



# CAROLINA LOGISTICS PARK

UP TO ±202,467 SF INDUSTRIAL FACILITY  
DOWNS ROAD & CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



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## BUILDING FEATURES

- ±202,467 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
- 30' - 40' 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**

# CAROLINA LOGISTICS PARK

## PROPOSED BUILDING FEATURES

<b>LOCATION</b>	Downs Rd / Carolina Logistics Dr Pineville, NC 28134	<b>FLOORS:</b> Build-to-Suit
<b>COUNTY</b>	Mecklenburg	<b>STRUCTURE:</b> Class A joist/girder system
<b>OFFICE SF</b>	Build-to-Suit	<b>ROOF:</b> 60 mil TPO membrane
<b>ZONING</b>	G-1	<b>UTILITIES</b>
<b>CLEAR HEIGHT</b>	30' - 40'	<b>WATER:</b> CMUD
<b>FIRE PROTECTION</b>	ESFR	<b>SEWER:</b> CMUD
<b>BUILDING SF</b>	±174,070 SF	<b>POWER:</b> Electricities
<b>LOADING</b>	Build-to-Suit	<b>GAS:</b> Piedmont Natural Gas
<b>TRAILER PARKING</b>	Build-to-Suit	<b>LOCATION</b>
<b>TRUCK COURT</b>	Build-to-Suit	±1 mile: I-77 / Westinghouse Blvd (Exit 1A)
<b>CAR PARKING</b>	Build-to-Suit	±1 mile: I-77 / Westinghouse Blvd (Exit 90)
<b>COLUMN SPACING</b>	Build-to-Suit	±3 miles: I-485/ N Polk St (Exit 65 B)
<b>CONSTRUCTION</b>	WALLS: Tilt concrete	±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