



# CAROLINA LOGISTICS PARK

**±40,237 SF AVAILABLE**

12004-SUITE M CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



- End unit with prime visibility on Downs Road
- Located within Carolina Logistics Park, a ±4 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
- 32' clear height
- Excellent location in Southwest 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.

**TIM ROBERTSON**

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**LOCATION** 12004-M Carolina Logistics Dr.  
Pineville, NC 28134

**COUNTY** Mecklenburg

**AVAILABLE SF** ±40,237 SF

**OFFICE SF** ±2,859 SF

**ZONING** G-1

**CLEAR HEIGHT** 32'

**FIRE PROTECTION** ESFR

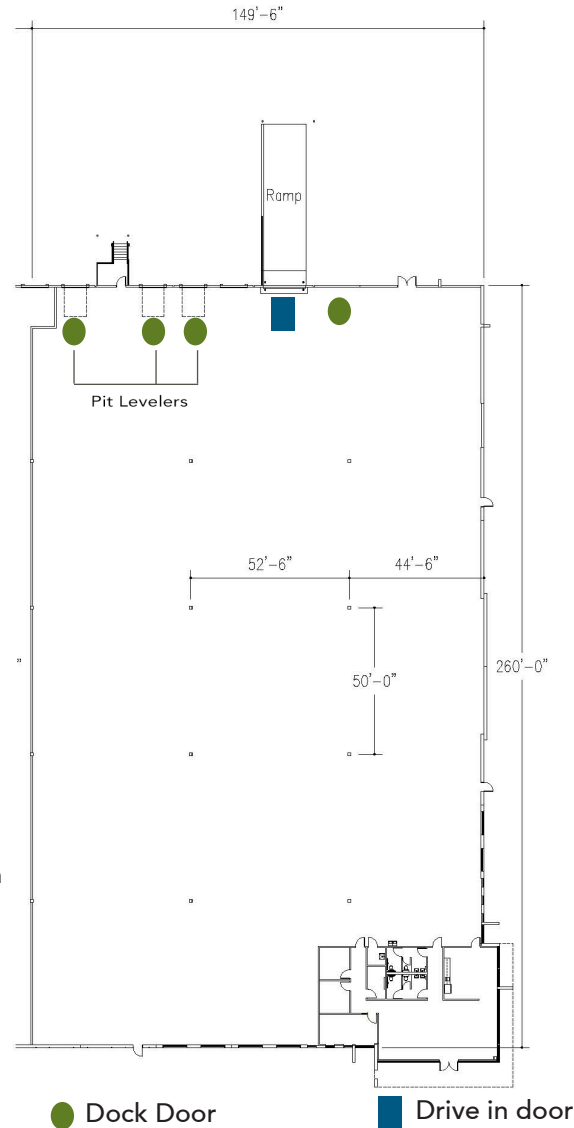
**POWER** Electric capacity 400 amps at  
277/480v

**LOADING** (1) 9' x 10' dock high door  
(3) 9' x 10' dock high doors  
with 40,000 lb pit leveler  
(1) 14' x 16' drive-in door

**COLUMN SPACING** 52'-6" wide x 50' deep  
typical with 60' speed bay

**CONSTRUCTION** Walls: Tilt concrete  
Floors: 6" floor slab  
Structure: Class A joist/girder system  
Roof: 60 mil PVC membrane

