



# 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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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: Under construction, delivering June 2022
- Buildings 2 & 3: Under construction, delivering October 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

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

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



12004 & 12012 Carolina Logistics Drive

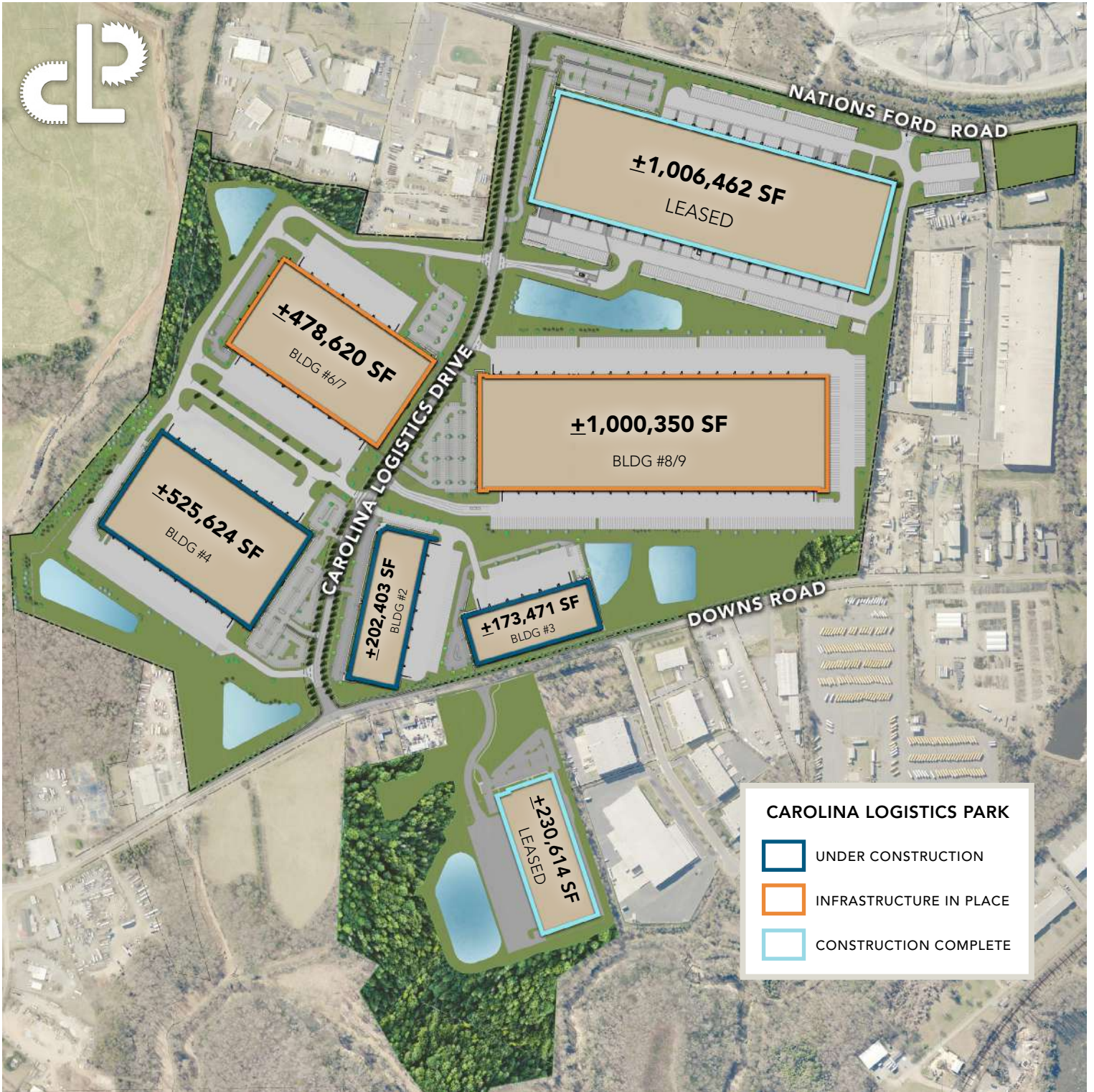


11925 Carolina Logistics Drive



# CAROLINA LOGISTICS PARK

## PARK SITE PLAN



# CAROLINA LOGISTICS PARK

## LOCATION AERIAL



±525,000 SF | Leased  
10230 PINEVILLE DISTRIBUTION ST



±230,614 SF | Leased  
12115 DOWNS RD



**Carolina Logistics Park**  
NEW CONSTRUCTION

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  
I-85 (Exit 38) ±11.5 miles