



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 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.

TIM ROBERTSON

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CAROLINA LOGISTICS PARK



BUILDING FEATURES

LOCATION 12038 Carolina Logistics Dr.
Pineville, NC 28134

COUNTY Mecklenburg

OFFICE SF Build-to-Suit

ZONING G-I

CLEAR HEIGHT 32'

FIRE PROTECTION ESFR

AVAILABLE SF ±50,000 SF - 208,819 SF (41) 9' x 10'

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

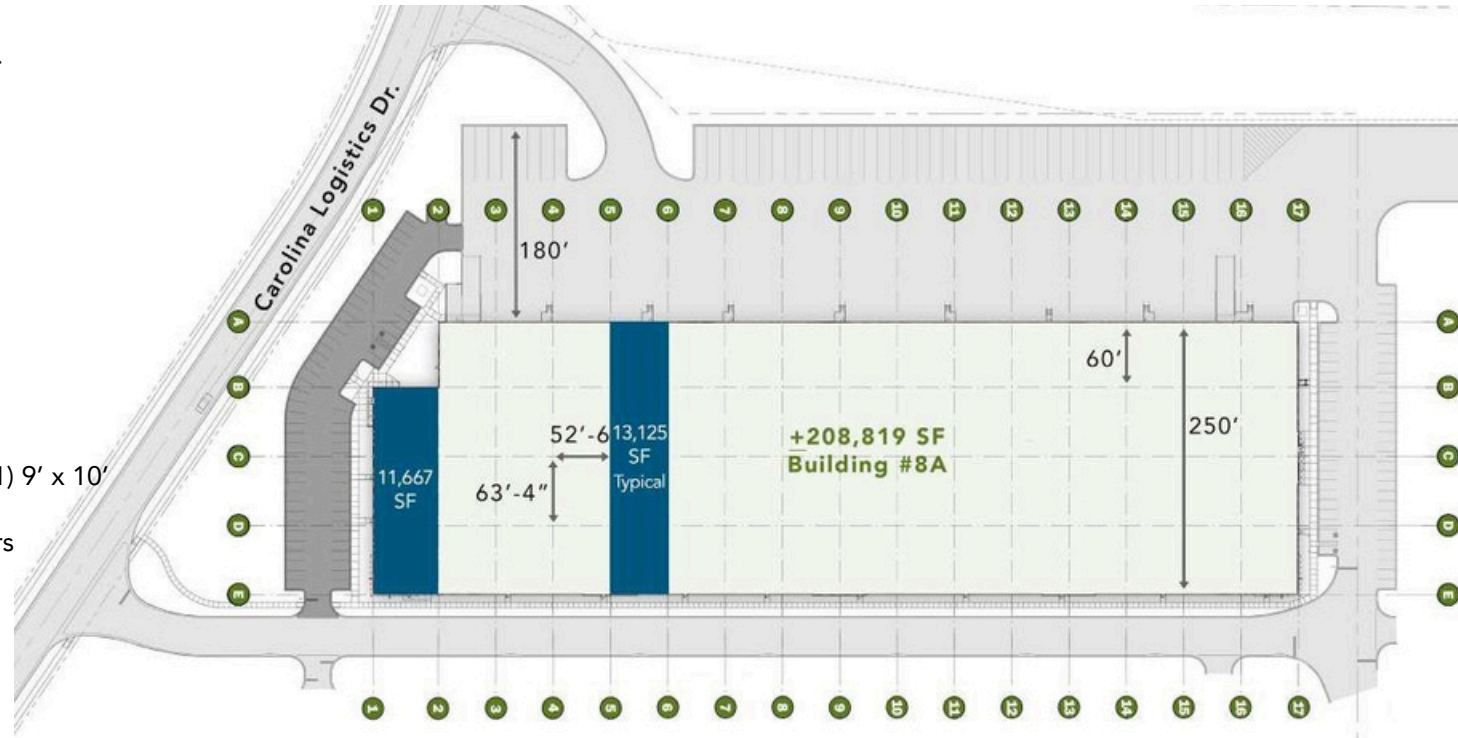
TRAILER PARKING 50 Trailer Spaces

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



CAROLINA LOGISTICS PARK



PARK SITE PLAN

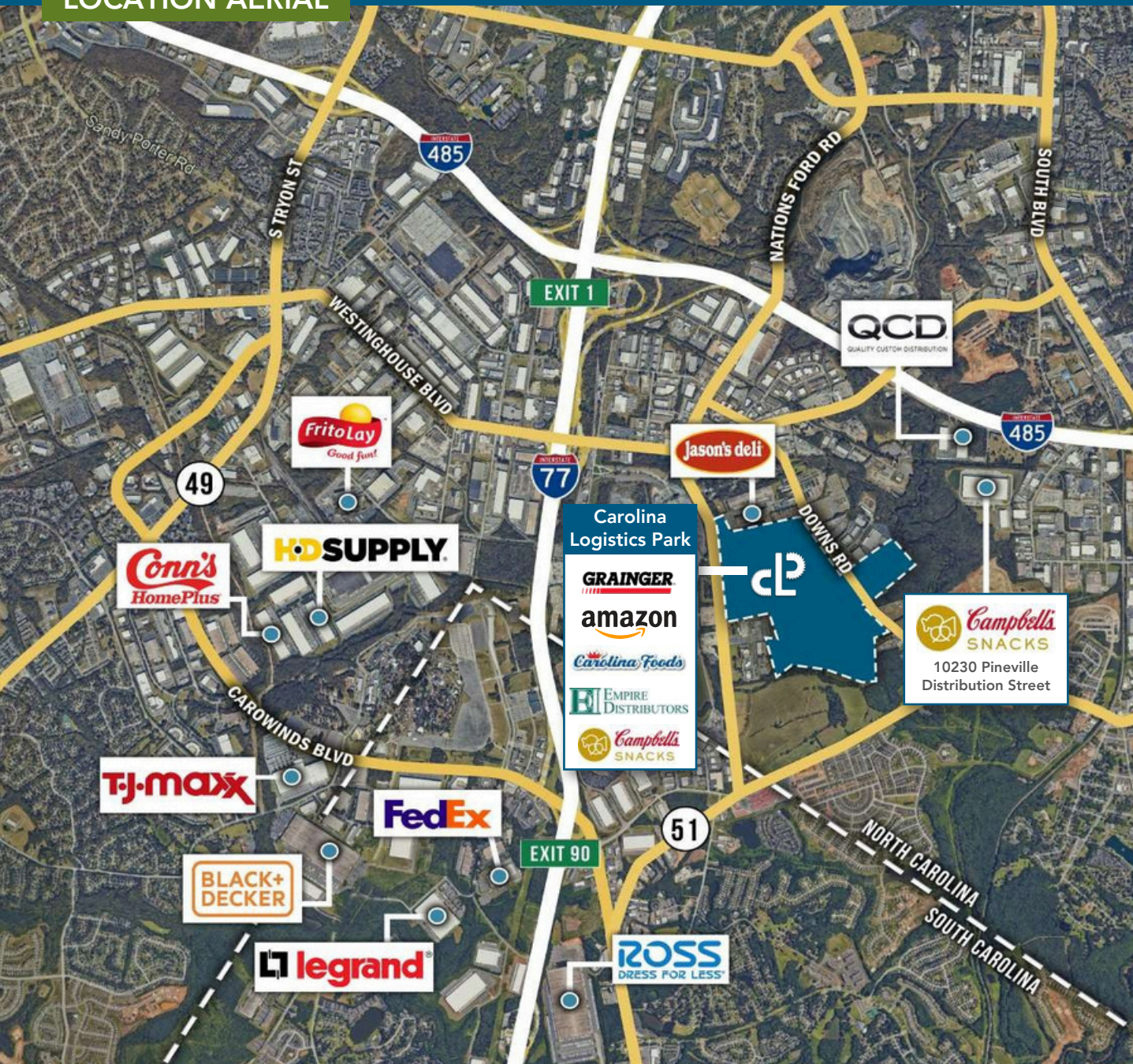


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CAROLINA LOGISTICS PARK

LOCATION AERIAL



ACCESS POINTS

- I-485 / Exit 67 ±1.0 miles
- I-77 / Westinghouse Blvd (Exit 1A) ±1.0 miles
- I-77 / Carowinds 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

