

CAROLINA LOGISTICS PARK

PRE-LEASE | BUILD-TO-SUIT | ±4.2M SF INDUSTRIAL PARK
NATIONS FORD ROAD & DOWNS ROAD | PINEVILLE, NC 28134



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PARK FEATURES

- ±3.5 million SF of new class A distribution and manufacturing space within Beacon Partners ±4.2 million SF Carolina Logistics Park
- Carolina Logistics Park is the largest master-planned industrial park within the Carolina's most prominent submarket
- The new ±288-acre site has state-of-the-art building features in a prime distribution location with 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 by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers



FOR MORE INFORMATION, CONTACT:

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CAROLINA LOGISTICS PARK

SITE PLAN



CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	Nations Ford Rd & Downs Rd Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-1
CLEAR HEIGHT	30' - 40'
FIRE PROTECTION	ESFR
BUILDING'S SF	±174,070 - 1,004,000 SF
LOADING	Build-to-suit
TRAILER	Build-to-suit
TRUCK COURT	Build-to-suit
LIGHTING	Build-to-suit
CONSTRUCTION	
WALLS:	Tilt concrete
FLOORS:	Build-to-suit with 6" to 7" concrete slab / 4,000 PSI typical
STRUCTURE:	Class A joist/girder system
ROOF:	TPO membrane system
COLUMN SPACING	50' x 52'6" with 60' deep speed bay typical
UTILITIES	
WATER:	CMUD
SEWER:	CMUD
POWER:	Duke Energy
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 International Airport
±11 miles:	I-85



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**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.

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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 Airport ±10.0 miles
 I-85 (Exit 38) ±11.5 miles