CAROLINA LOGISTICS PARK

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

11925 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134

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
- July 2022 Delivery
- 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

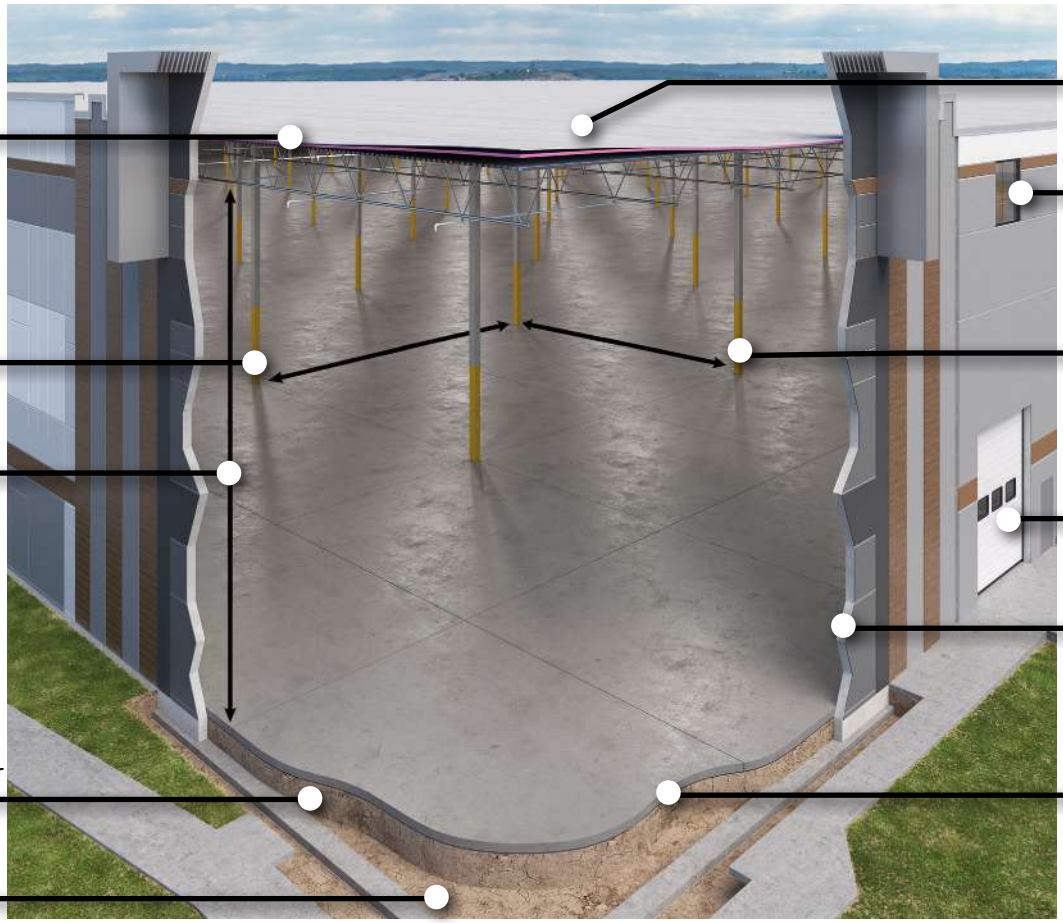
All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

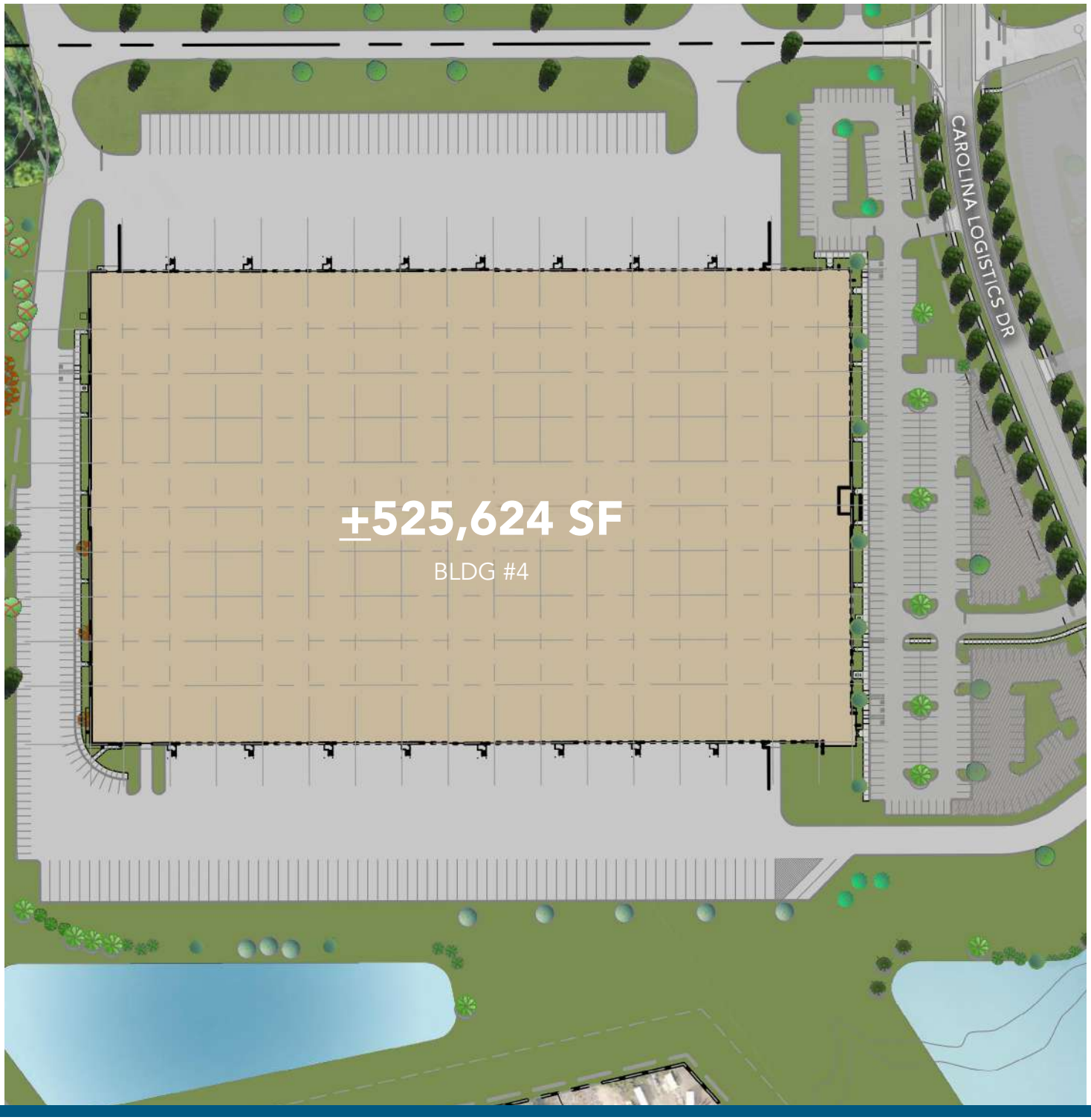
LOCATION	11925 Carolina Logistics Drive
	Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-I
CLEAR HEIGHT	40′
FIRE PROTECTION	ESFR
BUILDING SF	±525,624 Total SF
LOADING	(60) 9′ x 10′ Dock High Doors
	(20) 9′ x 10′ Dock High Doors with 7′ x 8′
	40,000 lb levelers
	(16) Knock Out 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:	60 mil TPO membrane
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

