



# CAROLINA LOGISTICS PARK

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

12004 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



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## 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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**BEACON  
PARTNERS**

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

<b>LOCATION</b>	12004 Carolina Logistics Drive Pineville, NC 28134
<b>COUNTY</b>	Mecklenburg
<b>OFFICE SF</b>	Build-to-Suit
<b>ZONING</b>	G-I
<b>CLEAR HEIGHT</b>	32'
<b>FIRE PROTECTION</b>	ESFR
<b>BUILDING SF</b>	±202,403 SF
<b>LOADING</b>	(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
<b>TRAILER PARKING</b>	51 trailer spaces
<b>TRUCK COURT</b>	180' concrete truck court
<b>CAR PARKING</b>	194 spaces
<b>COLUMN SPACING</b>	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

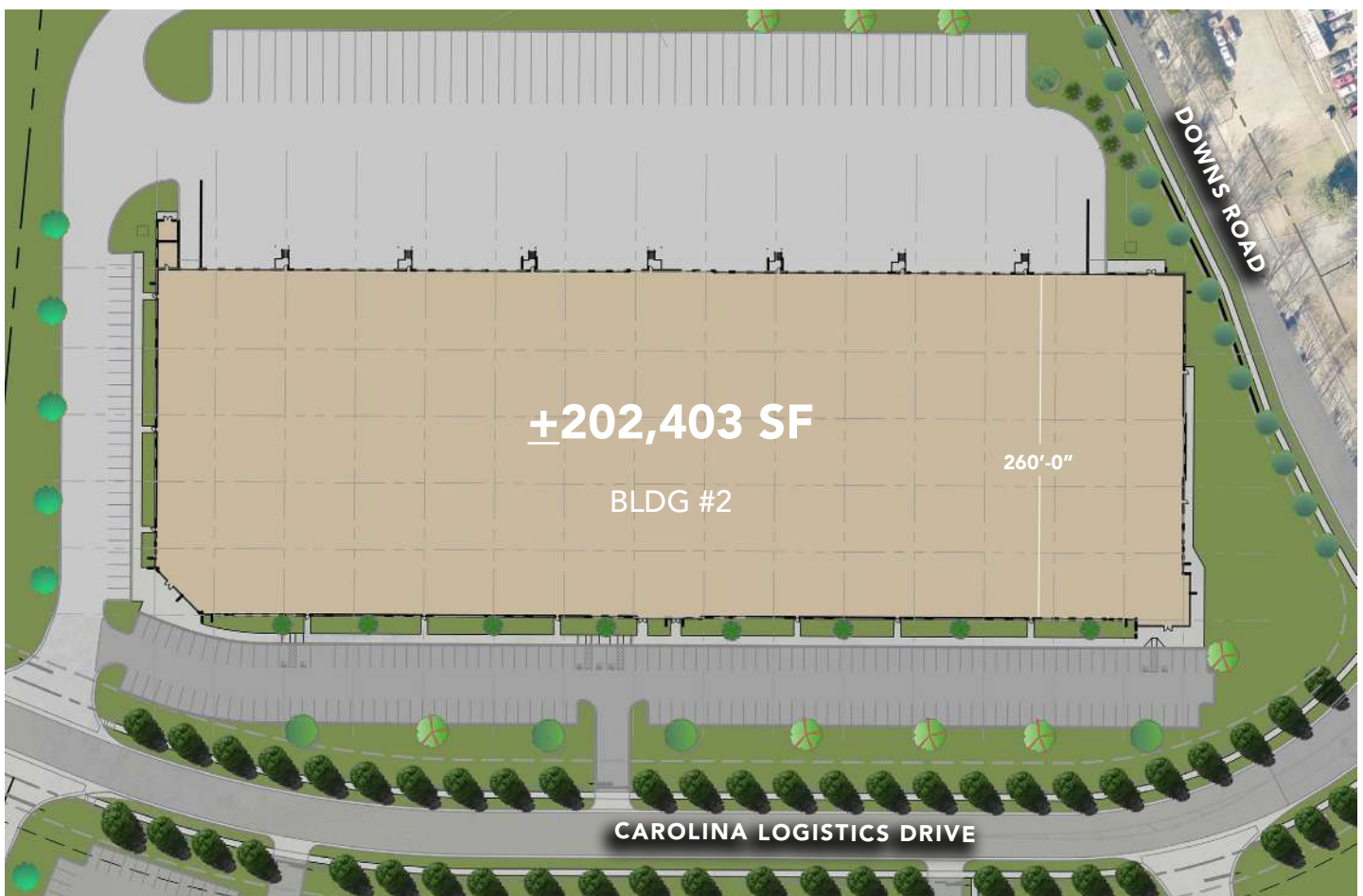
±1 mile: I-77 / Westinghouse Blvd (Exit 1A)

±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