



CAROLINA LOGISTICS PARK

12032 CAROLINA LOGISTICS DR, SUITE S | PINEVILLE, NC 28134

±23,100 – 46,366 SF INDUSTRIAL SPACE AVAILABLE



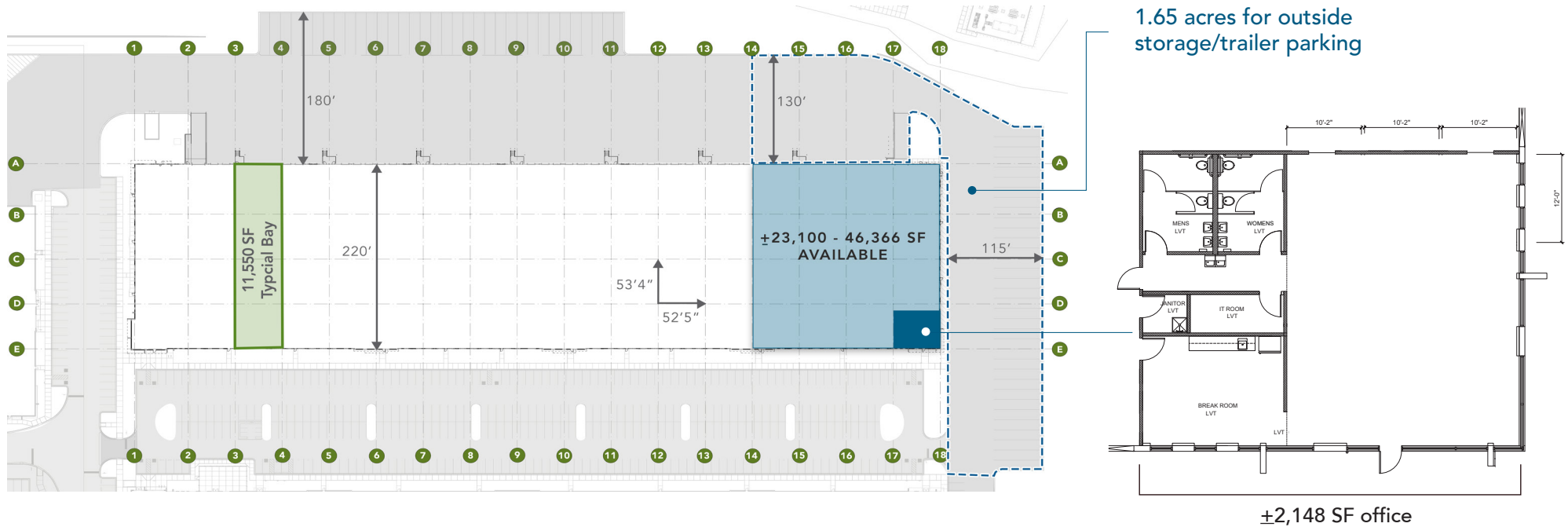
- ±23,100 - 46,366 SF with ±2,148 SF of office available with 1.65 acres of outside storage/trailer parking
- Located within Carolina Logistics Park, a ±4 million square foot industrial park consisting of Class A distribution and manufacturing space
- Zoning - General Industrial (GI)
- The park features 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 Charlotte's CBD

Developed and managed by Beacon Partners, the largest developer of industrial space in Charlotte, providing maximum flexibility and service to customers.

TIM ROBERTSON

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ADDRESS	12032 Carolina Logistics Drive, Suite S Pineville, NC 28134
COUNTY	Mecklenburg
AVAILABLE SF	±23,100 - 46,366 SF
OFFICE SF	±2,148 SF
ZONING	G-1
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
LOADING	Dock High: (9) 9' x 10' Drive-in Door: (1) 14' x 16' Future Drive-in Knockouts: (1) 14' x 16'

TRAILER PARKING	210 Trailer Spaces
CAR PARKING	34 Spaces
COLUMN SPACING	52'6" x 63'4" Typical with 60' Speed Bay
CONSTRUCTION	Walls: Tilt Concrete Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3s at 18" O.C. Roof: 60 Mil TPO Membrane
ON-SITE UTILITIES	Water: CMUD Sewer: CMUD Power: Electricities Gas: Piedmont Natural Gas



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



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



±11.5 miles via Exit 38



±10.0 miles



±11.0 miles



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