



# CAROLINA LOGISTICS PARK

## +50,450 SF INDUSTRIAL FACILITY

12020 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



- ±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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**BEACON  
PARTNERS**

**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** ±50,450 SF

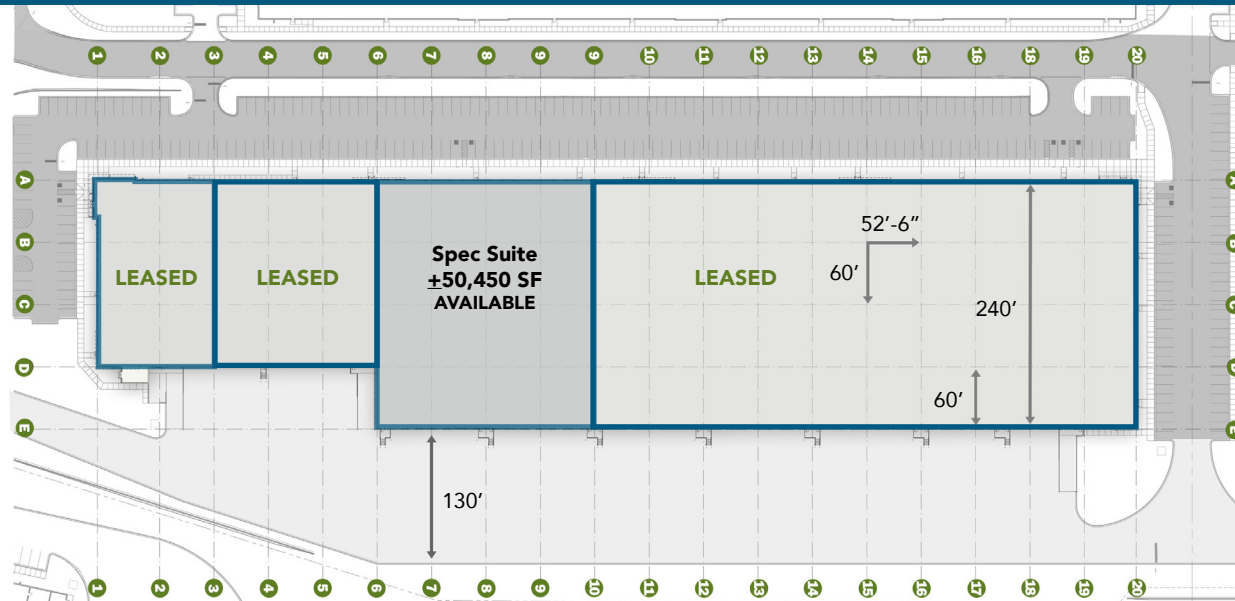
**OFFICE SF** ±2,380 SF

**LOADING** (12) 9' x 10' Overhead Doors  
(1) 14' x 16' Knockout for Future  
Drive-In Doors

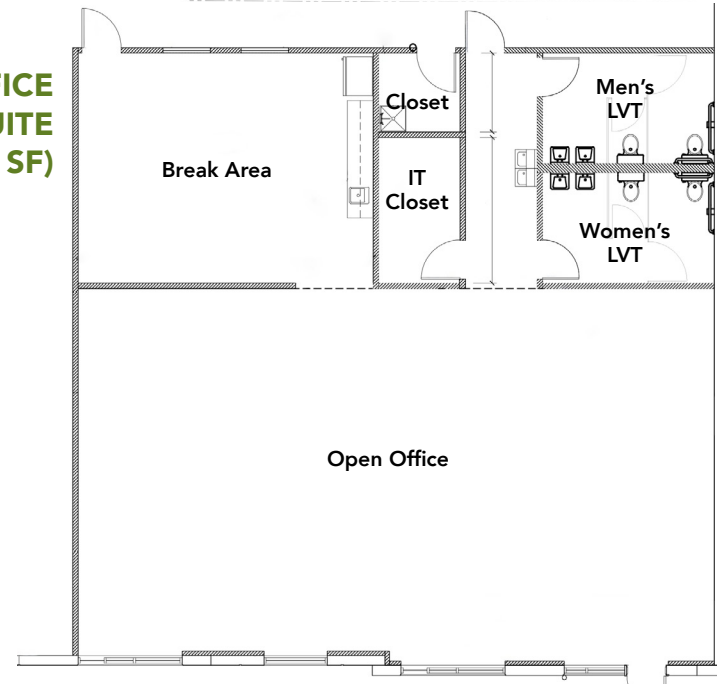
**COLUMN SPACING** 52'6" x 60' Typical with 60' Speed Bay

**CONSTRUCTION** **Walls:** Tilt Concrete  
**Floors:** 6" Unreinforced Floor Slab with  
Speed Bay Reinforced with #3's at 18" O.C  
**Roof:** 60 Mil TPO Membrane

**UTILITIES** **Water:** CMUD  
**Sewer:** CMUD  
**Power:** Electricities  
**Gas:** Piedmont Natural Gas



**OFFICE  
SPEC SUITE  
(+2,380 SF)**



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**INTERSTATE 77**  
 ±1.0 mile via Exit 1A | Westinghouse Blvd  
 ±1.0 mile via Exit 90 | Carowinds Blvd

**INTERSTATE 485**  
 ±1.0 mile via Exit 67  
 ±3.0 miles via Exit 65 | N Polk St

**INTERSTATE 85**  
 ±11.5 miles via Exit 38

±10.0 miles  
 Charlotte-Douglas  
 INTERNATIONAL AIRPORT

±11.0 miles  
 CHARLOTTE  
 Central Business District



\*PHOTOS TAKEN 10.2024

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