

FOR LEASE > INDUSTRIAL SPACE

# Gateway Distribution Center

9504 RODNEY STREET PINEVILLE, NC 28134



## Gateway Distribution Center > Building II

Building I was built in 2007 by Verus Partners, Gateway Distribution Center is a Class “A” facility located in the heart of Charlotte’s Southwest Industrial Submarket. This proposed building can be ready for occupancy within 9 months from a building permit issued by the city.

Located in Charlotte’s southwest industrial submarket with immediate access to the I-77 & I-485 interchange.

## Building Amenities

- > 30,000-130,000 SF Available
- > 30’ clear ceiling height
- > ESFR sprinkler system
- > 32 dock doors (built to suit)
- > 50’ x 50’ column spacing
- > Office to suit
- > Drive-in doors to suit
- > Trailer storage available
- > 200’ building depth
- > Abundant employee parking
- > 1.9 miles to I-77
- > Visibility to I-485

Developed by:

VerusPartners

LAWRENCE SHAW SIOR  
704 409 2360  
lawrence.shaw@colliers.com

GRANT MILLER  
704 409 2364  
grant.miller@colliers.com

COLLIERS INTERNATIONAL  
212 S. Tryon Street, Suite 375  
Charlotte, NC 28281  
www.colliers.com

