



# CAROLINA LOGISTICS PARK

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



## 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)
- Buildings 3: Construction complete
- Buildings 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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# 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 (BLDG 10)



12004 Carolina Logistics Drive (BLDG 2)



12012 Carolina Logistics Drive (BLDG 3)



11925 Carolina Logistics Drive (BLDG 4)





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## PARK SITE PLAN



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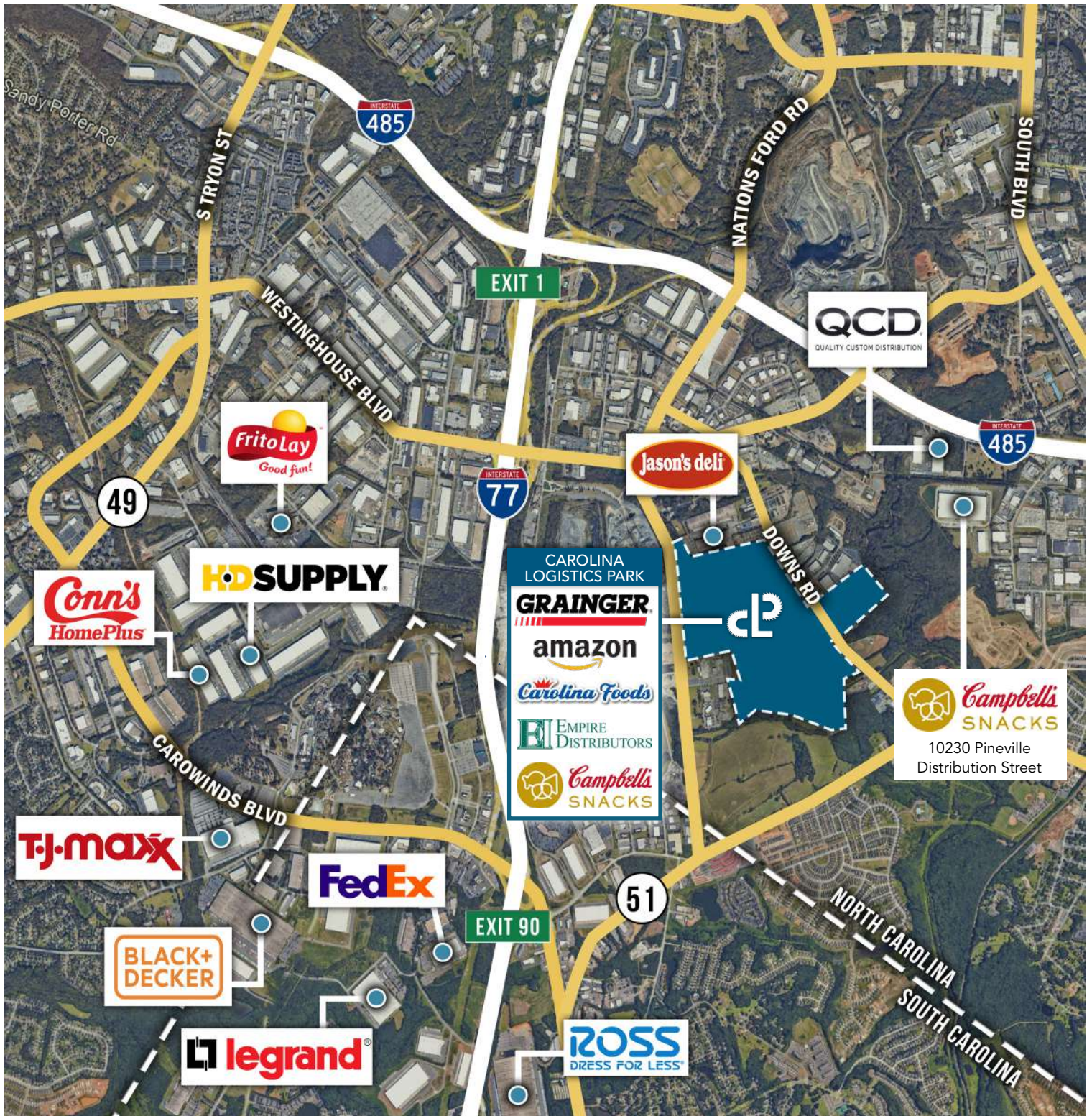


All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.



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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