



CAROLINA LOGISTICS PARK

UP TO ±1,000,350 SF INDUSTRIAL FACILITY

12026 CAROLINA LOGISITCS DRIVE | PINEVILLE, NC 28134



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CONSTRUCTION UPDATE



BUILDING FEATURES

- Up to 1,000,350 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
- 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



**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

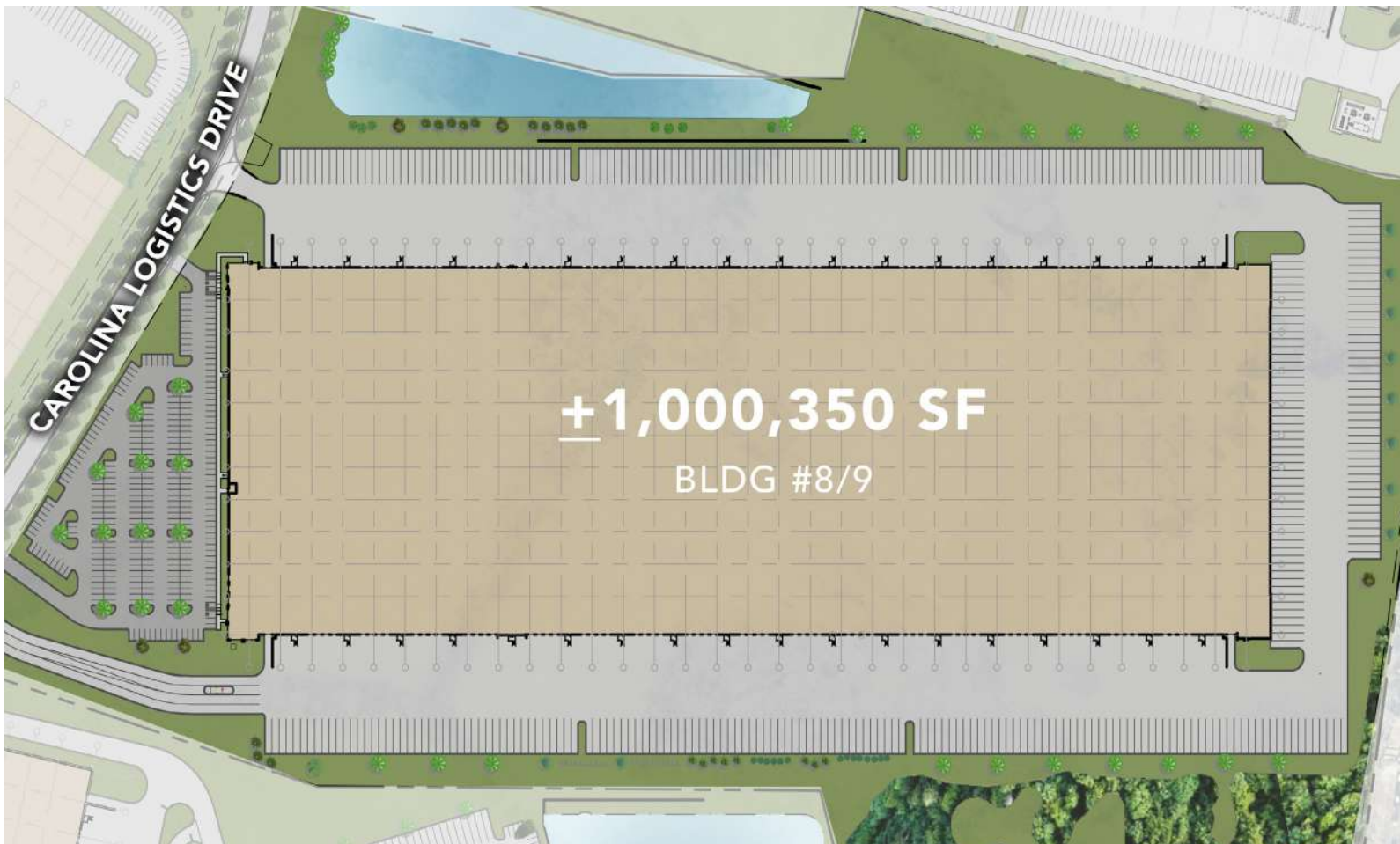
PROPOSED BUILDING FEATURES

| | |
|------------------------|---|
| LOCATION | 12026 Carolina Logistics Drive Pineville, NC 28134 |
| COUNTY | Mecklenburg |
| OFFICE SF | Build-to-Suit |
| ZONING | G-I |
| CLEAR HEIGHT | 40' |
| FIRE PROTECTION | ESFR |
| BUILDING SF | ±1,000,350 SF |
| LOADING | (208) 9' x 10' Dock Doors (4) 14' x 16' Drive-In Doors |
| TRAILER PARKING | 415 Trailer Spaces |
| TRUCK COURT | 185' Concrete Truck Court |
| CAR PARKING | 372 Spaces |
| COLUMN SPACING | 570' deep with 70' speedbays with 50' x 56' on typical |

| | |
|---------------------|--|
| 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 |
| | POWER: Electricities |
| | GAS: 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 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