



# CAROLINA LOGISTICS PARK

**±50,450 SF INDUSTRIAL FACILITY**  
**12020 CAROLINA LOGISTICS DRIVE, SUITE F**  
**PINEVILLE, NC 28134**



## BUILDING FEATURES

- ±50,450 total SF with 2,380 SF of office
- 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** 12020 Carolina Logistics Drive, Suite F  
Pineville, NC 28134

**COUNTY** Mecklenburg

**OFFICE SF** Build-to-Suit

**ZONING** G-1

**CLEAR HEIGHT** 32'

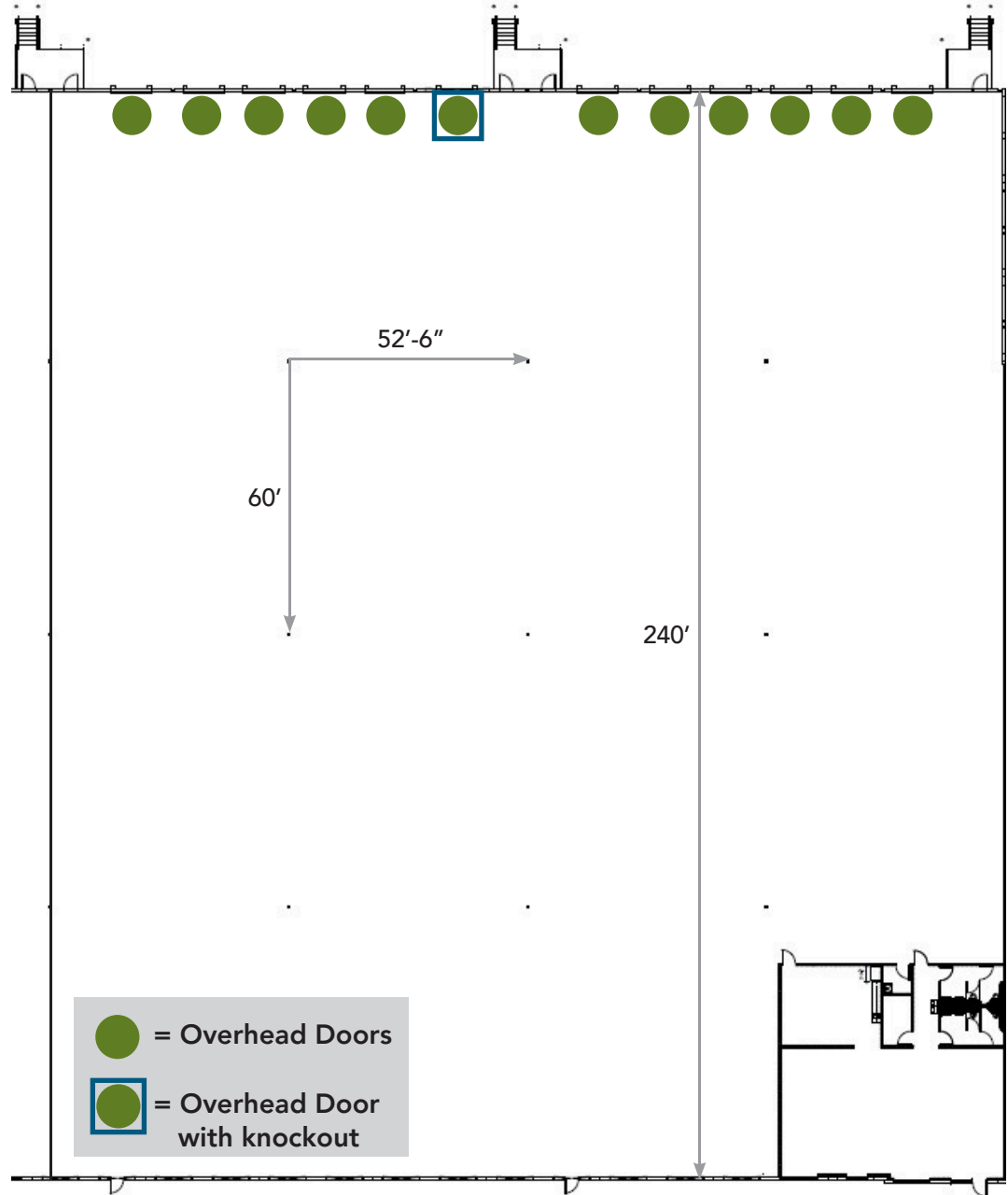
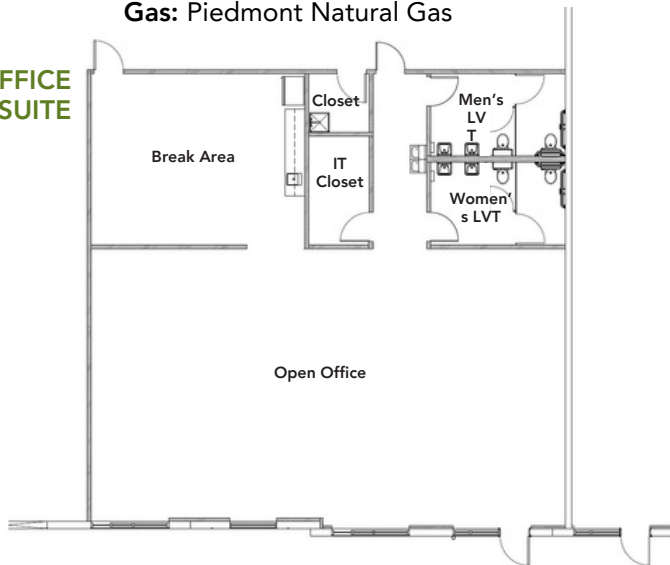
**FIRE PROTECTION** ESRF

