



CAROLINA LOGISTICS PARK

UP TO ±1,000,350 SF INDUSTRIAL FACILITY

CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



CHECK OUT THE LATEST
CONSTRUCTION UPDATE



BUILDING FEATURES

- ±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:

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**BEACON
PARTNERS**

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	Nations Ford/Carolina Logistics Dr Pineville, NC 28134	CONSTRUCTION	WALLS: Tilt concrete
COUNTY	Mecklenburg	FLOORS: 7" reinforced floor slab	
OFFICE SF	Build-to-Suit	STRUCTURE: Class A joist/girder system	
ZONING	G-I	ROOF: 60 mil TPO membrane	
CLEAR HEIGHT	BTS	UTILITIES	
FIRE PROTECTION	ESFR	WATER: CMUD	
BUILDING SF	±1,000,350 SF	SEWER: CMUD	
LOADING	(108) 9' x 10' Dock Doors (4) 14' x 16' Drive-In Doors	POWER: Electricities	
TRAILER PARKING	415 Trailer Spaces	GAS: Piedmont Natural Gas	
TRUCK COURT	185' Concrete Truck Court	LOCATION	
CAR PARKING	372 Spaces	±1 mile: I-77 / Westinghouse Blvd (Exit 1A)	
COLUMN SPACING	570' deep with 70' speedbays with 50' x 56' on typical	±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



+525,000 SF | Leased
10230 PINEVILLE DISTRIBUTION ST



+230,614 SF | Leased
12115 DOWNS RD



Carolina Logistics Park
NEW CONSTRUCTION

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