

±150,785 SF AVAILABLE FOR SALE OR LEASE

13021 GENERAL DRIVE, CHARLOTTE, NC 28273



- ±49,350 SF up to ±150,785 SF available within a Class A distribution and manufacturing facility
- ±2,805 SF office
- Zoning - ML-2 (Manufacturing and Logistics)
- Fenced-in outside storage opportunity
- 32' clear height
- Modern building features in a prime distribution location with access to an established workforce and amenities
- Strategic distribution location that is convenient to I-77, I-485, Charlotte Douglas International Airport and Charlotte Business District

Developed and managed by Beacon Partners, the largest developer of industrial space in Charlotte, providing maximum flexibility and service to customers.



BEACON
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| ADDRESS | 13021 General Dr Charlotte, NC 28273 |
| COUNTY | Mecklenburg |
| ACREAGE | ±12 acres |
| AVAILABLE SF | ±49,350 - ±150,785 SF |
| OFFICE SF | ±2,805 SF |
| ZONING | ML-2 (Manufacturing and Logistics) |
| CLEAR HEIGHT | 32' |
| LOADING | Dock High: (32) 9' x 10' Drive-in: (2) 14' x 16' Future Drive-in Knockout: (1) 22' x 16' (4) 14' x 16' |
| TRAILER PARKING | 30 spaces |
| TRUCK COURT | 130' - 180' |
| FIRE PROTECTION | ESFR |
| CAR PARKING | ±77 spaces |
| COLUMN SPACING | 52'-6" x 60' |
| CONSTRUCTION | Walls: Tilt Concrete Floors: 6" Unreinforced Floor Slab w/Speed Bay Reinforced with #3's at 18" O.C. Roof: 60 Mil TPO Membrane |
| ON-SITE UTILITIES | Water: City of Charlotte Sewer: City of Charlotte Power: Duke Energy Gas: Piedmont Natural Gas |





MAJOR ACCESS POINTS



±2.3 Miles via Exit 1 (Westinghouse Blvd)
±3.2 Miles Exit 90 (Carowinds Blvd)



±2.1 Miles Exit 1 (S. Tryon St)



±10.0 Miles



±10.5 Miles



±10.5 Miles

