



CAROLINA LOGISTICS PARK

12038 CAROLINA LOGISTICS DR, SUITE A | PINEVILLE, NC 28134

±129,872 SF INDUSTRIAL SPACE AVAILABLE



- ±129,872 SF available
- 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

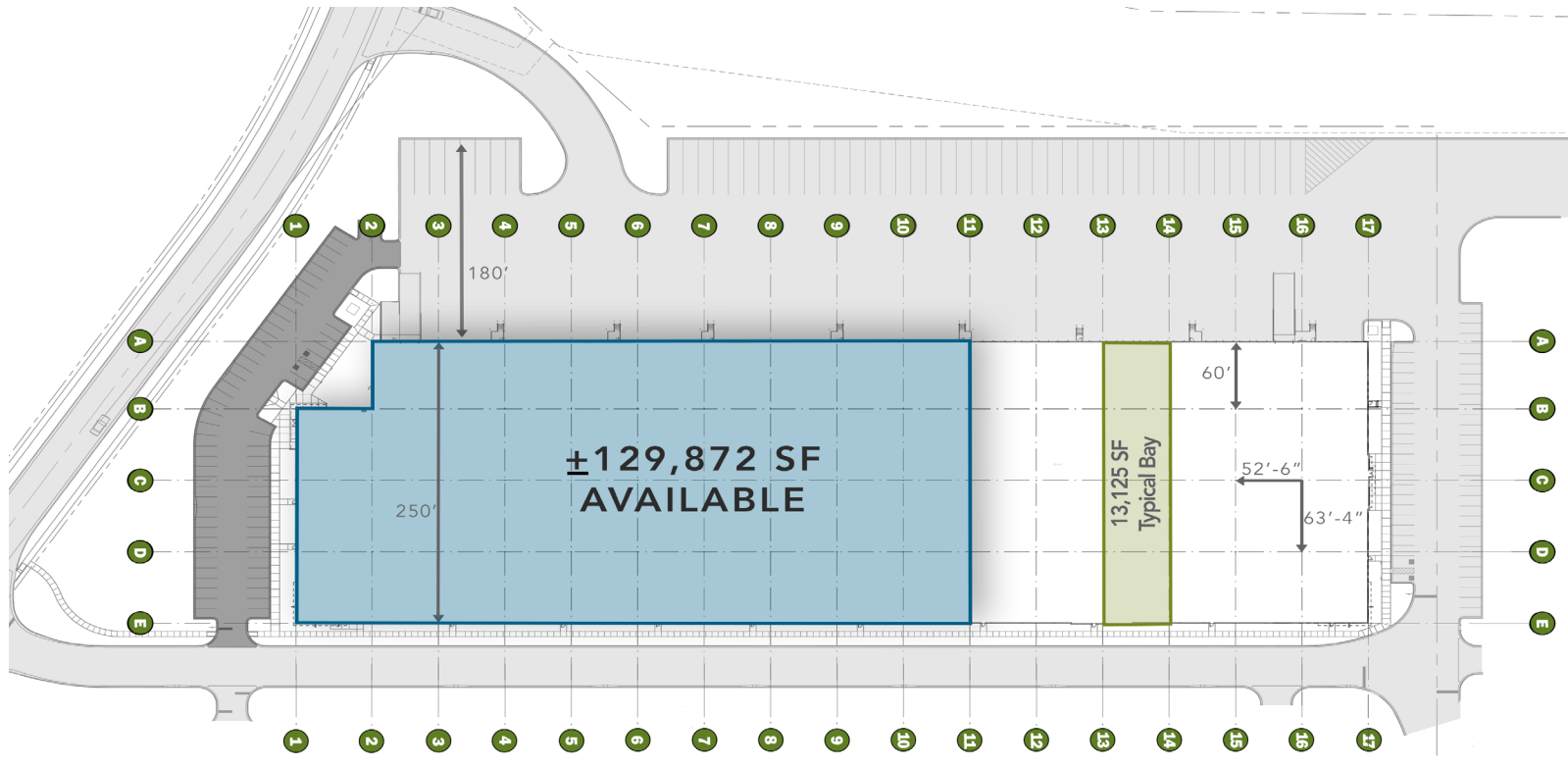
Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers.

TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)
tim.robertson@beacondevelopment.com



**BEACON
PARTNERS**



ADDRESS	12038 Carolina Logistics Drive, Suite A Pineville, NC 28134
COUNTY	Mecklenburg
AVAILABLE SF	±129,872 SF
OFFICE SF	Build-to-Suit
ZONING	G-1
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
LOADING	Dock High: (26) 9' x 10' Drive-in: (1) 14' x 16'

TRAILER PARKING	50 Trailer Spaces
CAR PARKING	90 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



TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)
tim.robertson@beacondevelopment.com



- 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
- Charlotte-Douglas INTERNATIONAL AIRPORT**
±10.0 miles
- CHARLOTTE Central Business District**
±11.0 miles



TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)
tim.robertson@beacondevelopment.com

