



# CAROLINA LOGISTICS PARK

±50,000 SF UP TO 208,819 SF INDUSTRIAL FACILITY

12038 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



## BUILDING FEATURES

- ±50,000 SF up to 208,819 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
- 32' clear height
- Excellent location in Southwest 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 withdraw-

# CAROLINA LOGISTICS PARK

## PROPOSED BUILDING FEATURES

**LOCATION** 12038 Carolina Logistics Drive  
Pineville, NC 28134

**COUNTY** Mecklenburg

**OFFICE SF** Build-to-Suit

**ZONING** G-I

**CLEAR HEIGHT** 32'

**FIRE PROTECTION** ESFR

**BUILDING SF** ±50,000 - 208,819 SF

**LOADING** (41) 9' x 10' Overhead Doors  
(2) 14' x 16' Drive-In Doors  
(2) 14' x 16' Knockouts for  
Future Drive-In Doors  
(5) 12' x 14' Knockouts for  
Future Drive-In Doors

**TRAILER PARKING** 50 Trailer Spaces

**CAR PARKING** 90 Spaces

**COLUMN SPACING** 52'-6" x 63'-4" typical with 60' speed bay

### CONSTRUCTION

WALLS: Tilt concrete

FLOORS: 6" Unreinforced Floor Slab  
with Speed Bay Reinforced  
with #3's at 18" O.C

ROOF: 60 mil TPO membrane

### UTILITIES

WATER: CMUD

SEWER: CMUD

POWER: Electricities

GAS: Piedmont Natural Gas

### LOCATION

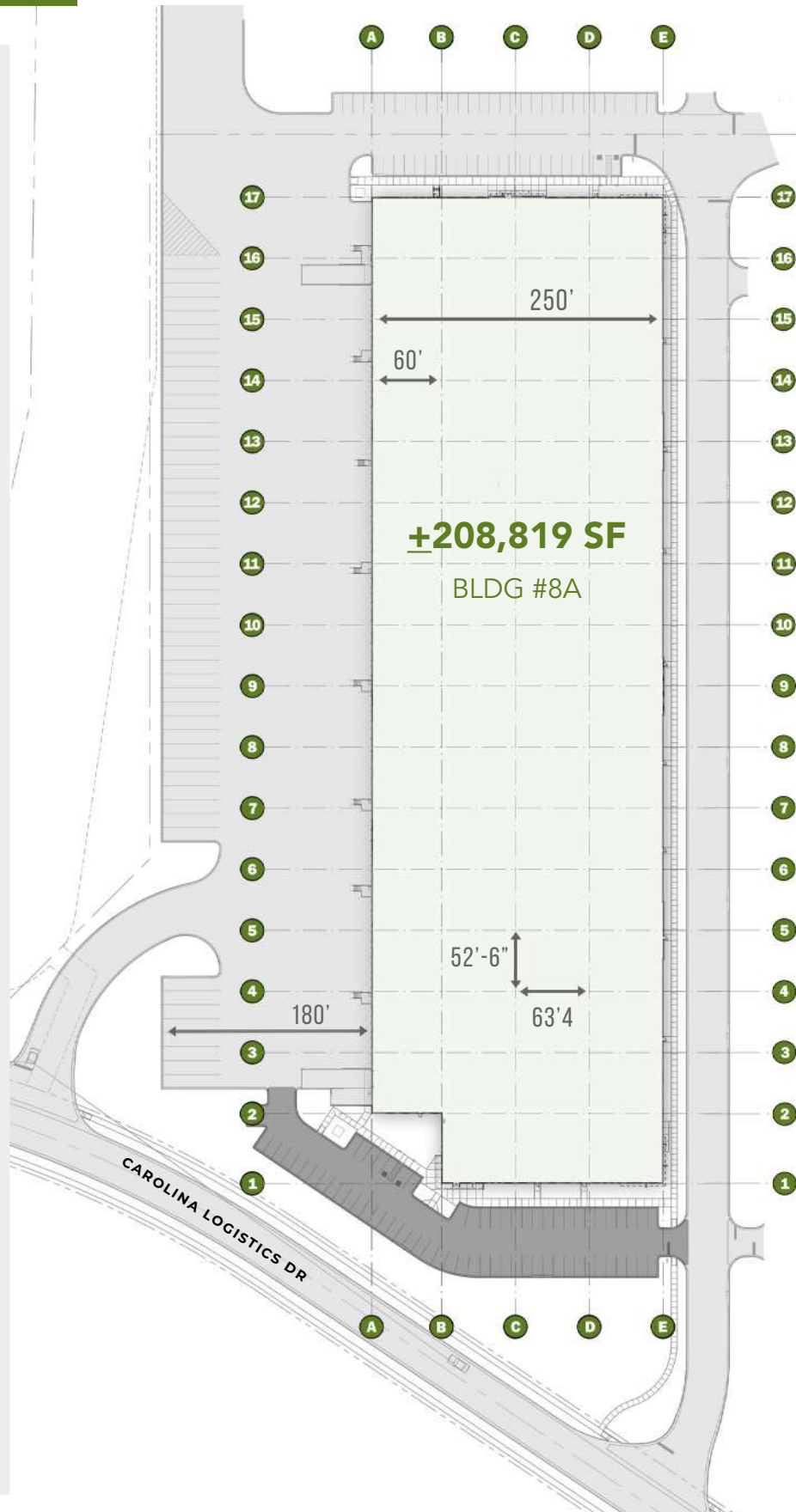
±1 mile: I-77 /Westinghouse Blvd (Exit 1A)

±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





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## PARK SITE PLAN



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## 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