



FOR LEASE **±14,220 SF**

10901 DOWNS ROAD
PINEVILLE, NC 28134



FERMIN DEOCA
Executive Managing Director
+1 704 335 4436
fermin.deoca@cushwake.com

ERIN TURULSKI
Senior Associate
+1 704 916 1565
erin.turulski@cushwake.com



PROPERTY DETAILS



Total available SF: ±14,220 SF



Office SF: 3,598 SF



Zoned ML2



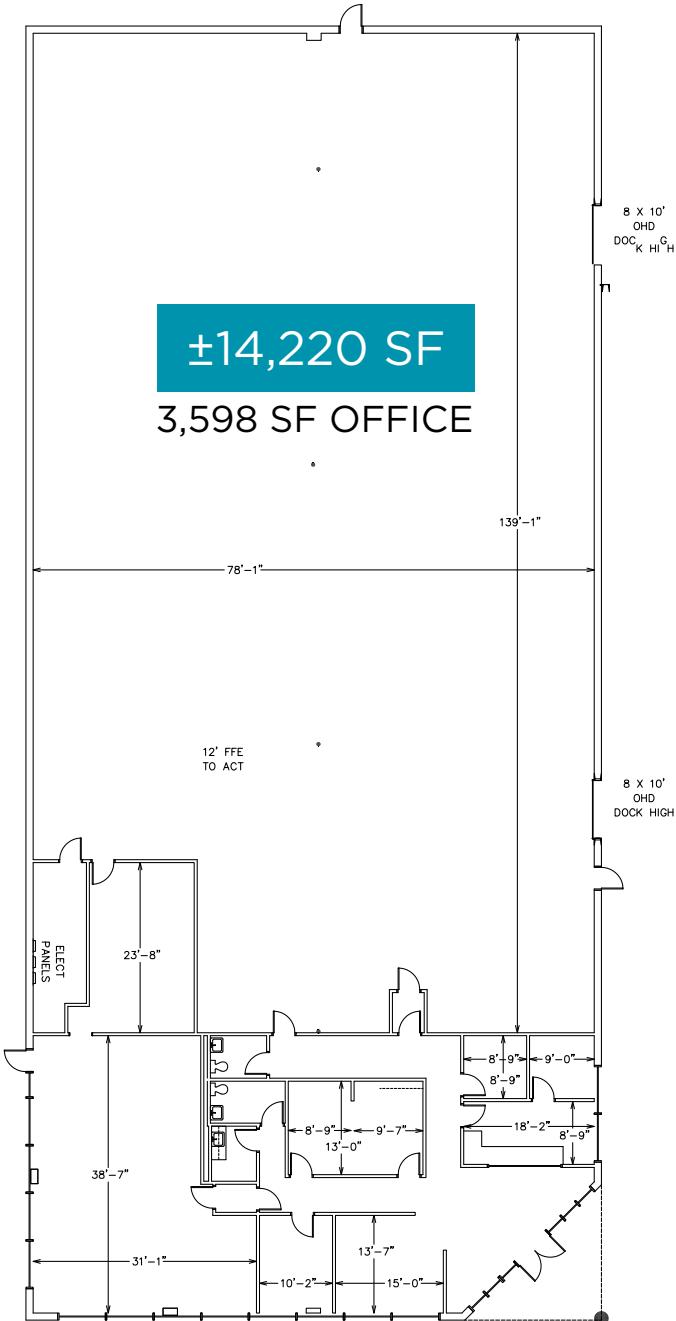
Fully conditioned warehouse



12' clear height with drop ceiling



2 dock high doors (8'X10')



SITE PLAN



AERIAL MAP



DRIVE
TIMES

17
minutes

DISTANCE TO
CHARLOTTE

1 hour 10 minutes

DISTANCE TO
SOUTH CAROLINA

15
minutes

DISTANCE TO
AIRPORT



CONTACT

FERMIN DE OCA

Executive Managing Director
+1 704 335 4436
fermin.deoca@cushwake.com

ERIN TURULSKI

Senior Associate
+1 704 916 1565
erin.turulski@cushwake.com

300 South Tryon Street, Suite 1110
Charlotte, NC 28202
+1 704 375 7771
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.