

CAROLINA LOGISTICS PARK

PRE-LEASE | BUILD-TO-SUIT | ±4.2MM 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 ±4.2MM SF Carolina Logistics Park
- Carolina Logistics Park is the largest master-planned industrial park within the Carolina's most prominent submarket
- Lease / pre-lease / build-to-suit on the new ±288-acre site
- 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 - 1,017,091 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.

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 | 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 |