



CAROLINA LOGISTICS PARK

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



CHECK OUT THE LATEST
CONSTRUCTION UPDATE



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
- Zoning - General Industrial (GI)
- Building 4: Construction complete
- Buildings 2 & 3: Under construction, delivering Q4 2022
- Buildings 6/7 & 8/9: Mass grading complete with infrastructure in place
- 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

FOR MORE INFORMATION, CONTACT:

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**BEACON
PARTNERS**

CAROLINA LOGISTICS PARK

PROPOSED BUILDING FEATURES

LOCATION	Nations Ford Road / Downs Road Pineville, NC 28134
COUNTY	Mecklenburg
OFFICE SF	Build-to-Suit
ZONING	G-1
CLEAR HEIGHT	30' - 40'
FIRE PROTECTION	ESFR
BUILDING'S SF	±172,471 - 1,006,462 SF
LOADING	Build-to-Suit
TRAILER PARKING	Build-to-Suit
TRUCK COURT	Build-to-Suit
CAR PARKING	Build-to-Suit
COLUMN SPACING	Build-to-Suit
CONSTRUCTION	

WALLS: Tilt concrete

FLOORS: Build-to-Suit

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 International Airport

±11 miles: I-85

12220 Carolina Logistics Drive



12012 & 12004 Carolina Logistics Drive



11925 Carolina Logistics Drive



11925 Carolina Logistics Drive



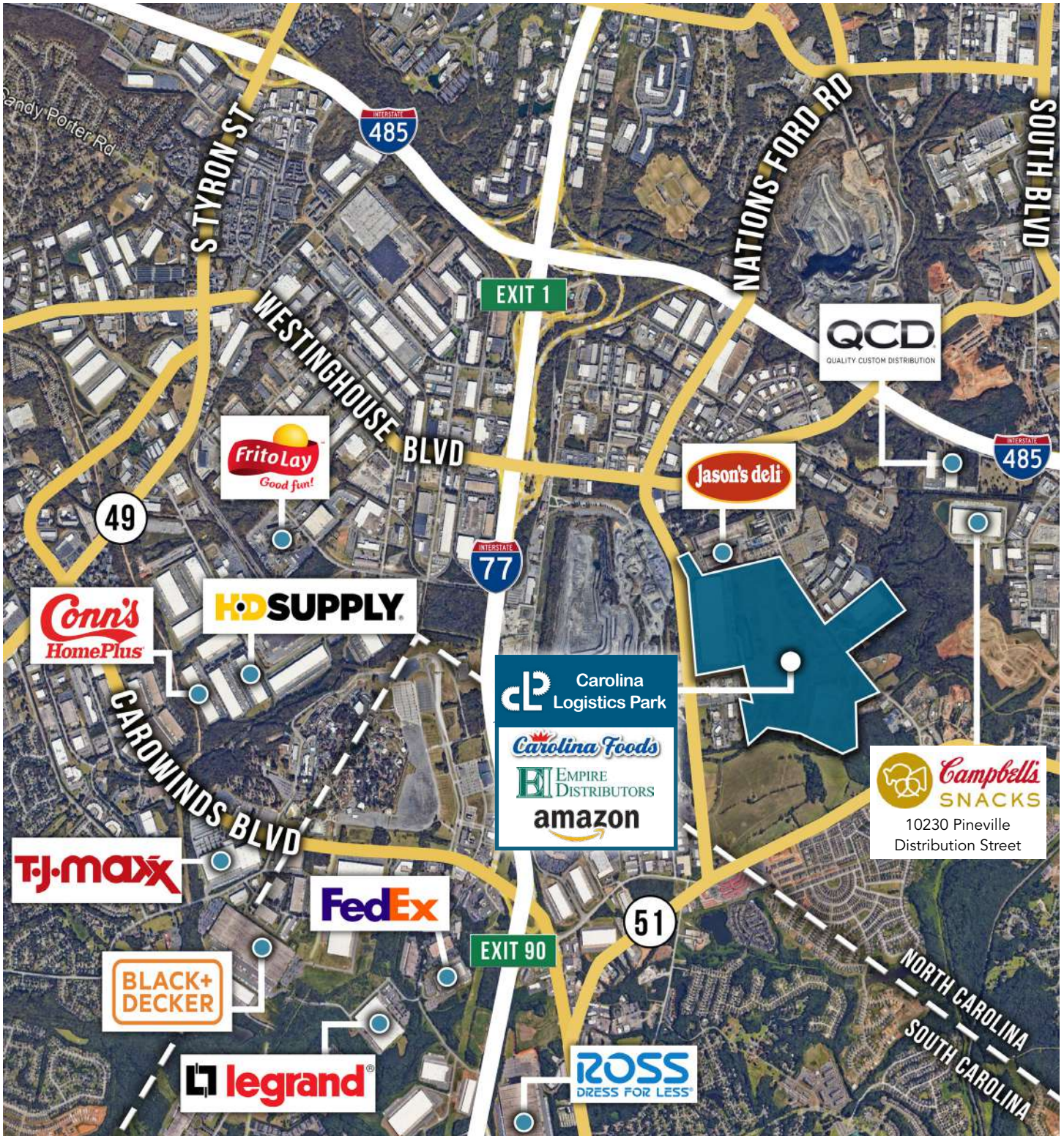
CAROLINA LOGISTICS PARK

PARK SITE PLAN



CAROLINA LOGISTICS PARK

LOCATION AERIAL



I-77 / Westinghouse Blvd (Exit 1A)	± 1.0 miles	Charlotte CBD	± 7.5 miles
I-77 / Westinghouse Blvd (Exit 90)	± 1.0 miles	CLT Douglas International Airport	± 10.0 miles
I-485 / N Polk St (Exit 65 B)	± 3.0 miles	I-85 (Exit 38)	± 11.5 miles