

±150,687 SF AVAILABLE

13021 GENERAL DRIVE | CHARLOTTE, NC 28273



- ±49,350 SF up to ±150,687 SF available within a Class A distribution and manufacturing facility
- Zoning - ML-2 (Manufacturing and Logistics)
- ESFR sprinkler system
- 32' clear height
- Modern building features in a prime distribution location with access to an established workforce and amenities
- Strategic distribution location that is convenient to I-77, I-485, Charlotte Douglas International Airport and Charlotte Business District

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



TIM ROBERTSON

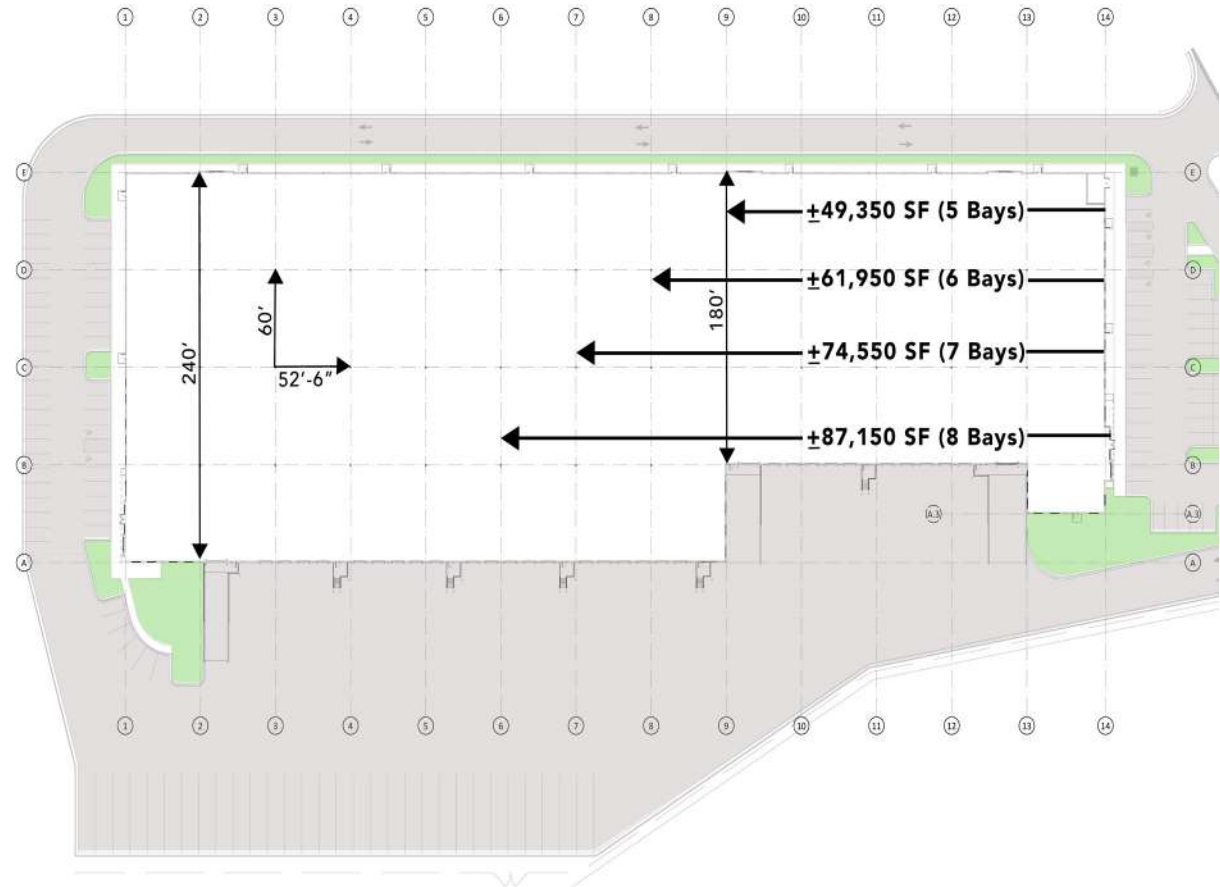
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BUILDING SPECS

| | |
|-------------------|--|
| ADDRESS | 13021 General Drive Charlotte, NC 28273 |
| COUNTY | Mecklenburg |
| ACREAGE | ±12 |
| AVAILABLE SF | ±49,350 - ±150,687 SF |
| ZONING | ML-2 (Manufacturing and Logistics) |
| CLEAR HEIGHT | 32' |
| LOADING | Dock High: (30) 9' x 10' Drive-in: (3) 14' x 16' Future Drive-in Knockout: (1) 22' x 16' Future Drive-in Knockouts: (3) 14' x 16' |
| TRAILER PARKING | 30 spaces |
| TRUCK COURT | 180' |
| FIRE PROTECTION | ESFR |
| CAR PARKING | ±77 spaces |
| COLUMN SPACING | 52'-6" x 60' |
| 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 |
| ON-SITE UTILITIES | Water: City of Charlotte Sewer: City of Charlotte Power: Duke Energy Gas: Piedmont Natural Gas |





MAJOR ACCESS POINTS



±2.3 Miles via Exit 1 (Westinghouse Blvd)



±2.1 Miles Exit 1 (S. Tryon St)

±3.1 Miles Exit 65 A/B (South Blvd/Pineville)



CHARLOTTE
Central Business
District

±10.0 Miles



±10.5 Miles



±10.5 Miles

