



# CAROLINA LOGISTICS PARK

±21,615 SF UP TO 176,233 SF INDUSTRIAL FACILITY  
12020 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



## BUILDING FEATURES

- ±21,615 SF up to 176,233 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.

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BEACON  
PARTNERS

# CAROLINA LOGISTICS PARK

## PROPOSED BUILDING FEATURES

**LOCATION** 12020 Carolina Logistics Dr.  
Pineville, NC 28134

**COUNTY** Mecklenburg

**OFFICE SF** Build-to-Suit

**ZONING** G-I

**CLEAR HEIGHT** 32'

**FIRE PROTECTION** ESRF

**AVAILABLE SF** ±21,615 SF - 176,233 SF

**LOADING** (49) 9' x 10' Overhead Doors  
(2) 14' x 16' Drive-In Doors  
(6) 14' x 16' Knockouts for Future  
Drive-In Doors

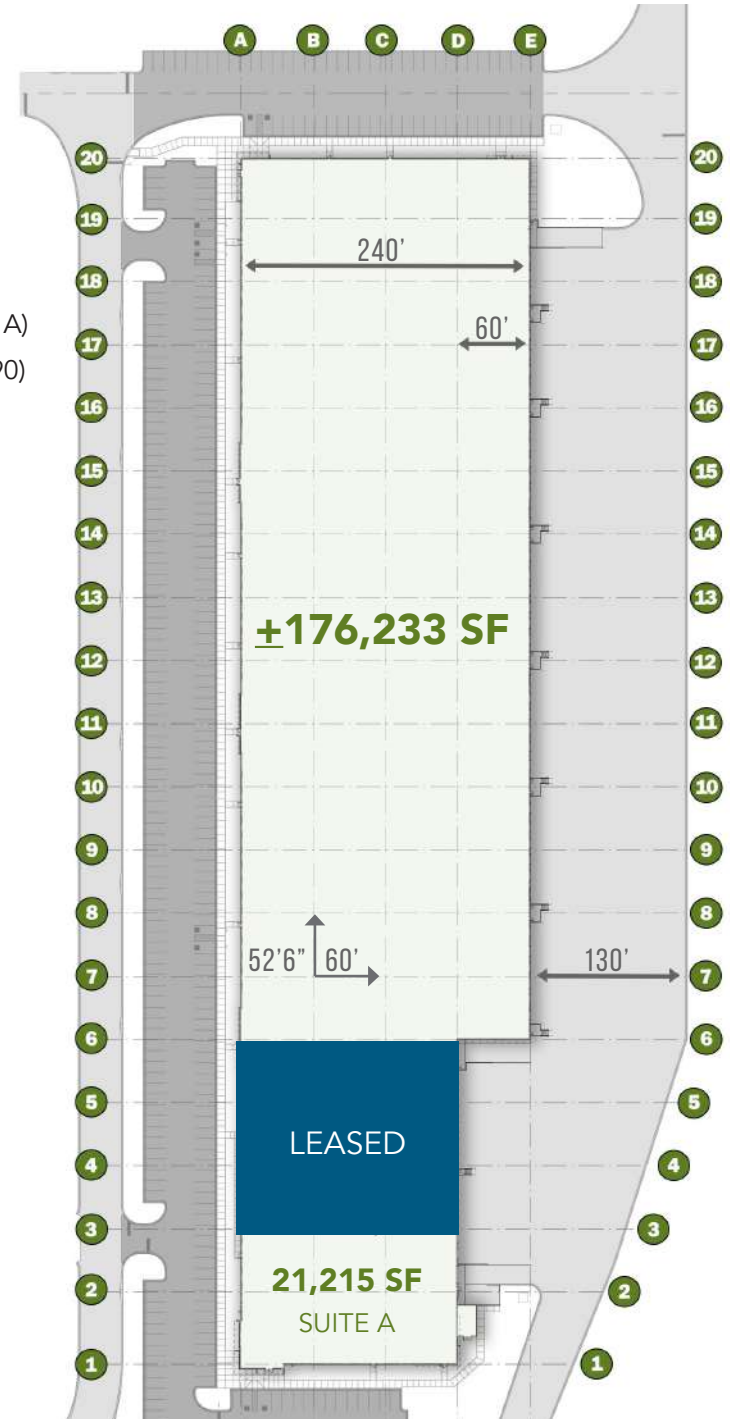
**CAR PARKING** 303 Spaces

**COLUMN SPACING** 52'6" x 60' 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  
**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

