



CAROLINA LOGISTICS PARK

±50,000 SF UP TO 202,403 SF INDUSTRIAL FACILITY

12004 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



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CONSTRUCTION UPDATE



BUILDING FEATURES

- ±50,000 SF up to 202,403 SF
- Located within [Carolina Logistics Park](#), a +/-4.2 million SF 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 SW 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

FOR MORE INFORMATION, CONTACT:

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All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

CAROLINA LOGISTICS PARK

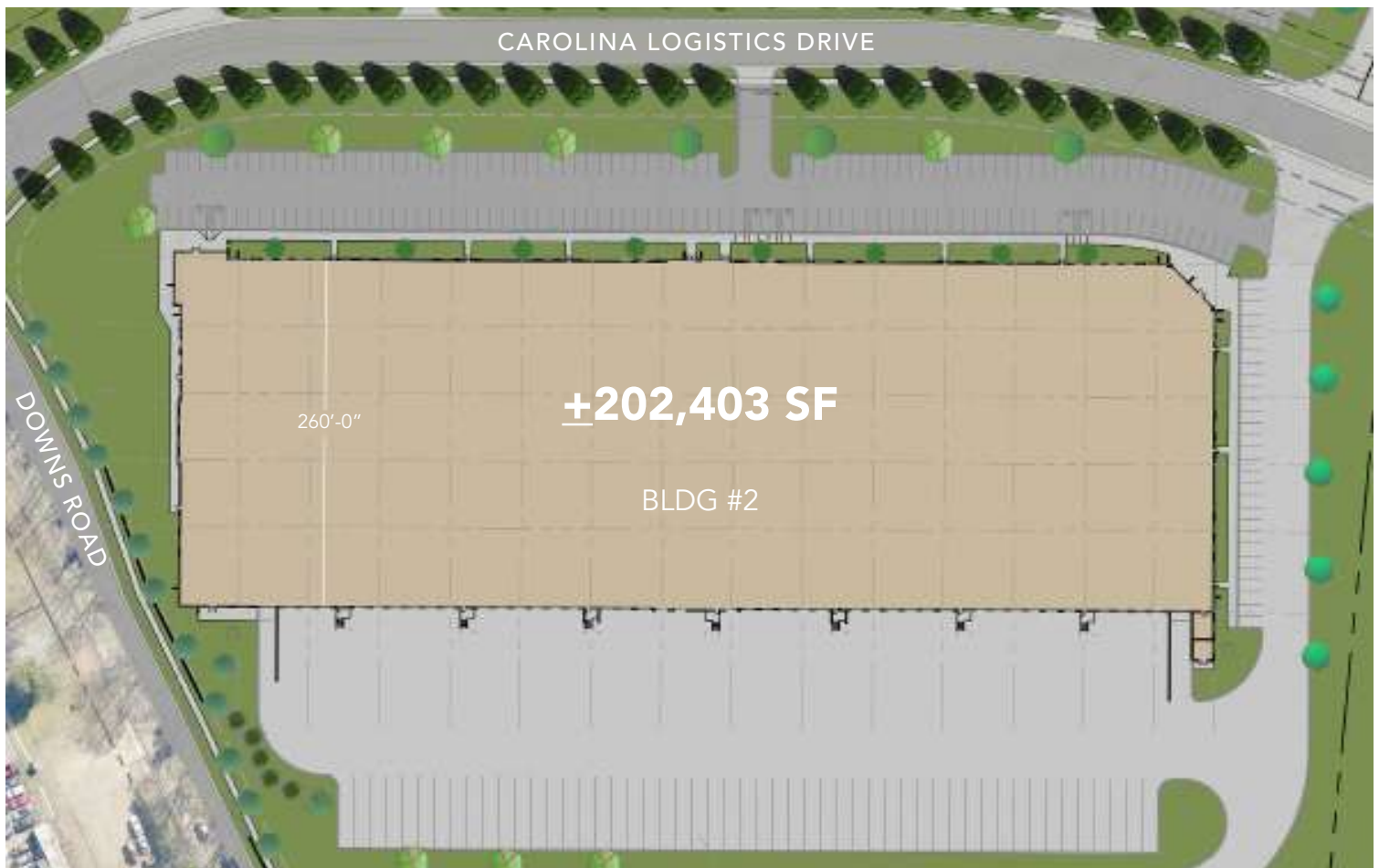
PROPOSED BUILDING FEATURES

LOCATION	12004 Carolina Logistics Drive Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-I
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
BUILDING SF	±202,403 SF
LOADING	(42) 9' x 10' Dock Doors (2) 14' x 16' Drive-In Doors (2) Knock Out 14' x 16' Drive-In Doors (1) Knock Out 12' x 14' Drive-In Door
TRAILER PARKING	51 trailer spaces
TRUCK COURT	180' concrete truck court
CAR PARKING	194 spaces
COLUMN SPACING	52' – 6" wide x 50' deep typical with a 60' speed bay

CONSTRUCTION
WALLS: Tilt concrete
FLOORS: 6" floor slab
STRUCTURE: Class A joist/girder system
ROOF: 60 mil PVC membrane

UTILITIES
WATER: CMUD
SEWER: CMUD
POWER: Electricities
GAS: Piedmont Natural Gas

LOCATION
±1 mile: I-77 / Westinghouse Blvd (Exit 1A)
±1 mile: I-77 / Westinghouse Blvd (Exit 90)
±3 miles: I-485/ N Polk St (Exit 65 B)
±10 miles: CLT Douglas Int'l Airport
±11 miles: I-85



CAROLINA LOGISTICS PARK

SITE PLAN



CAROLINA LOGISTICS PARK

LOCATION AERIAL



I-77 / Westinghouse Blvd (Exit 1A) ±1.0 miles
 I-77 / Westinghouse Blvd (Exit 90) ±1.0 miles
 I-485 / N Polk St (Exit 65 B) ±3.0 miles

Charlotte CBD ±7.5 miles
 CLT Douglas International Airport ±10.0 miles
 I-85 (Exit 38) ±11.5 miles