

5100 OLD PINEVILLE RD
CHARLOTTE, NC 28217



CONCEPT DRAWING

OFFICE/FLEX FOR LEASE



PROPERTY HIGHLIGHTS

Freestanding Flex Opportunity

±6,003 SF office building with ±3,733 SF of existing warehouse space with a dock high door.

Additional Warehouse

±3,709 SF of adjacent warehouse space, bringing the total footprint to ±13,445 SF. The warehouse is directly connected to the main building, allowing for seamless operations. The warehouse has a drive-in and is fenced in.

Prime Southwest Charlotte Location

Strategically positioned with immediate access to I-77/I-485, and South Blvd, placing the property within one of Charlotte's most active infill corridors.

Flexible Zoning with Long-Term Upside

ML-2 zoning accommodates a wide range of uses, offering both immediate functionality and strong future repositioning potential, with TOD rezoning highly probable.

UNIT SIZE:

13,445 SF

USE:

OFFICE/ FLEX

ZONING:

ML-2

RATE:

\$22 SF NNN

CLEAR HEIGHT:

16-18 F

DOCK HIGH:

1

DRIVE-IN:

1

CONTACT

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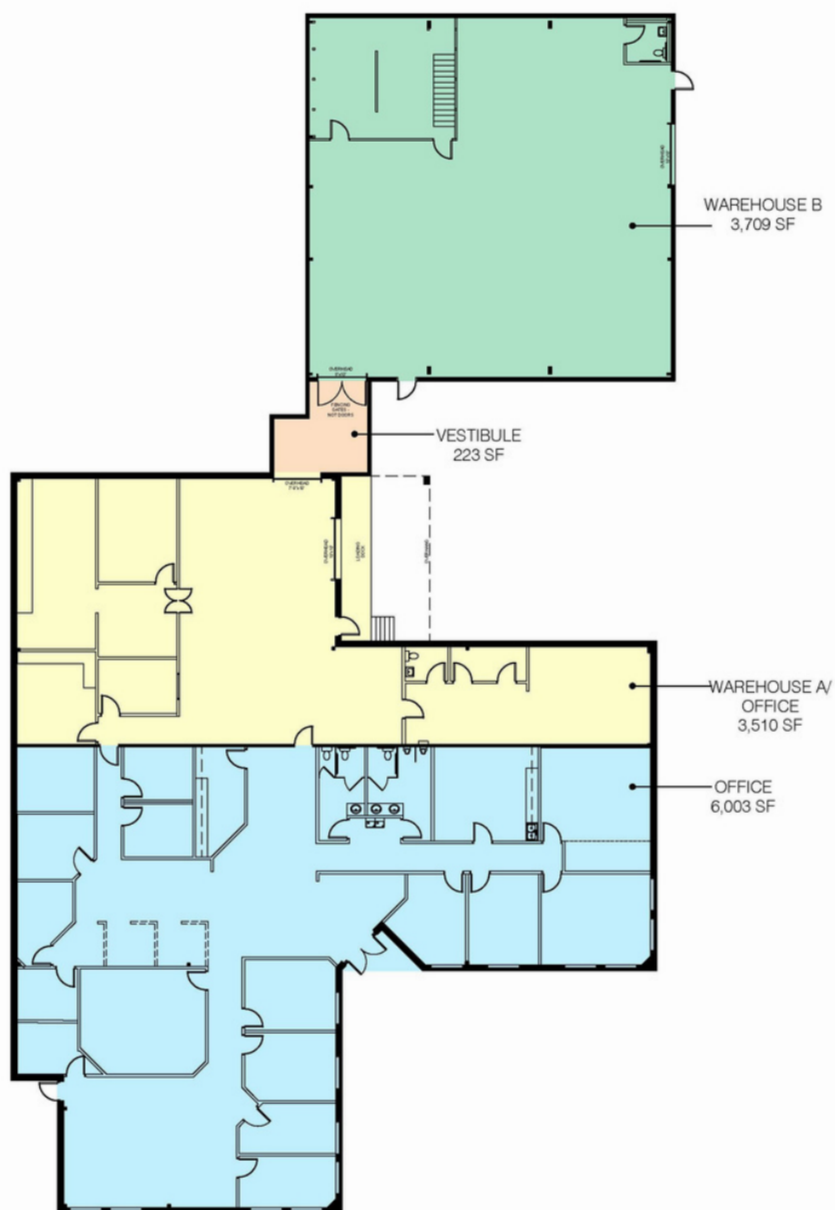
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FLOOR PLAN

5100 OLD PINEVILLE RD.
AS BUILT - 1 OF 1
OFFICE / WAREHOUSE
13,445 RSF
SCALE: 1/16" = 1'-0"
DATE: AUGUST 27, 2026



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