



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

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



# CAROLINA LOGISTICS PARK

## PROPOSED BUILDING FEATURES

<b>LOCATION</b>	11925 Carolina Logistics Drive Pineville, NC 28134
<b>COUNTY</b>	Mecklenburg
<b>OFFICE SF</b>	Build-to-Suit
<b>ZONING</b>	G-1
<b>CLEAR HEIGHT</b>	40'
<b>FIRE PROTECTION</b>	ESFR
<b>BUILDING SF</b>	±525,624 Total SF
<b>LOADING</b>	(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
<b>TRAILER PARKING</b>	129 trailer spaces
<b>TRUCK COURT</b>	190' concrete truck court
<b>CAR PARKING</b>	430 spaces expandable to 542
<b>COLUMN SPACING</b>	53'8" x 56' typical w/ a 70' deep speed bay

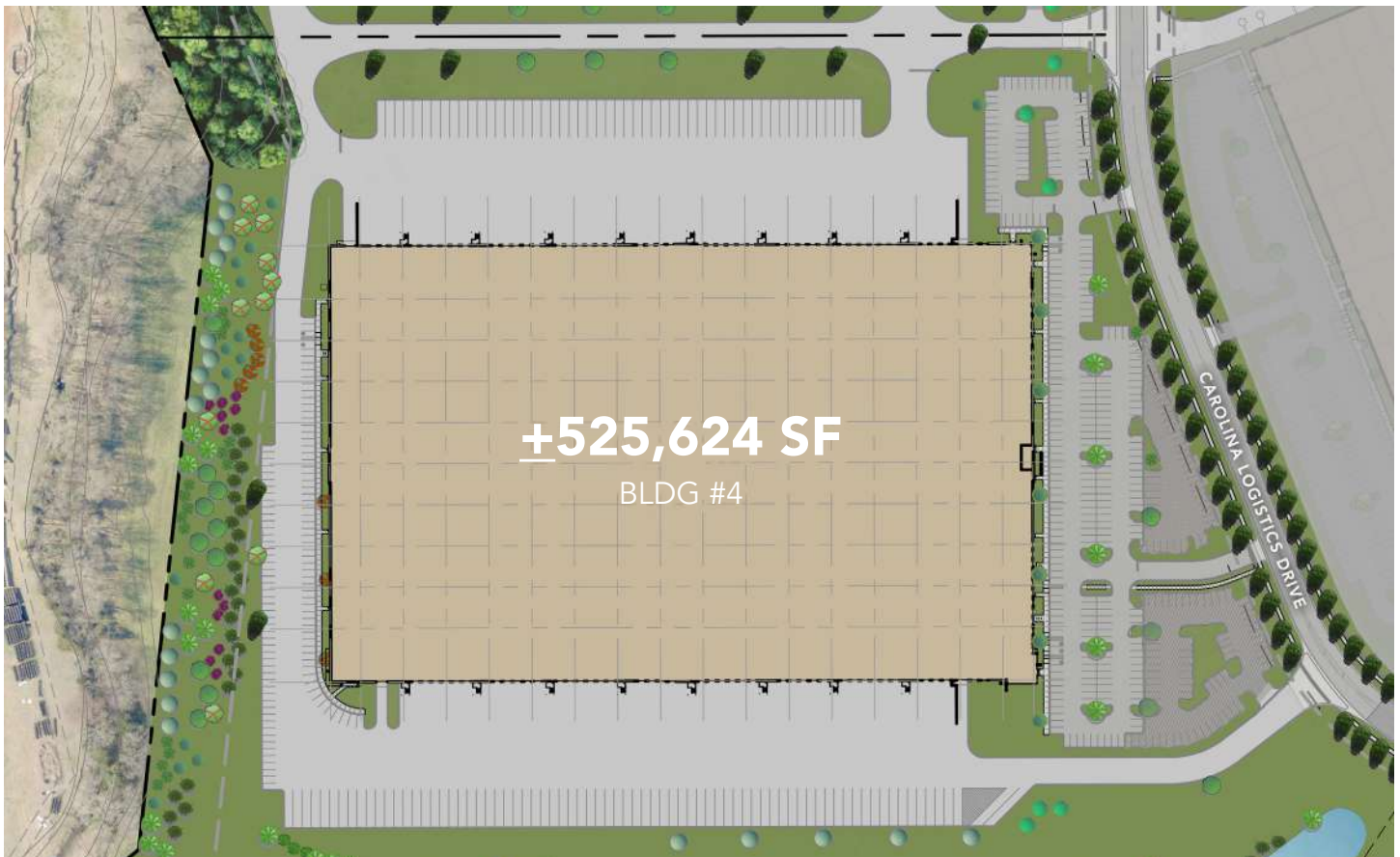
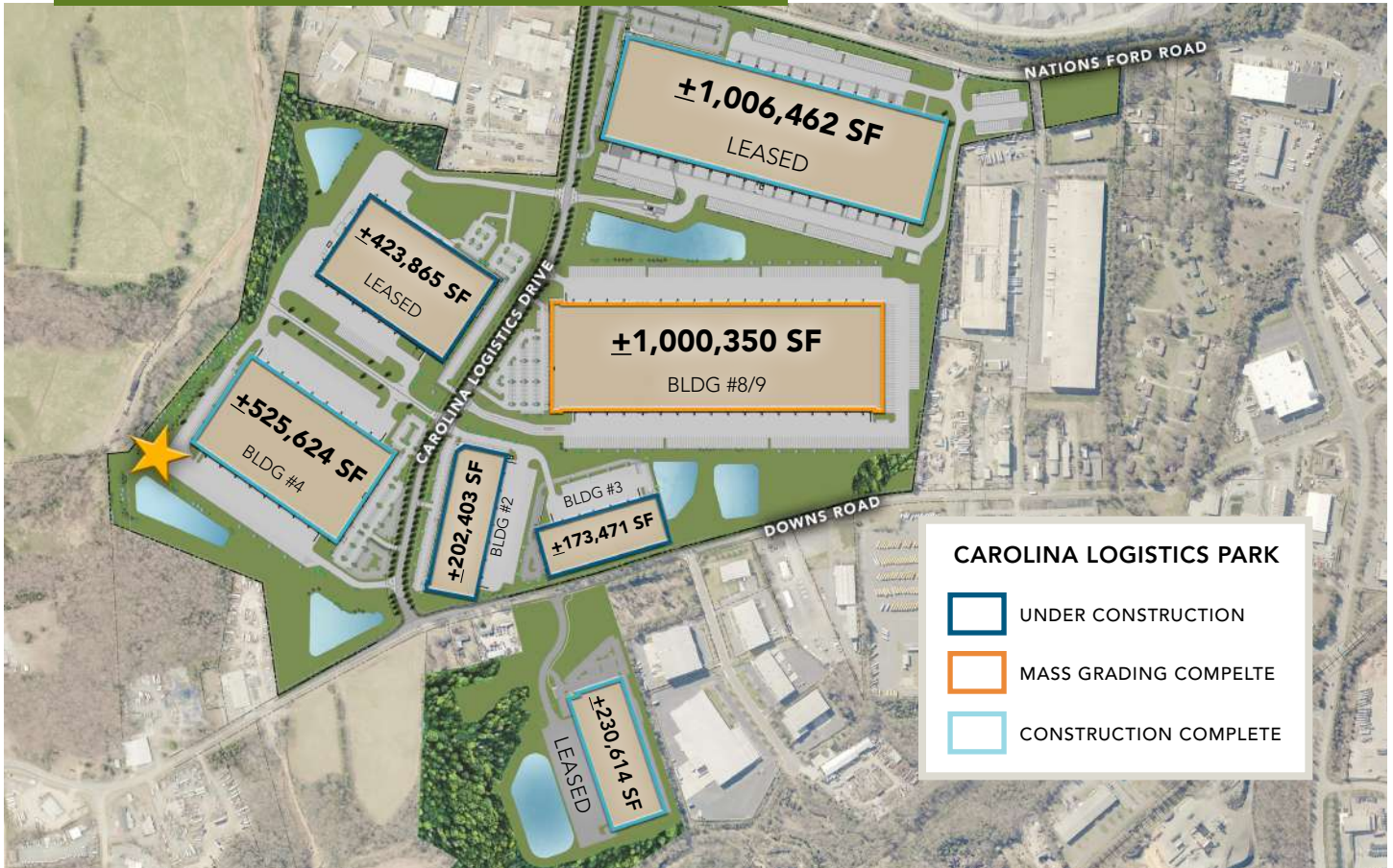
<b>CONSTRUCTION</b>	WALLS: Tilt concrete FLOORS: 7" reinforced floor slab STRUCTURE: Class A joist/girder system ROOF: 36 mil FiberTite
<b>UTILITIES</b>	WATER: CMUD SEWER: CMUD PROVIDER: Electricities 4,000 amps of 277/480v 3ph power SERVICE: Piedmont Natural Gas

<b>LOCATION</b>	±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  
 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