



# 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.

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BEACON  
PARTNERS

# 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

**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

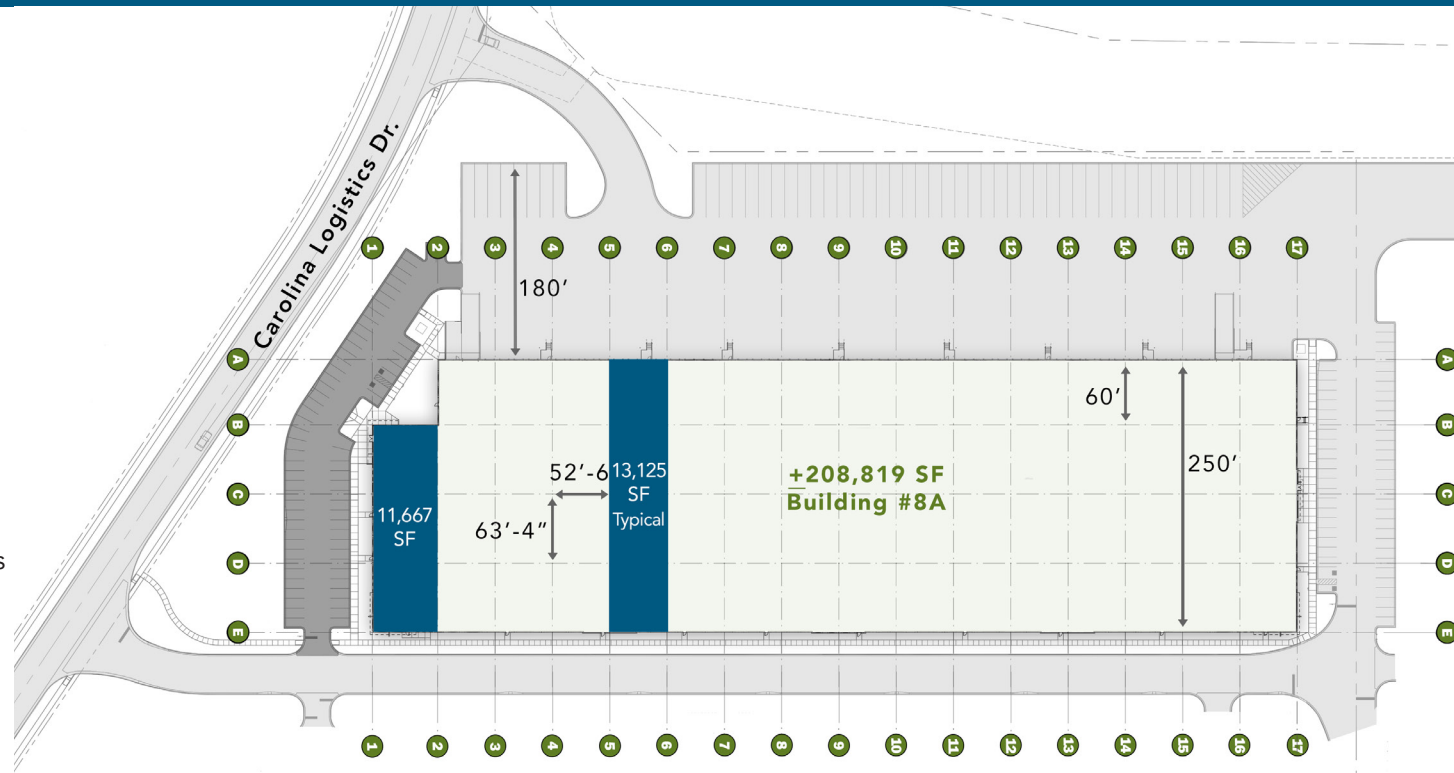
**TRAILER PARKING** 50 Trailer Spaces

**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



# 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

