



CAROLINA LOGISTICS PARK

±23,100 - ±150,661 SF AVAILABLE
12032 CAROLINA LOGISTICS DRIVE | PINEVILLE, NC 28134



- ±23,100 - ±150,661 SF Available
- Located within Carolina Logistics Park, a ±4 million SF industrial park consisting of Class A distribution and manufacturing space
- Zoning - General Industrial (GI)
- ESFR sprinkler system
- 32' clear height
- The park features state-of-the-art building aesthetics and characteristics, a prime distribution location and access to an established workforce and amenities
- 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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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 ±23,100 - 150,661 SF

LOADING (35) 9' x 10' Overhead Doors
(1) 14' x 16' Drive-In Doors
(4) 14' x 16' Knockouts for
Future Drive-In Doors

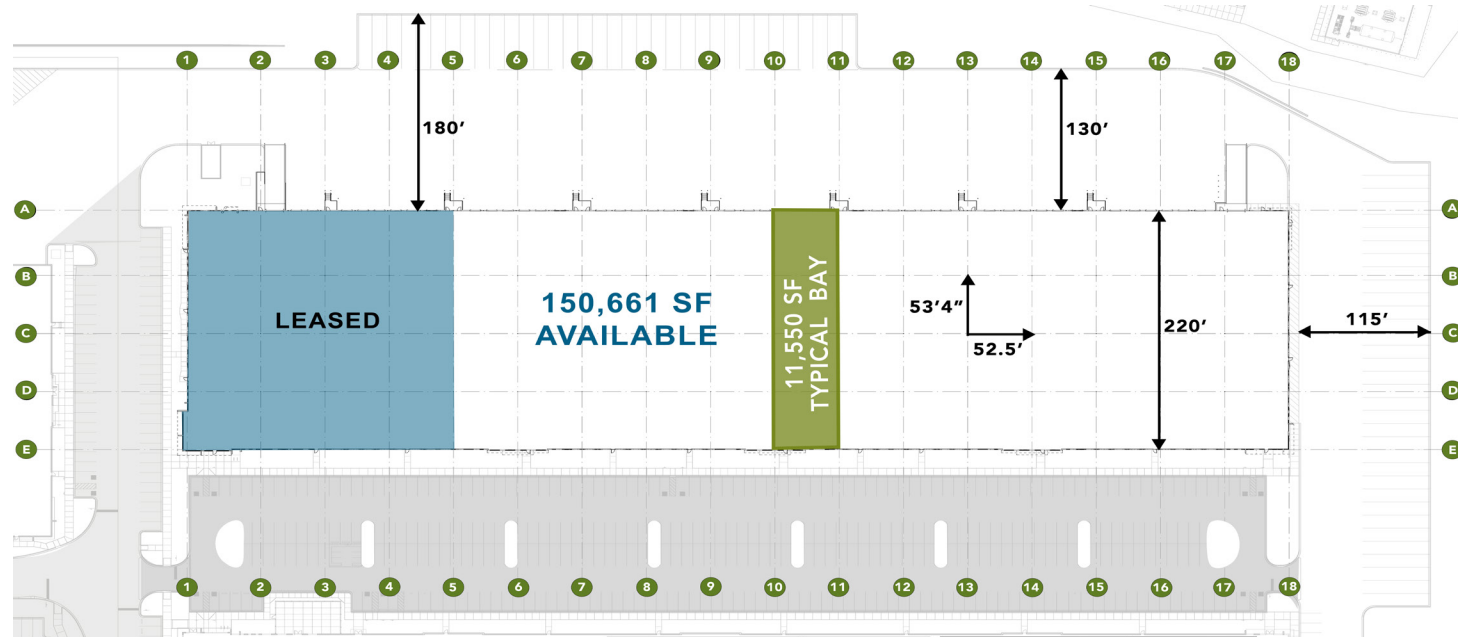
TRAILER PARKING 68 Trailer Spaces

CAR PARKING 210 Spaces

COLUMN SPACING 52' 6" x 53' 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



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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
- Charlotte-Douglas International Airport**
 - ±10.0 miles
- Charlotte Central Business District**
 - ±11.0 miles



*PHOTOS TAKEN 10.2024

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