



CAROLINA LOGISTICS PARK

±23,100 - 46,366 SF AVAILABLE

12032 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



- ±23,100 - 46,366 SF Available
- Located within Carolina Logistics Park, a ±4 million SF industrial park consisting of Class A distribution and manufacturing space
- Zoning - General Industrial (GI)
- ESFR sprinkler system
- 32' clear height
- The park features state-of-the-art building aesthetics and characteristics, a prime distribution location and access to an established workforce and amenities
- 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.

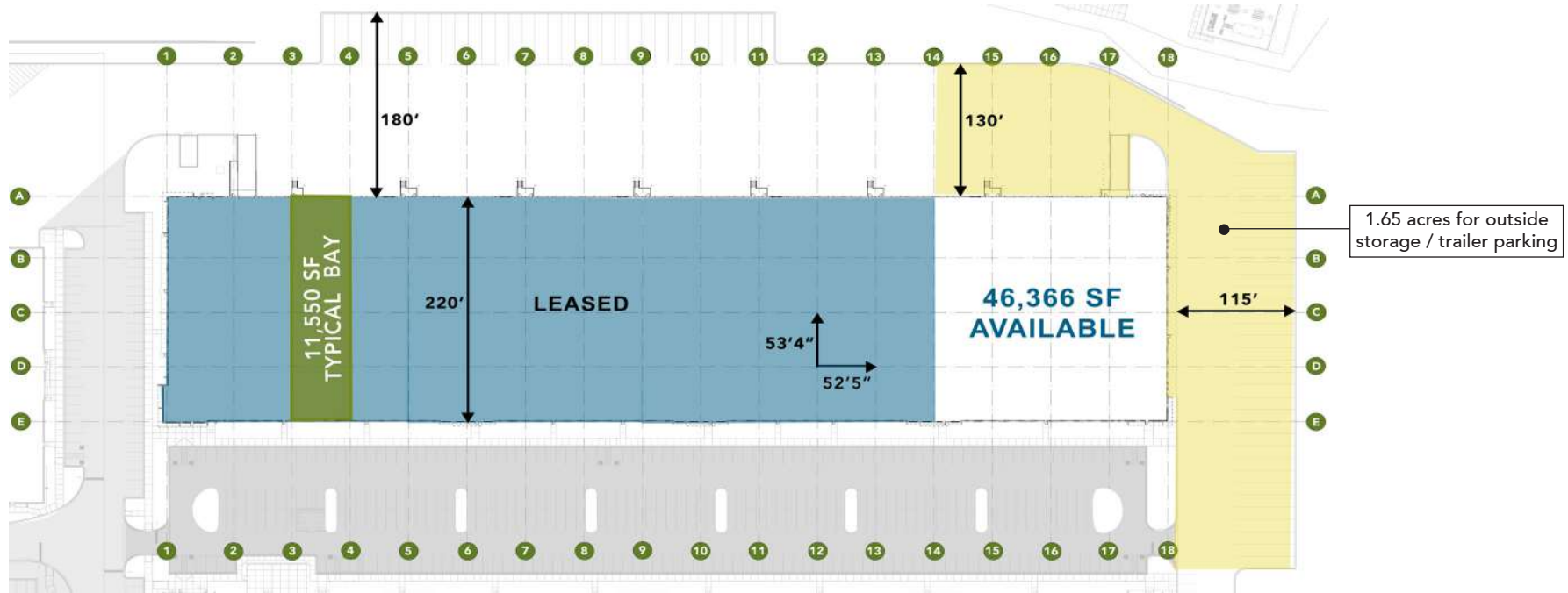
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BEACON
PARTNERS



LOCATION 12032 Carolina Logistics Dr., Pineville, NC 28134

COUNTY Mecklenburg

OFFICE SF Build-to-Suit

ZONING G-I

CLEAR HEIGHT 32'

FIRE PROTECTION ESFR

AVAILABLE SF ±23,100 - 46,366 SF

LOADING (9) 9' x 10' Overhead Doors
 (1) 14' x 16' Drive-In Door
 (1) 14' x 16' Knockout for Future Drive-In Door

TRAILER PARKING 34 Trailer Spaces

CAR PARKING 210 Spaces

COLUMN SPACING 52' 5" x 53' 4" Typical with
 60' Speed Bay

CONSTRUCTION Walls: Tilt Concrete
 Floors: 6" Unreinforced Floor Slab with
 Speed Bay Reinforced with #3's at 18" O.C
 Roof: 60 Mil TPO Membrane


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

