



CAROLINA LOGISTICS PARK

UP TO ±172,471 SF INDUSTRIAL FACILITY
DOWNS ROAD & CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



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CONSTRUCTION UPDATE



BUILDING FEATURES

- ±172,471 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**

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 Downs Rd / Carolina Logistics Dr
Pineville, NC 28134

COUNTY Mecklenburg

OFFICE SF Build-to-Suit

ZONING G-1

CLEAR HEIGHT 30' - 40'

FIRE PROTECTION ESRF

BUILDING SF ±177,450 SF

LOADING Build-to-Suit

TRAILER PARKING Build-to-Suit

TRUCK COURT Build-to-Suit

CAR PARKING Build-to-Suit

COLUMN SPACING Build-to-Suit

CONSTRUCTION

WALLS: Tilt concrete

FLOORS: Build-to-Suit

STRUCTURE: Class A joist/girder system

ROOF: 60 mil TPO membrane

UTILITIES

WATER: CMUD

SEWER: CMUD

POWER: Electricities

GAS: Piedmont Natural Gas

LOCATION

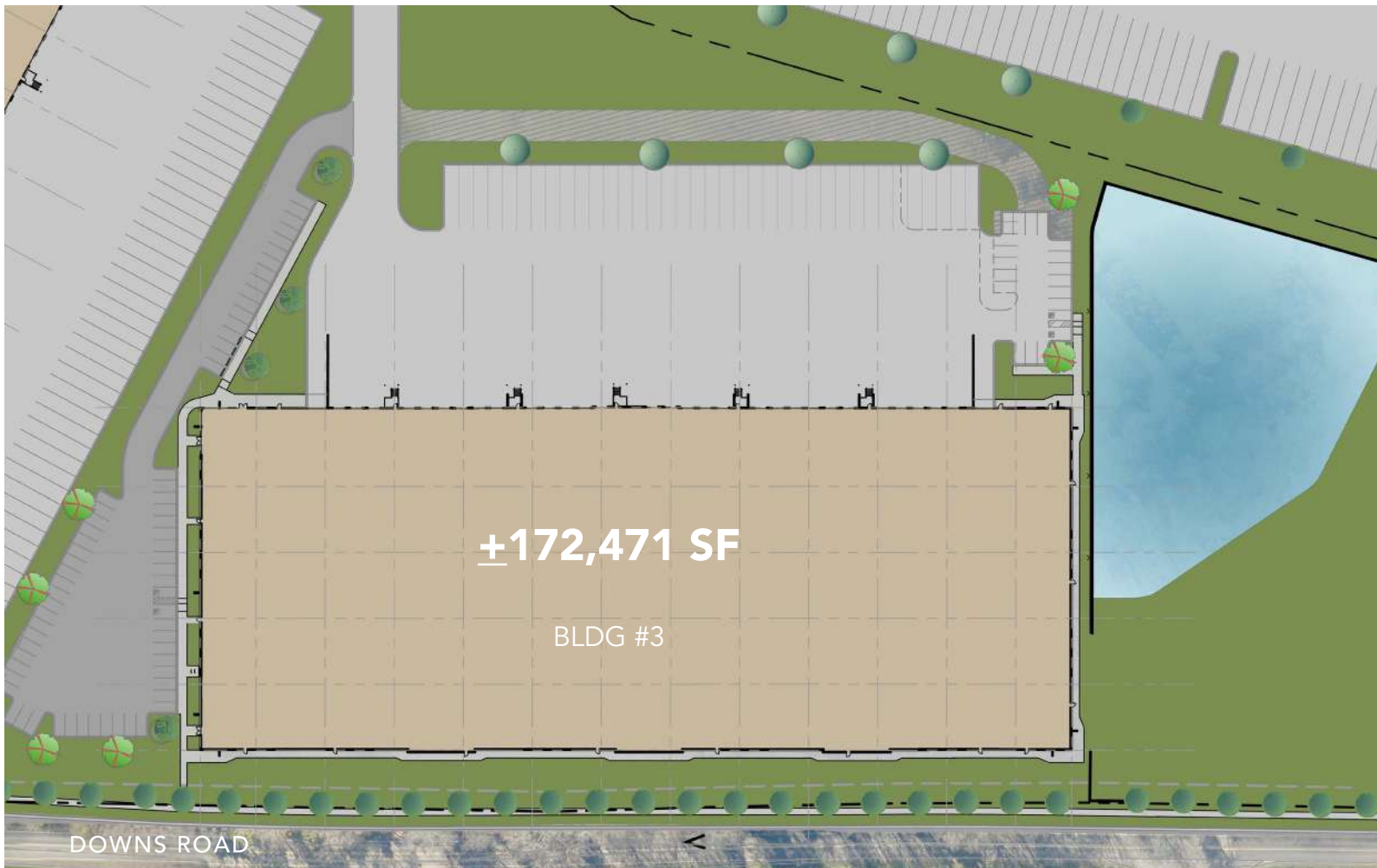
±1 mile: I-77 / Westinghouse Blvd (Exit 1A)

±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



+525,000 SF | Leased
10230 PINEVILLE DISTRIBUTION ST



+230,614 SF | Leased
12115 DOWNS RD



Carolina Logistics Park
NEW CONSTRUCTION

I-77 / Westinghouse Blvd (Exit 1A)	±1.0 miles	Charlotte CBD	±7.5 miles
I-77 / Westinghouse Blvd (Exit 90)	±1.0 miles	CLT Douglas International Airport	±10.0 miles
I-485 / N Polk St (Exit 65 B)	±3.0 miles	I-85 (Exit 38)	±11.5 miles