

CAROLINA LOGISTICS PARK

UP TO ±525,030 SF INDUSTRIAL FACILITY

11925 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



CHECK OUT THE LATEST
CONSTRUCTION UPDATE



BUILDING FEATURES

- ±525,030 SF
- Located within [Carolina Logistics Park](#), a +/- 4.2 million SF industrial park consisting of Class A distribution and manufacturing space
- Zoning - General Industrial (GI)
- The park features state of the art building aesthetics and characteristics, a prime distribution location and access to an established workforce and amenities
- ESFR sprinkler system
- 40' clear height
- 190' concrete truck court with ample trailer parking
- 7" DUCTILCRETE® floor slab
- Excellent location in SW Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD

Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers

FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)

tim.robertson@beacondevelopment.com

500 E. Morehead Street, Suite 200 | Charlotte, NC 28202 | www.beacondevelopment.com



**BEACON
PARTNERS**

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	11925 Carolina Logistics Drive Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-I
CLEAR HEIGHT	40'
FIRE PROTECTION	ESFR
BUILDING SF	±525,030 SF
LOADING	(79) 9' x 10' Dock Doors (4) 14' x 16' Drive-In Doors (17) Future 9' x 10' Dock Doors (4) Future 14' x 16' Drive-In Doors
TRAILER PARKING	139 Trailer Stalls
TRUCK COURT	190' Concrete Truck Court
CAR PARKING	398 Stalls x Future Stalls
COLUMN SPACING	53'8" x 56' typical with a 70' deep speed bay

CONSTRUCTION

WALLS: Tilt concrete

FLOORS: 7" DUCTILCRETE® floor slab

STRUCTURE: Class A joist/girder system

ROOF: 60 mil TPO membrane

UTILITIES

WATER: CMUD

SEWER: CMUD

POWER: Electricities

GAS: Piedmont Natural Gas

LOCATION

±1 mile: I-77 / Westinghouse Blvd (Exit 1A)

±1 mile: I-77 / Westinghouse Blvd (Exit 90)

±3 miles I-485/ N Polk St (Exit 65 B)

±10 miles: CLT Douglas Int'l Airport

±11 miles: I-85



CAROLINA LOGISTICS PARK

SITE PLAN



CAROLINA LOGISTICS PARK

LOCATION AERIAL



±525,000 SF | Leased
10230 PINEVILLE DISTRIBUTION ST



±230,614 SF | Leased
12115 DOWNS RD



Carolina Logistics Park
NEW CONSTRUCTION

I-77 / Westinghouse Blvd (Exit 1A)	±1.0 miles	Charlotte CBD	±7.5 miles
I-77 / Westinghouse Blvd (Exit 90)	±1.0 miles	CLT Douglas International Airport	±10.0 miles
I-485 / N Polk St (Exit 65 B)	±3.0 miles	I-85 (Exit 38)	±11.5 miles