



CAROLINA LOGISTICS PARK

±265,000 SF UP TO 525,624 SF FOR LEASE

11925 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



CHECK OUT THE LATEST
CONSTRUCTION UPDATE



BUILDING FEATURES

- ±265,000 SF up to 525,624 SF available for lease
- 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
- 40' clear height
- 190' concrete truck court with ample trailer parking
- 7" reinforced floor slab
- 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

500 E. Morehead Street, Suite 200 | Charlotte, NC 28202 | www.beacondevelopment.com



CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	11925 Carolina Logistics Drive Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-1
CLEAR HEIGHT	40'
FIRE PROTECTION	ESFR
BUILDING SF	±525,624 Total SF
LOADING	(60) 9' x 10' Dock High Doors (20) 9' x 10' Dock High Doors with 7' x 8' 40,000 lb levelers (16) Knock Out 9' x 10' Dock High Doors (4) 14' x 16' Drive-In Doors
TRAILER PARKING	129 trailer spaces
TRUCK COURT	190' concrete truck court
CAR PARKING	430 spaces expandable to 542
COLUMN SPACING	53'8" x 56' typical w/ a 70' deep speed bay

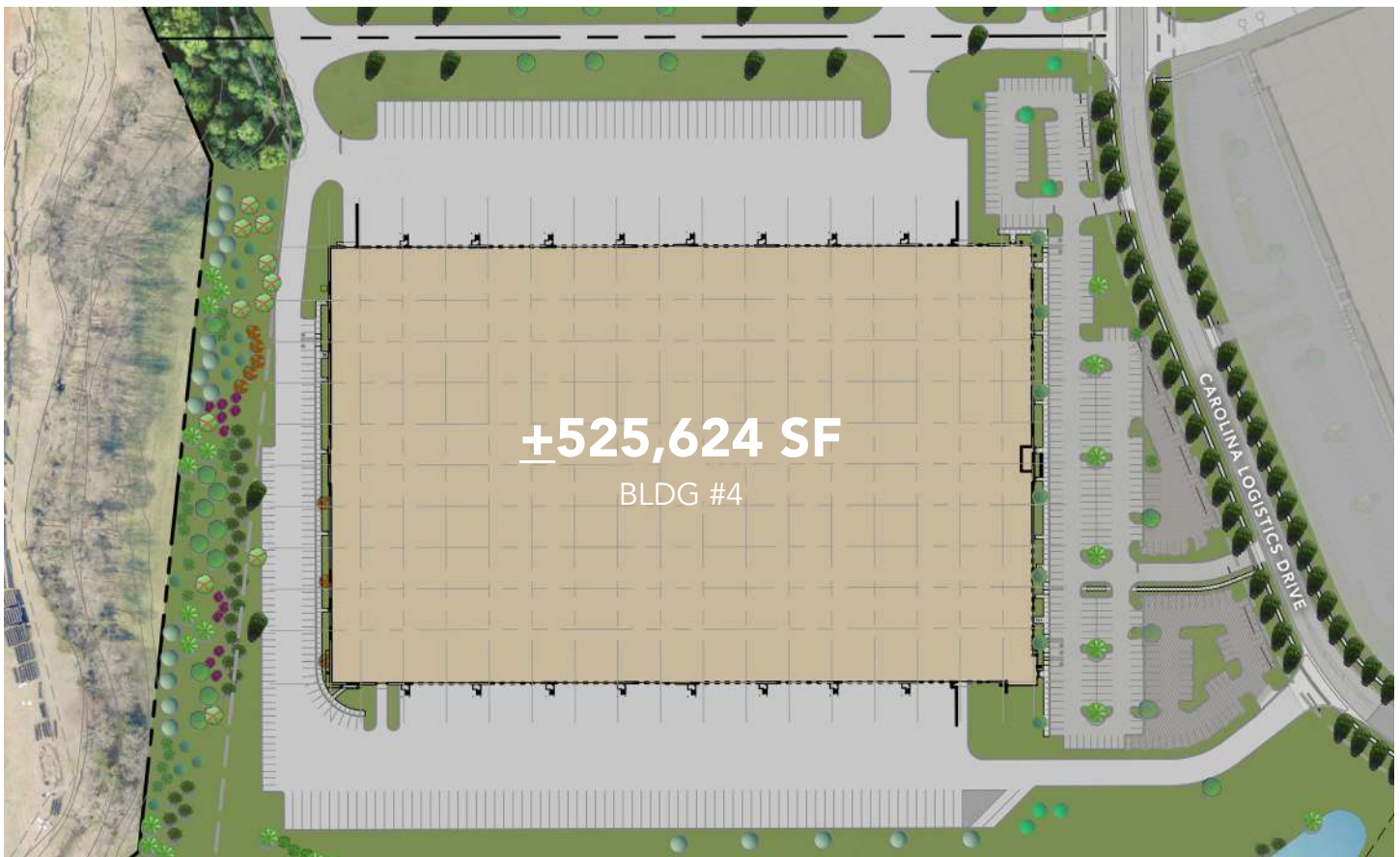
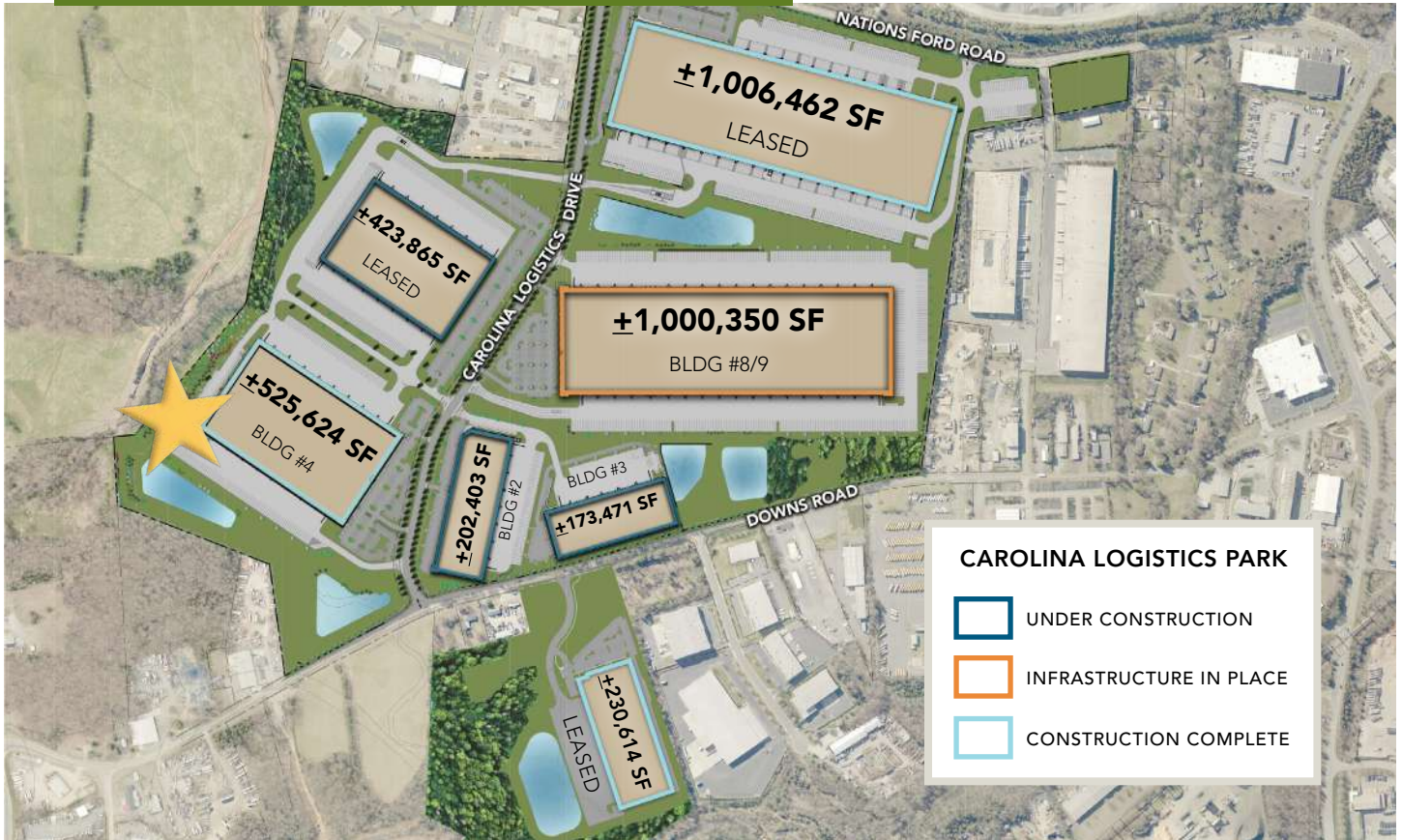
CONSTRUCTION	WALLS: Tilt concrete FLOORS: 7" reinforced floor slab STRUCTURE: Class A joist/girder system ROOF: 36 mil FiberTite
UTILITIES	WATER: CMUD SEWER: CMUD PROVIDER: Electricities 4,000 amps of 277/480v 3ph power SERVICE: Piedmont Natural Gas

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 & BUILDING PLAN



CAROLINA LOGISTICS PARK

LOCATION AERIAL



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