



# CAROLINA LOGISTICS PARK

UP TO ±173,471 SF INDUSTRIAL FACILITY

12012 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



CHECK OUT THE LATEST  
CONSTRUCTION UPDATE



## BUILDING FEATURES

- ±173,471 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
- 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:

**TIM ROBERTSON**

704.926.1405 (d) | 704.654.9880 (m)

[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

500 E. Morehead Street, Suite 200 | Charlotte, NC 28202 | [www.beacondevelopment.com](http://www.beacondevelopment.com)



**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	12012 Carolina Logistics Drive Pineville, NC 28134	CONSTRUCTION	WALLS: Tilt concrete FLOORS: 6" floor slab STRUCTURE: Class A joist/girder system ROOF: 60 mil TPO membrane
COUNTY	Mecklenburg	UTILITIES	WATER: CMUD SEWER: CMUD POWER: Electricities GAS: Piedmont Natural Gas
OFFICE SF	Build-to-Suit	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
ZONING	G-I		
CLEAR HEIGHT	32'		
FIRE PROTECTION	ESFR		
BUILDING SF	±173,471 SF		
LOADING	(30) 9' x 10' Dock Doors (2) 14' x 16' Drive-In Doors (2) Future 14' x 16' Drive-in Doors		
TRAILER PARKING	34 trailer spaces		
TRUCK COURT	180' concrete truck court		
CAR PARKING	80 spaces		
COLUMN SPACING	52' – 6" wide x 50' deep typical with a 60' speed bay		



# 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