**UTILITIES** Water: CMUD  
Sewer: CMUD  
Power: Electricities  
Gas: Piedmont Natural Gas

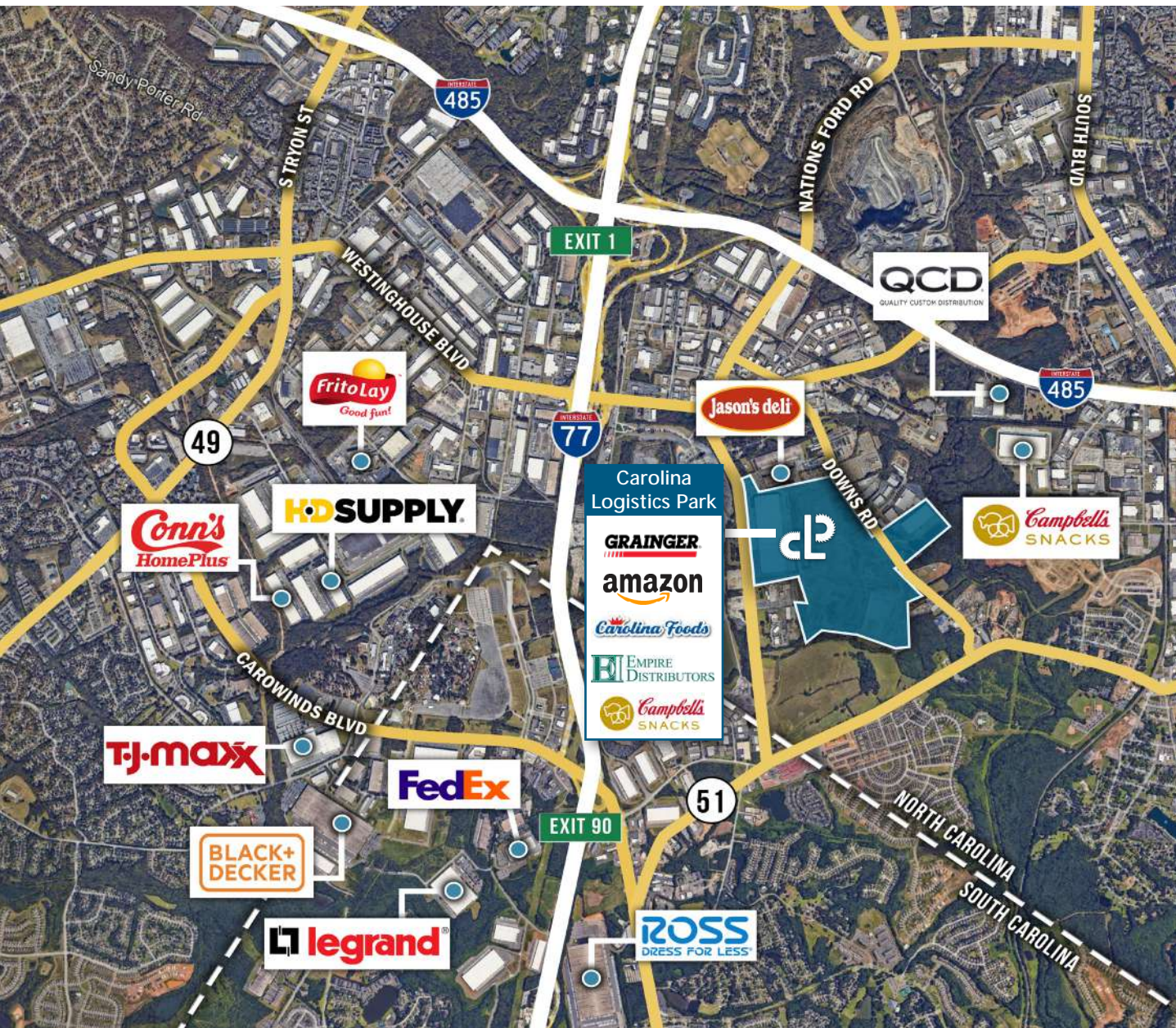


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**INTERSTATE 77** ±1.0 mile via Exit 1A | Westinghouse Blvd  
±1.0 mile via Exit 90 | Carowinds Blvd

**INTERSTATE 485** ±1.0 mile via Exit 67  
±3.0 miles via Exit 65 | N Polk St

**INTERSTATE 85** ±11.5 miles via Exit 38

±10.0 miles  
**Charlotte-Douglas International Airport**

±11.0 miles  
**Charlotte**  
Central Business District



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