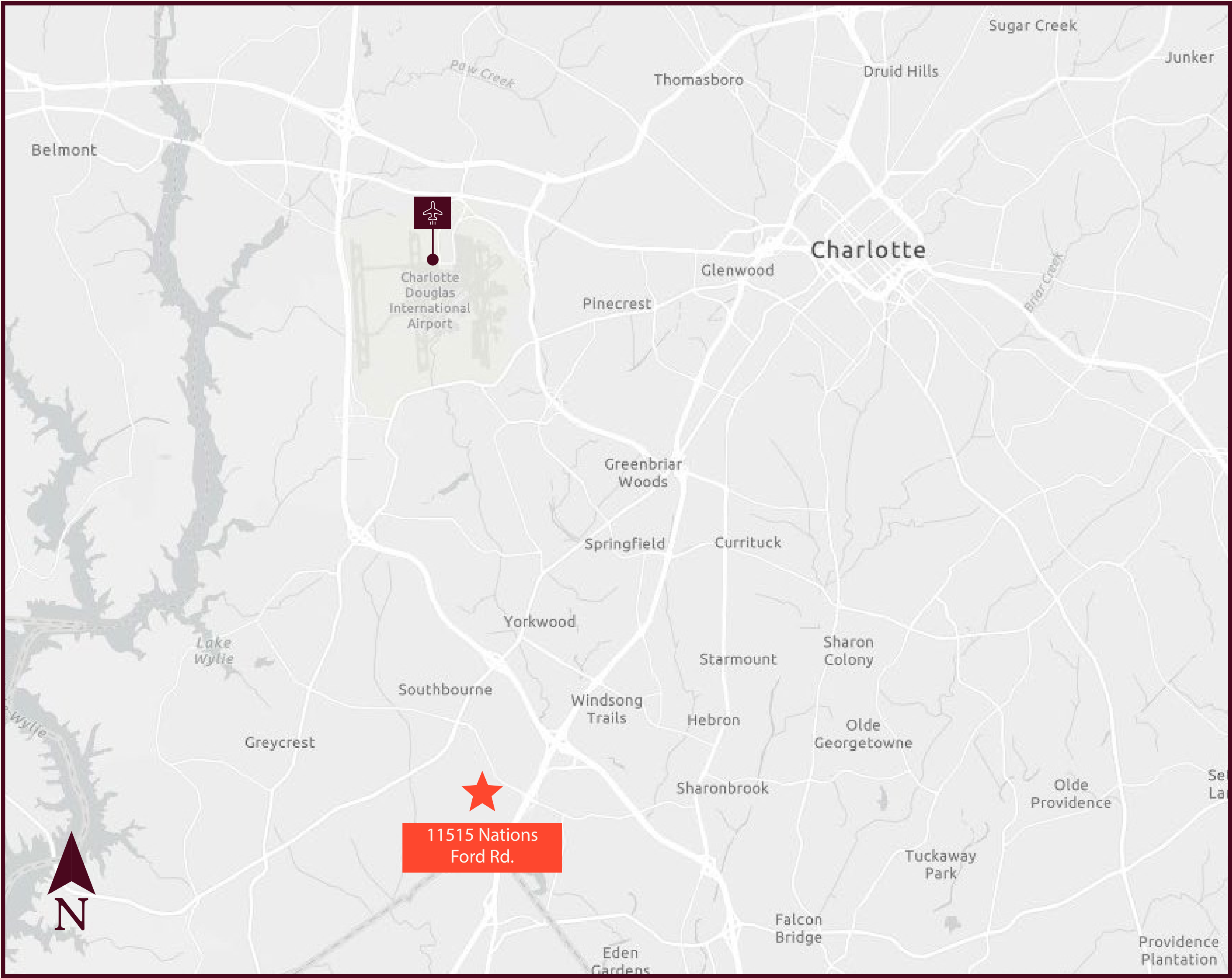
 **50'x50'**
Column Spacing

Building Specs

Available	142,249 sq. ft.
Office Space	3,000 sq. ft.
Clear Height	30'
Column Spacing	50' x 50'
Dock Doors	21 Dock High (equipped with pit levelers and dock locks)
Configuration	1 Drive-In Front Load
Sprinklers	ESFR
Availability	Immediately
Asking Rate	\$7.95/SF NNN
OPEX	\$1.25/SF



Area Map & Key Distances



Key Distances

Westinghouse Bus Stop	1 miles
I-485	2 miles
I-77	1 miles
Charlotte CBD	11 miles
Charlotte Douglas Int'l Airport	8 miles



Sustainability that *delivers value.*

We focus on practical sustainability improvements that can lower utility use and costs, improve building performance and strengthen resilience — while working alongside you to explore energy solutions shaped around your needs.

- **Efficiency that can lower costs.** Energy-efficient building improvements can reduce utility use and costs while supporting a more comfortable workplace.
- **Better information.** Building performance data gives you greater visibility into how your space is operating, helping inform decisions, and support ESG reporting.
- **Energy, shaped around your needs.** We start with your operation and your priorities. Together, we can explore renewables, battery storage, EV charging and emerging technologies — focusing on what makes sense for your business.
- **A partner as your needs evolve.** We work alongside you throughout your lease, with solutions that can adapt as your operational and energy needs change.



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