

# Industrial Building Opportunity

511 Eagleton Downs Drive  
Pineville, NC 28134



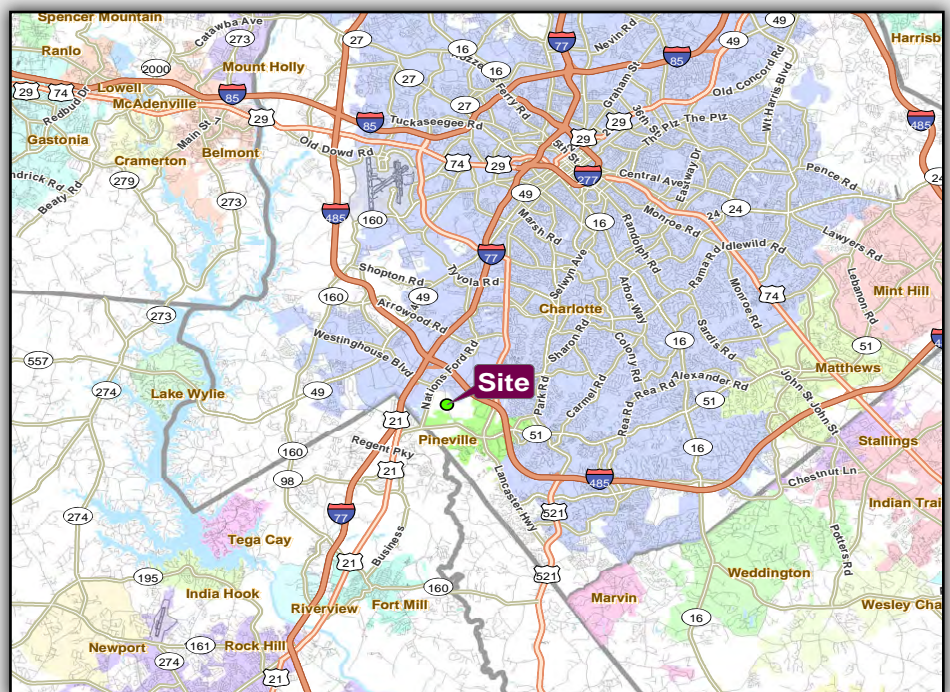
Interior Office

## Industrial / Office Building for Lease

±12,000 SF  
Lease Rate:  
\$10.25 PSF NNN

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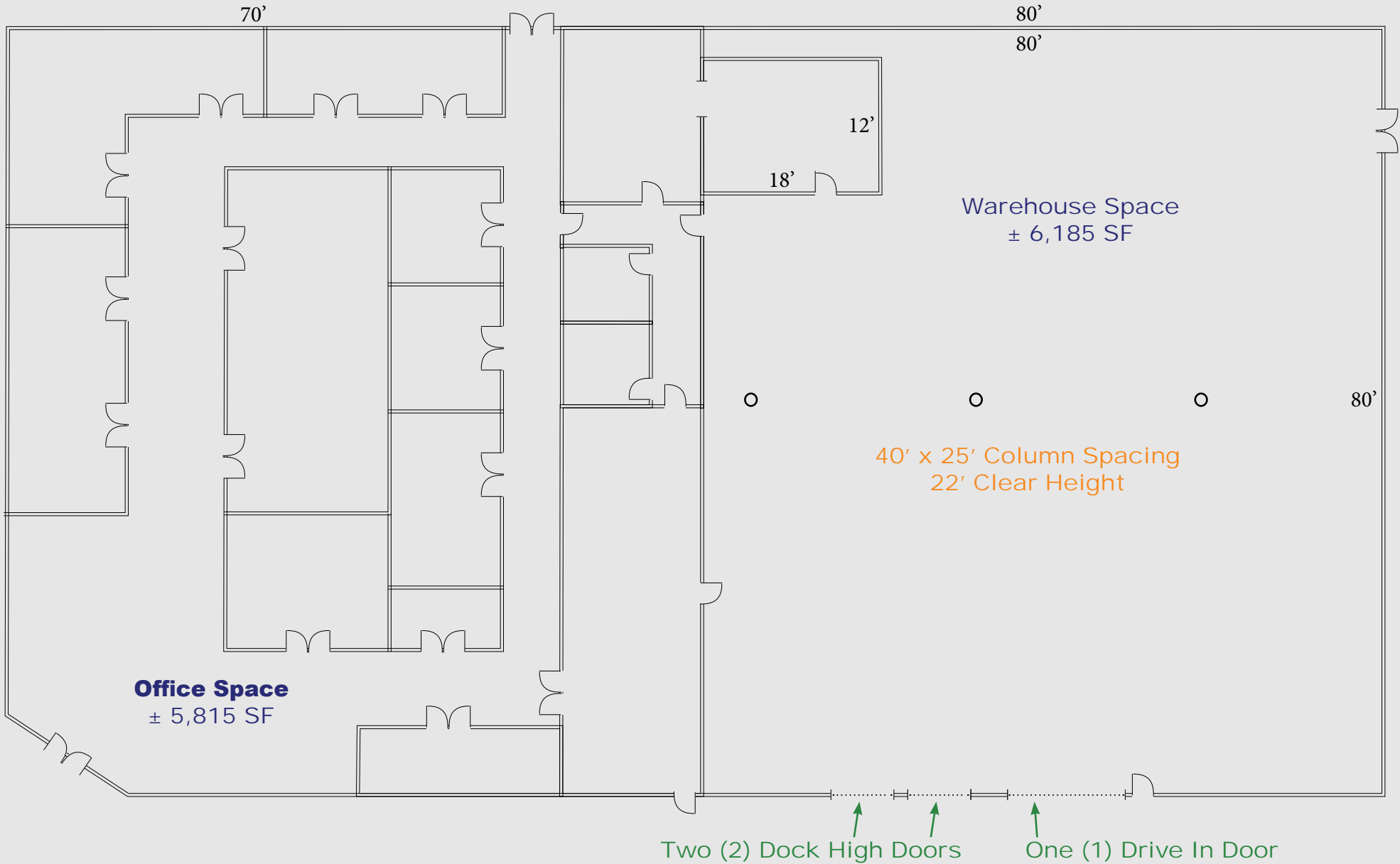
Industrial Warehouse and Office Building for Lease

- $\pm$  12,000 SF Industrial / Warehouse / Office Building for Lease.
- $\pm$  5,815 SF of Office Space.
- $\pm$  6,185 SF of Warehouse Space.
- Building is Expandable for approximately 10,000 +/- SF of additional warehouse and office space.
- 2 Dock High Doors.
- 1 Drive In Door.
- Zoned for Industrial Use (GI).
- 2 Acres.
- 22' Clear Height.
- 40' x 25' Column Spacing.
- 3 Phase Power.



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\*\*\*Not To Scale or Proportions



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