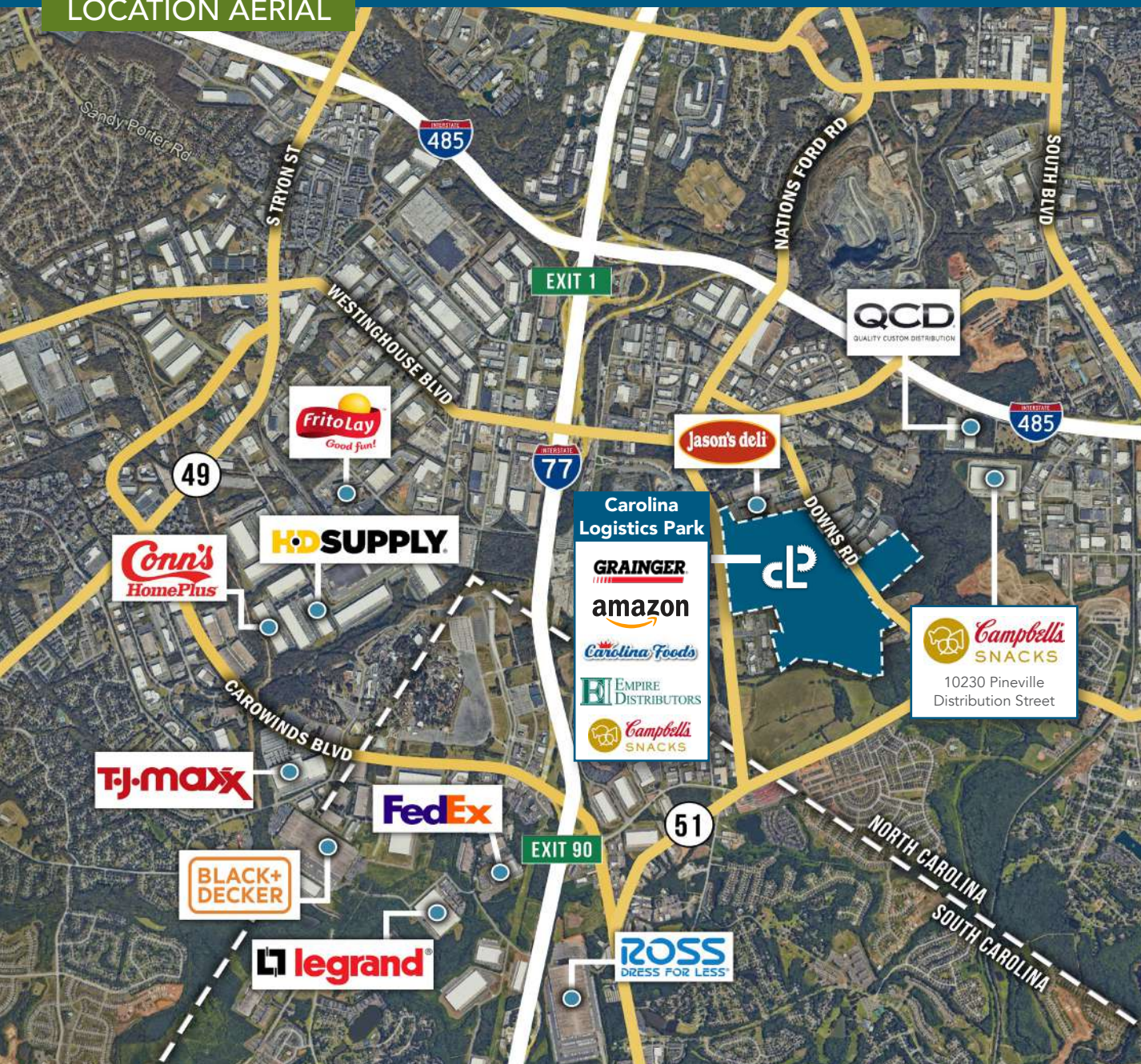
## PARK SITE PLAN





# CAROLINA LOGISTICS PARK

## LOCATION AERIAL



## ACCESS POINTS

|                                    |             |
|------------------------------------|-------------|
| 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 |