**AVAILABLE SF** ±50,450 SF Total / +2,380 SF of Office

**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

### OFFICE SPEC SUITE



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## PARK SITE PLAN



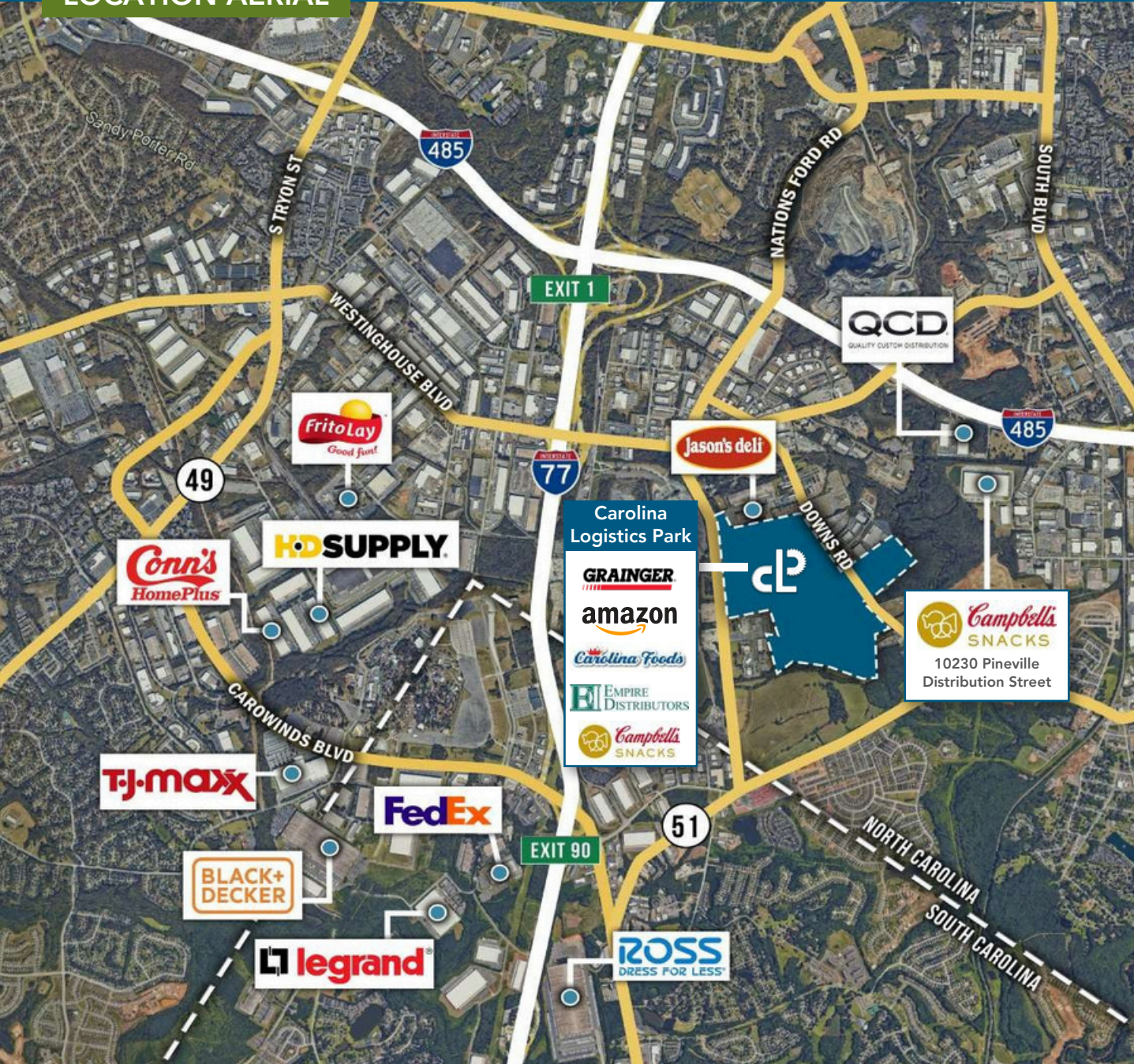
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# CAROLINA LOGISTICS PARK



## 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



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