



CAROLINA LOGISTICS PARK

UP TO $\pm 525,624$ SF INDUSTRIAL FACILITY

11925 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



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CONSTRUCTION UPDATE



BUILDING FEATURES

- $\pm 525,624$ 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
- 40' clear height
- 190' concrete truck court with ample trailer parking
- 7" reinforced floor slab
- Q1 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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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

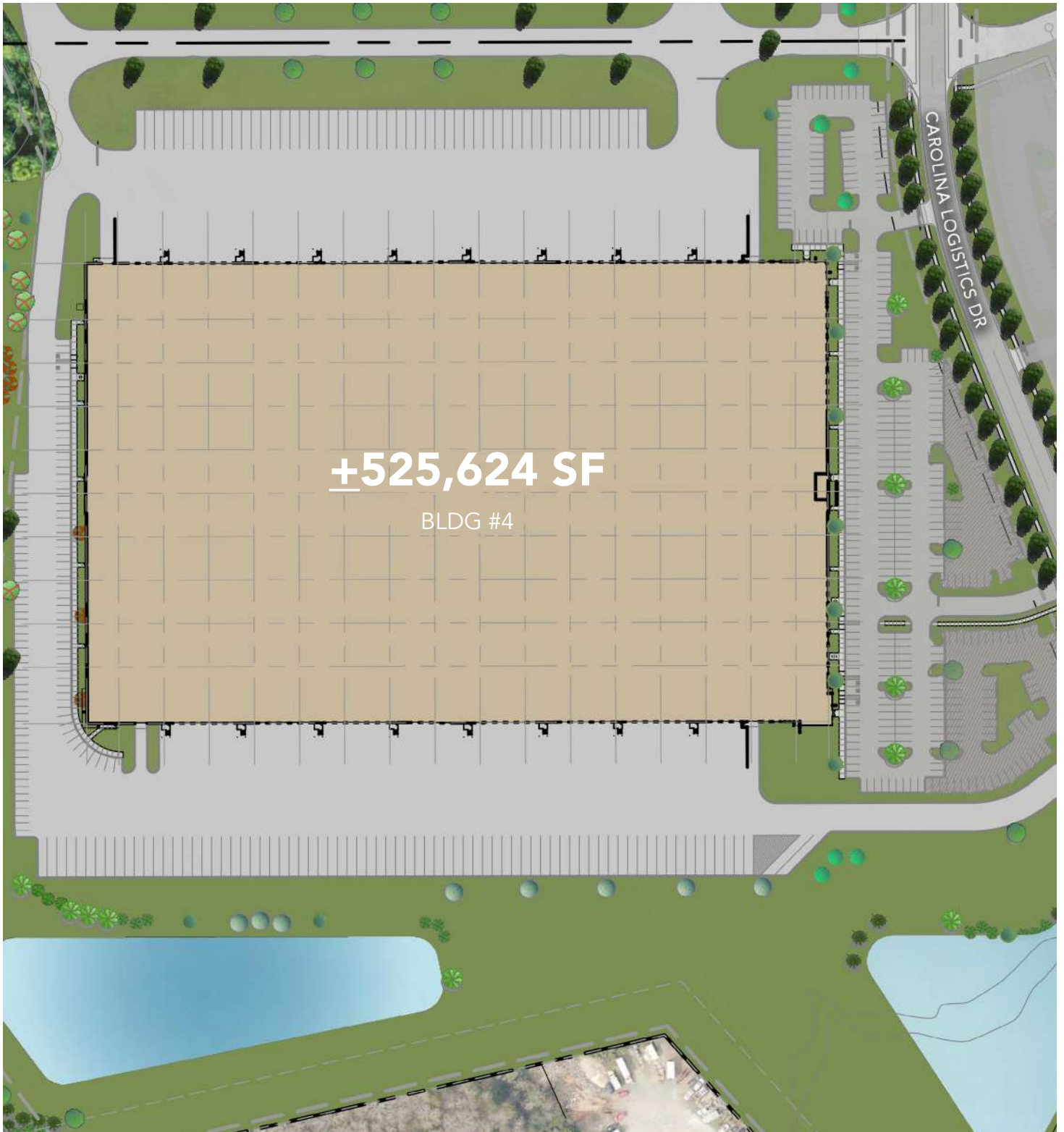
PROPOSED BUILDING FEATURES

LOCATION	11925 Carolina Logistics Drive Pineville, NC 28134	CONSTRUCTION	WALLS: Tilt concrete FLOORS: 7" reinforced 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	40'		
FIRE PROTECTION	ESFR		
BUILDING SF	±525,624 SF		
LOADING	(80) 9' x 10' Dock Doors (4) 14' x 16' Drive-In Doors (16) Future 9' x 10' Dock Doors (4) Future 14' x 16' Drive-In Doors		
TRAILER PARKING	127 trailer spaces		
TRUCK COURT	190' concrete truck court		
CAR PARKING	430 spaces expandable to 542		
COLUMN SPACING	53'8" x 56' typical with a 70' deep speed bay		



CAROLINA LOGISTICS PARK

BUILDING PLAN



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