

10021 RODNEY STREET

MANUFACTURING & R&D FACILITY

±71,114 SF

PINEVILLE, NC 28134

CBRE

PROPERTY INFORMATION



±71,114 SF

TOTAL SIZE



±5.56 ACRES

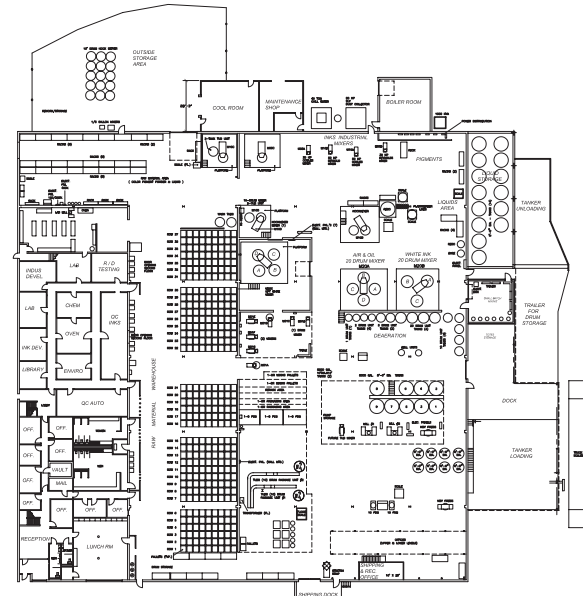
LAND SIZE



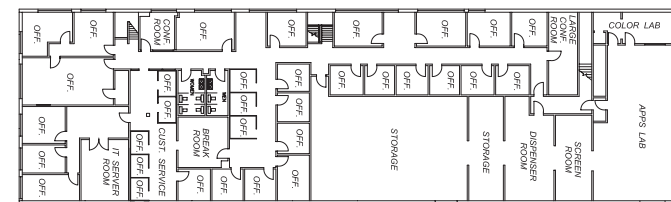
±22,692 SF

OFFICE SPACE

Address	10021 Rodney Street, Pineville, NC 28134
Current Lease Expiration	April 30, 2028
Total SF	±71,114 SF
Year Built	1985 — built with brick masonry
Land Size	±5.56 acres, excess land available for expansion
Office Improvements	+/-22,692 total SF (approx. 15% of building floor) Class-B, 2-story office with private and open offices, conference, break rooms and lab/R&D space —recent paint, and flooring upgrades
Ceilings	Clear heights of 20’ at cross beam and 18’ below piping
Facility	includes both a Cool Room and Class I Division II Hazardous Area
Dock Doors	11 dock doors with 8 pit levelers and a single dock for bulk tanker loading/unloading
Water	Compressed air and water lines throughout
Heavy Power	Multiple 277/480v 3 phase panels delivering 1,000 amps
Lighting	Upgraded T-5 lighting in warehouse
Proximity	3 minutes from I485 (stoplight-controlled access to South Boulevard), and another 5 minutes from I77.
Perimeter	Secure building perimeter (chain link fence w/ electric sliding gate)
Location	Access to Norfolk Southern Rail line close by

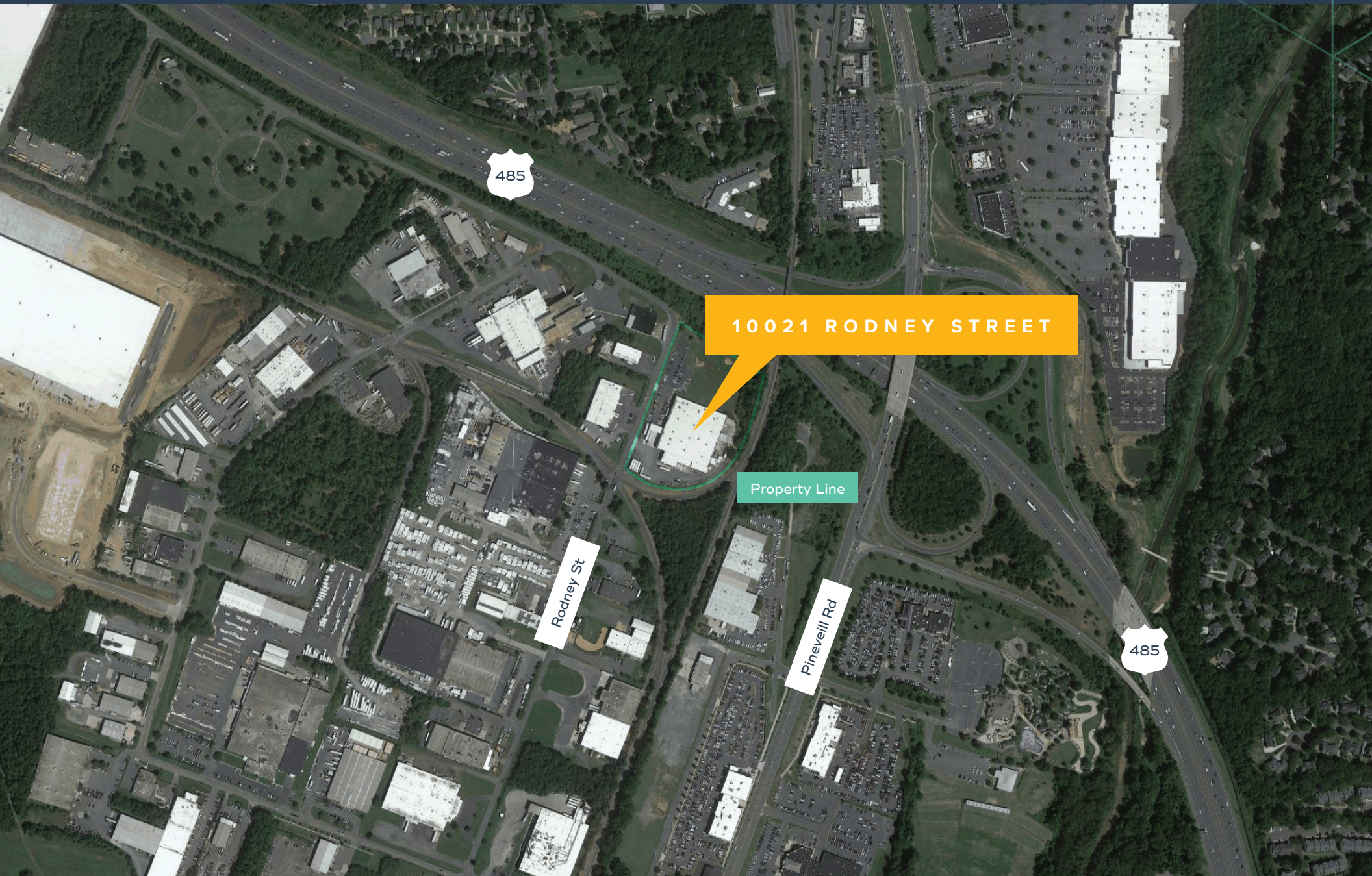


PLANT LAYOUT



SECOND FLOOR

PROPERTY LOCATION



10021 RODNEY STREET

Property Line

Rodney St

Pineveill Rd

485

485

10021 RODNEY STREET

MANUFACTURING & R&D FACILITY

FOR MORE INFORMATION —

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