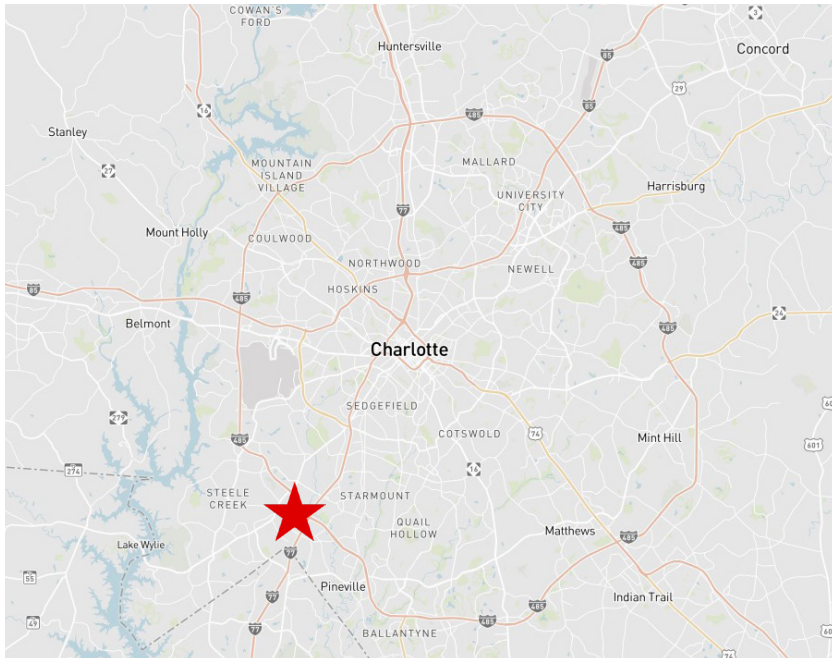




**± 48,615 SF  
FOR LEASE**

## **9415 Pioneer Ave | Charlotte, NC**

Industrial space for lease with newly renovated office



### **Property Overview**

± 48,615 s.f. available for lease

- ± 800 s.f. of office
- 2 dock high doors (with dock levelers)
- 20' clear height

Multi-tenant facility

Located in the Westinghouse submarket

Fully fenced truck court

Newly developed 5,000 SF area for outdoor storage or additional parking

**Available Immediately**

### **Rich Grieder**

Executive Vice President  
+1 704 804 5783  
rich.grieder@jll.com

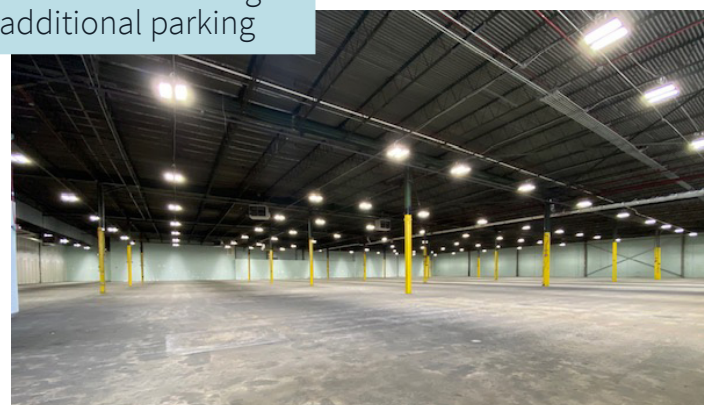
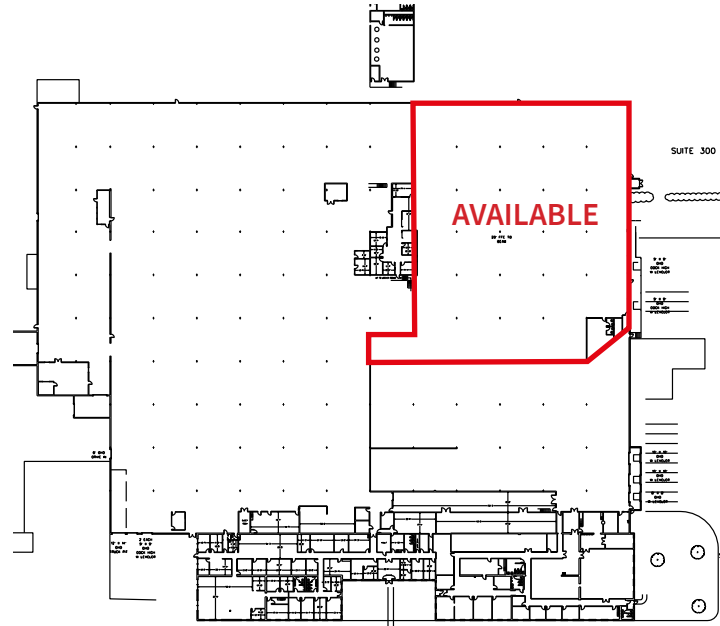
### **Matthew Greer, CCIM, SIOR**

Executive Managing Director  
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# Property Specifications

Address	9415 Pioneer Ave, Charlotte, NC 28273
Building size	48,615 s.f
Office size	800 s.f
Submarket	Westinghouse
Tenancy	Multi-tenant facility
Construction	Masonry construction
Clear height	20'
Dock high doors	2 (9' x 9') with dock levelers
Sprinklers	Wet
Power	(1) 200 amp panel (1) 100 amp panel
Features	Fully fenced truck court 5,000 SF area for outdoor storage or additional parking
Lease Rate	\$6.95/SF NNN
Availability	Immediate



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