BUILDING PLAN



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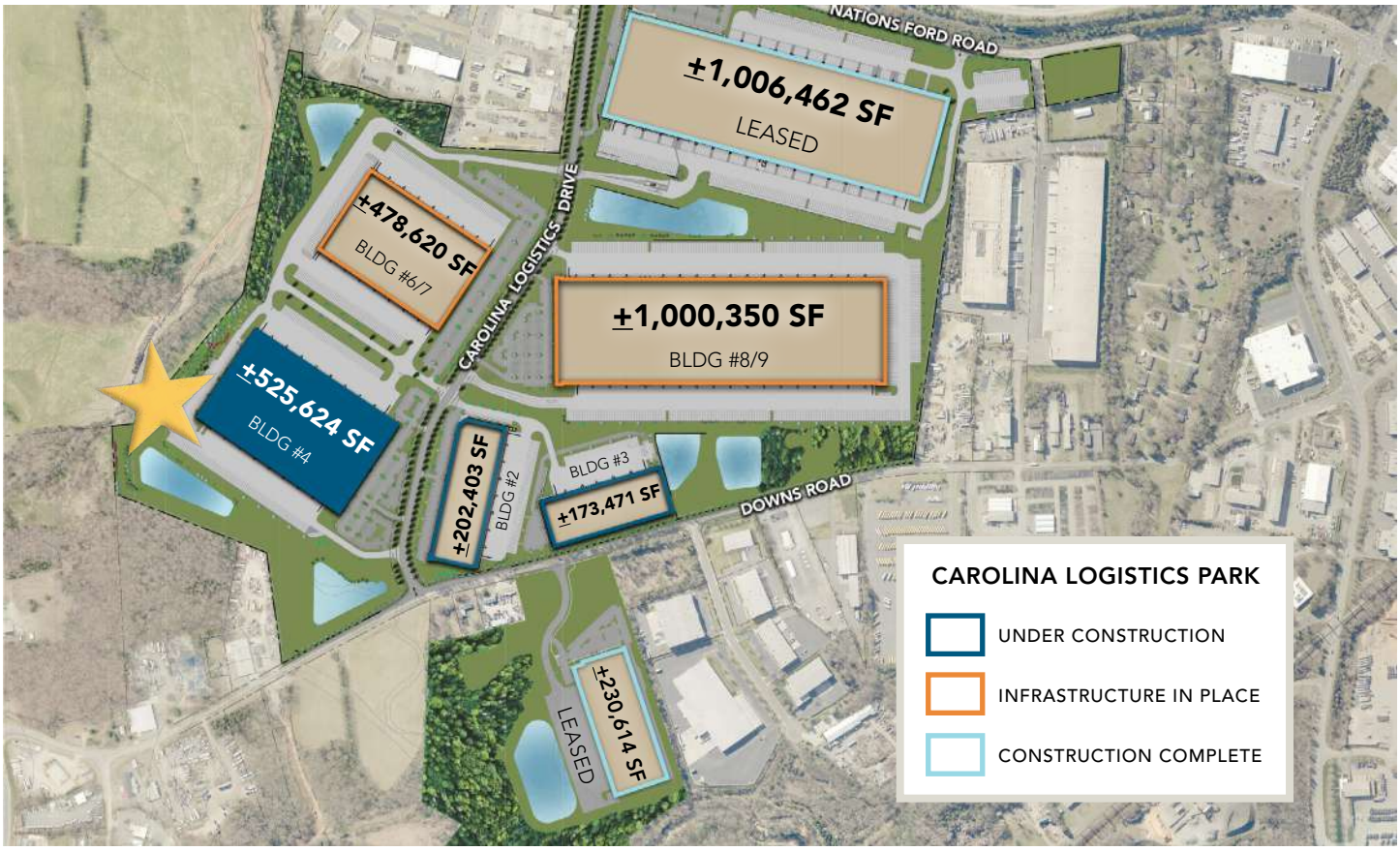
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