



CAROLINA LOGISTICS PARK

UP TO $\pm 234,706$ SF INDUSTRIAL FACILITY
12026 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



BUILDING FEATURES

- Up to $\pm 234,706$ 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.

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BEACON
PARTNERS

CAROLINA LOGISTICS PARK

BUILDING FEATURES

LOCATION 12032 Carolina Logistics Dr.
Pineville, NC 28134

COUNTY Mecklenburg

OFFICE SF Build-to-Suit

ZONING G-I

CLEAR HEIGHT 32'

FIRE PROTECTION ESFR

AVAILABLE SF ±39,000 - 234,706 SF

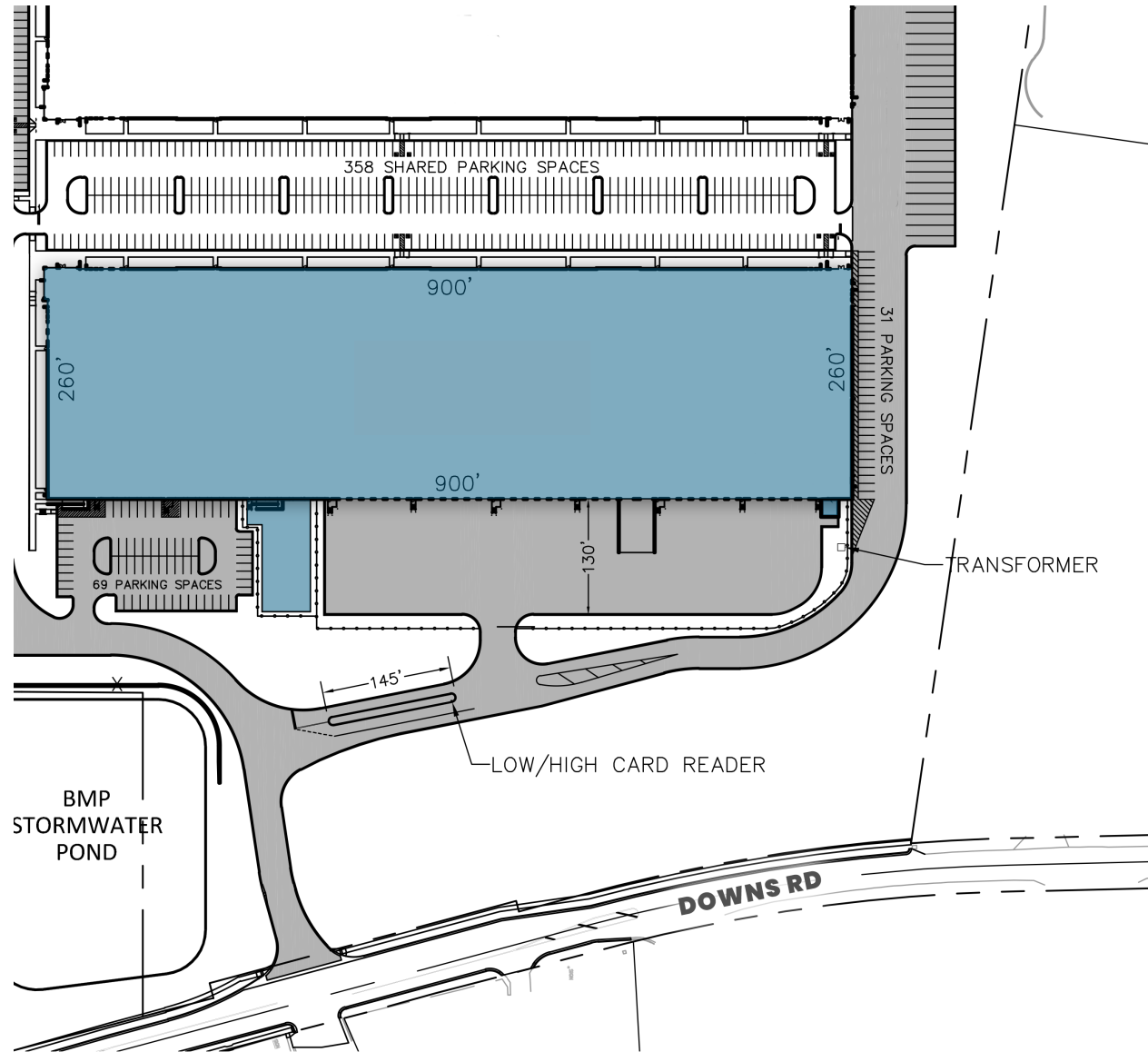
LOADING (41) 9' x 10' Overhead Doors
(2) 14' x 16' Drive-In Doors
(2) 14' x 16' Knockouts for
Future Drive-In Doors

TRAILER PARKING 68 Trailer Spaces

CAR PARKING 210 Spaces

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



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

