

+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.

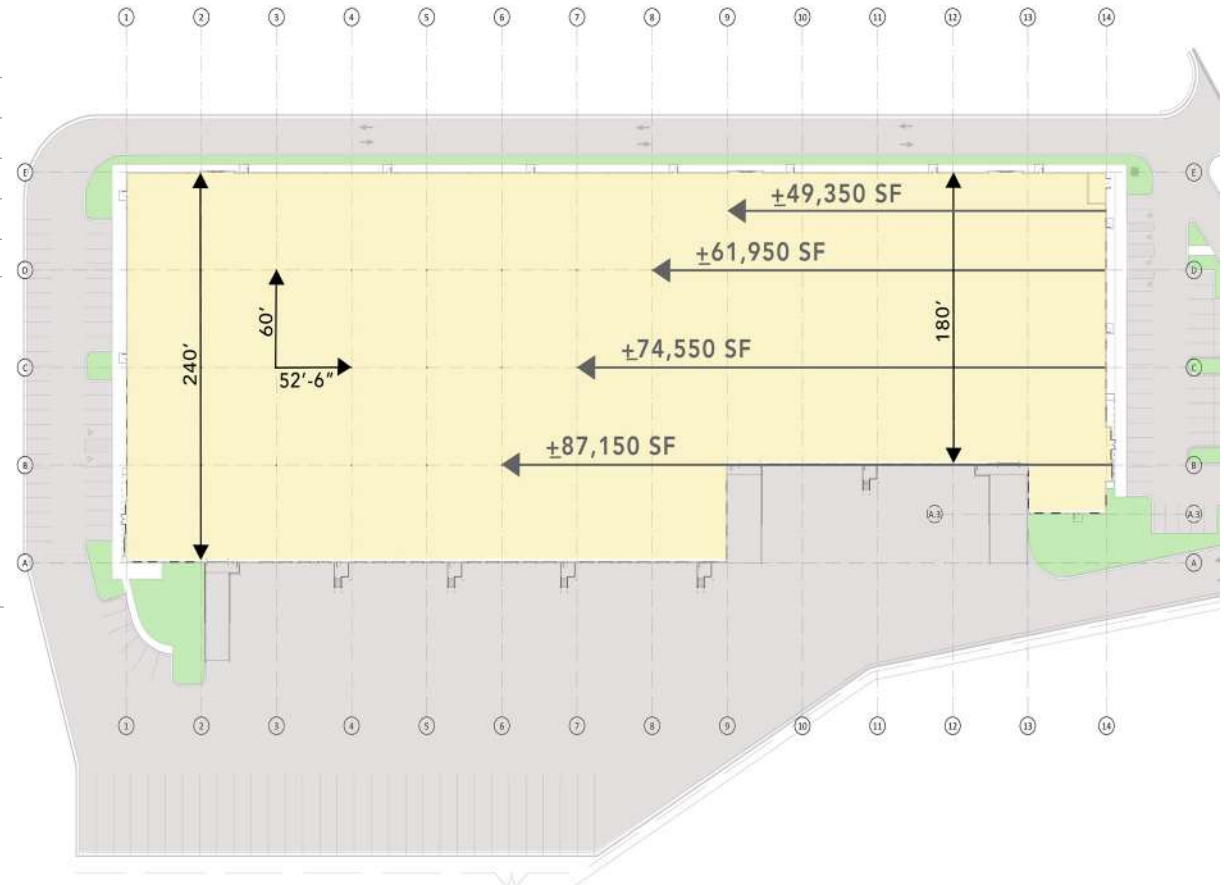


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BUILDING SPECS

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)



±10.0 Miles



±10.5 Miles



±10.5 Miles

