



CAROLINA LOGISTICS PARK

UP TO 235,000 SF INDUSTRIAL FACILITY

12026 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



BUILDING FEATURES

- Up to 235,000 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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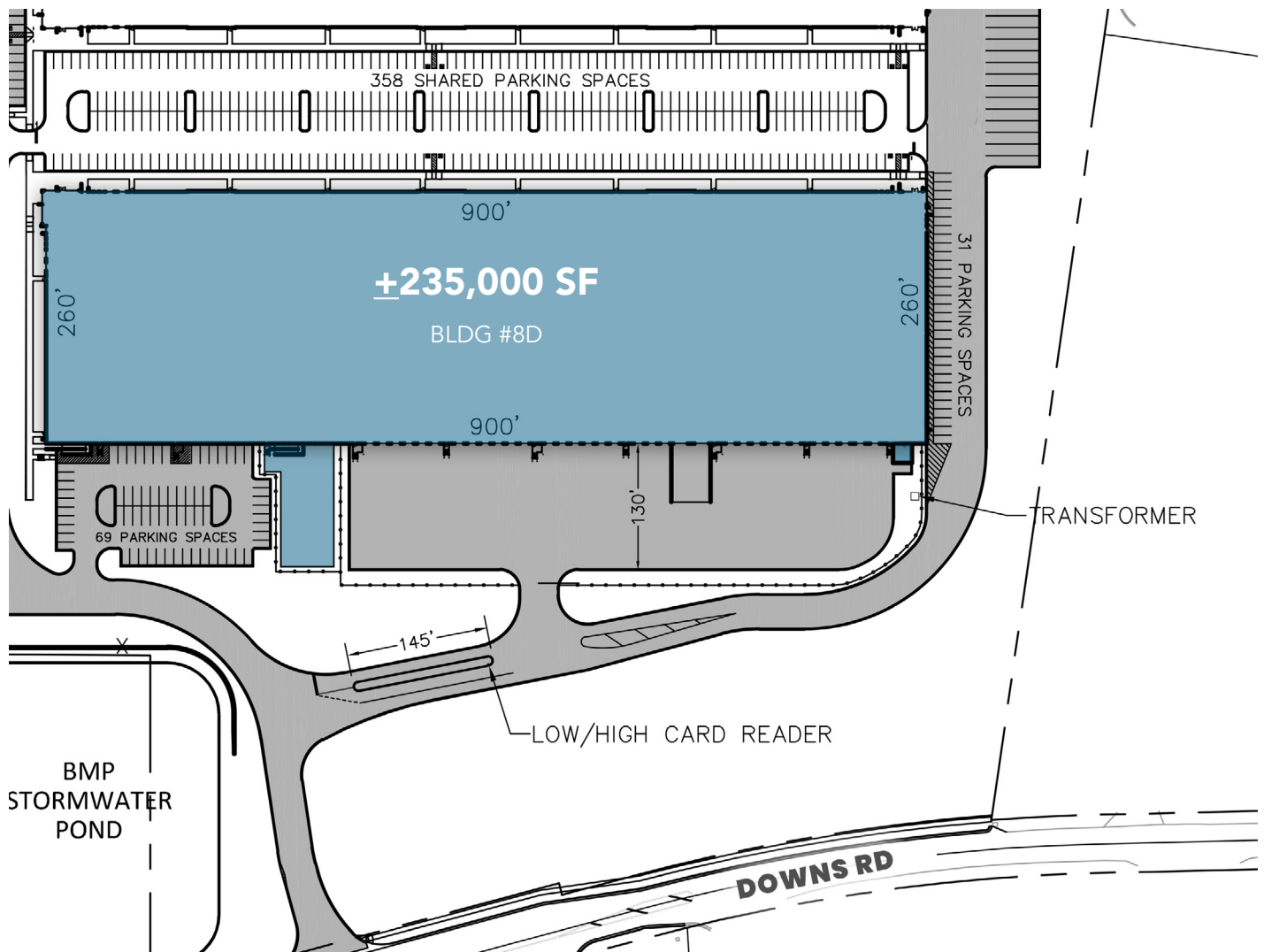


**BEACON
PARTNERS**

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 withdraw-

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES



LOCATION	12026 Carolina Logistics Dr Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-1
BUILDING SF	±235,000 SF
LOADING	(33) 9' x 10' Overhead Doors (2) 14' x 16' Drive-In Doors (6) 14' x 16' Knockouts for Future Drive-In Doors
CAR PARKING	315 Spaces
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 PVC 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