



CAROLINA LOGISTICS PARK

UP TO ±478,620 SF INDUSTRIAL FACILITY

12025 CAROLINA LOGISITCS DRIVE | PINEVILLE, NC 28134



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CONSTRUCTION UPDATE



BUILDING FEATURES

- ±478,620 SF
- Located within [Carolina Logistics Park](#), a +/- 4.2 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
- 40' clear height
- 190' concrete truck court with ample trailer parking
- 7" reinforced floor slab
- Excellent location in SW 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

FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)

tim.robertson@beacondevelopment.com

500 E. Morehead Street, Suite 200 | Charlotte, NC 28202 | www.beacondevelopment.com



**BEACON
PARTNERS**

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	12025 Carolina Logistics Drive Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-I
CLEAR HEIGHT	40'
FIRE PROTECTION	ESFR
BUILDING SF	±478,620 SF
LOADING	(100) 9' x 10' Dock Doors (4) 12' x 14' Drive-In Doors
TRAILER PARKING	185 Trailer Spaces
TRUCK COURT	190' Concrete Truck Court
CAR PARKING	519 Spaces
COLUMN SPACING	53'8" x 56' typical with a 70' deep speedbay

CONSTRUCTION

WALLS: Tilt concrete

FLOORS: 7" reinforced floor slab

STRUCTURE: Class A joist/girder system

ROOF: 60 mil TPO membrane

UTILITIES

WATER: CMUD

SEWER: CMUD

POWER: Electricities

GAS: Piedmont Natural Gas

LOCATION

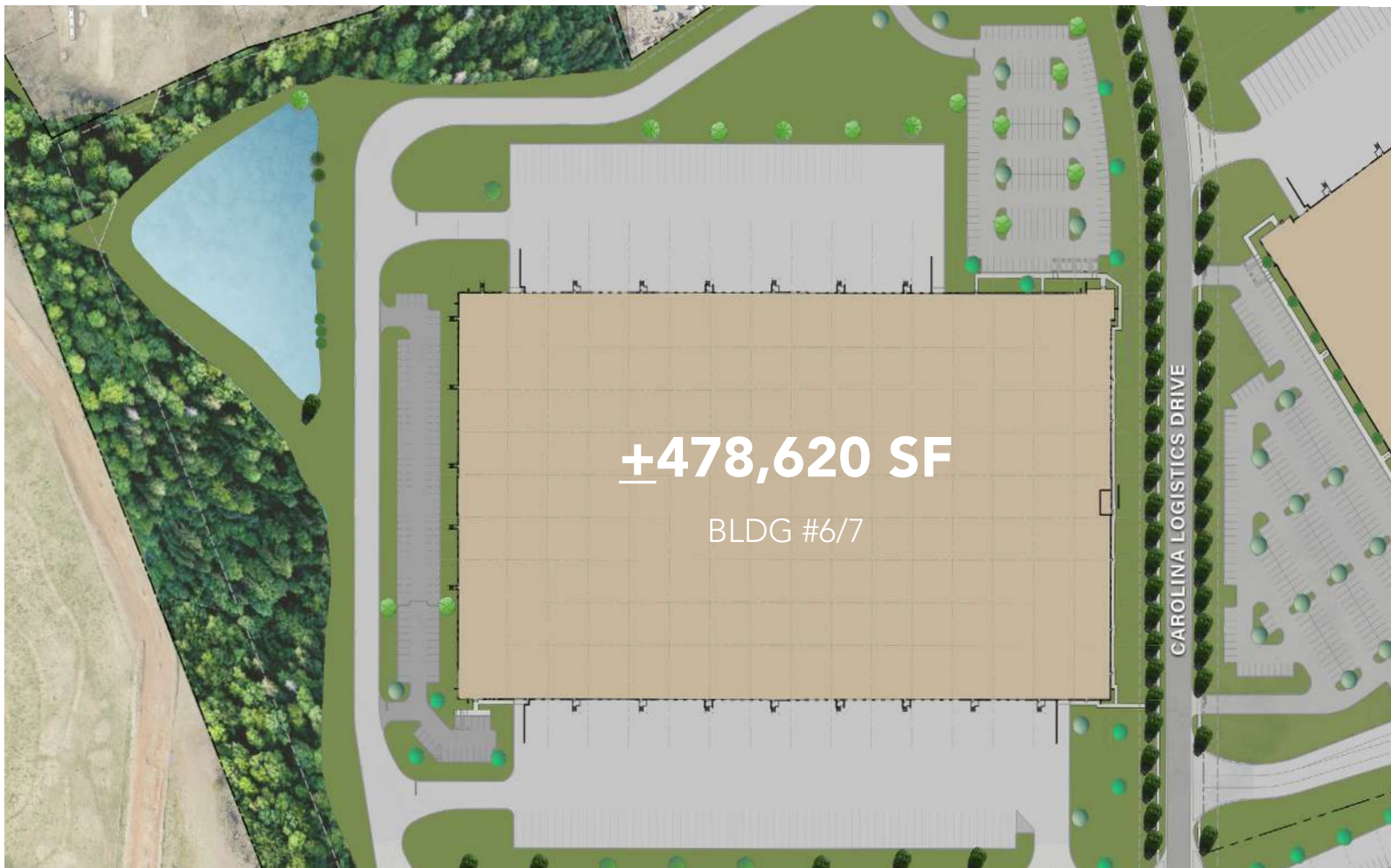
±1 mile: I-77 / Westinghouse Blvd (Exit 1A)

±1 mile: I-77 / Westinghouse Blvd (Exit 90)

±3 miles I-485/ N Polk St (Exit 65 B)

±10 miles: CLT Douglas Int'l Airport

±11 miles: I-85



CAROLINA LOGISTICS PARK

SITE PLAN



CAROLINA LOGISTICS PARK

LOCATION AERIAL



I-77 / Westinghouse Blvd (Exit 1A) ±1.0 miles
 I-77 / Westinghouse 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 ±10.0 miles
 I-85 (Exit 38) ±11.5 miles