



June 2017 Industrial Listings

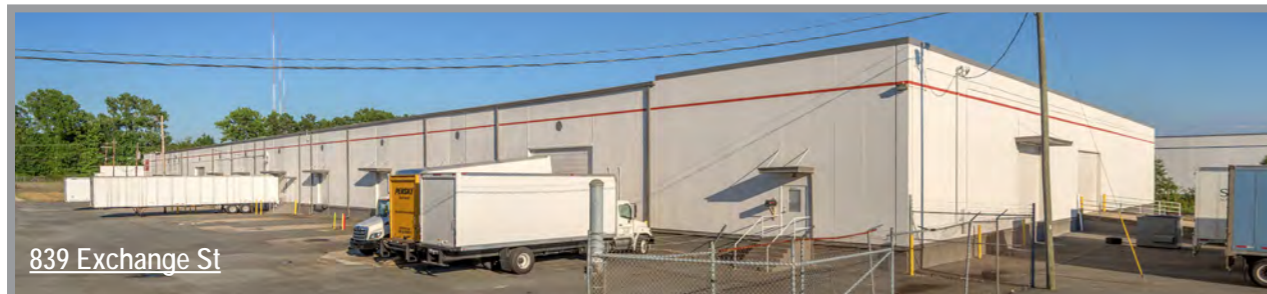
CHARLOTTE MARKET

| PROPERTY/ADDRESS | TOTAL SF AVAILABLE | OFFICE SF | LOADING | CLEAR HEIGHT | COMMENTS | BROKER CONTACT |
|--|-------------------------|-----------|------------------------|--------------|--|---|
| SOUTHWEST | | | | | | |
| COMMERCE PARK 11000 S. Commerce Blvd, Suite K Charlotte, NC 28273 | ±20,636 | ±2,257 | 3 DH 1 DI | 20' | Front load, end cap unit; Easy access to Westinghouse Blvd; I-2 zoning; Brick on block construction; Convenient to I-77, I-485 and area amenities; Available with 90 days' notice | Britten Mathews 704.926.1412 |
| COMMERCE PARK 1301 Westinghouse Blvd, Suite D Charlotte, NC 28273 | ±24,000 | ±1,233 | 3 DH 1 DI | 20' | Front load facility with I-2 zoning; Visibility along Westinghouse Blvd; Brick on block construction; Convenient to I-77, I-485 and area amenities; Available 8.1.17 | Britten Mathews 704.926.1412 |
| COMMERCE PARK 10901 S. Commerce Blvd, Suite C Charlotte, NC 28273 | ±38,670 | ±1,354 | 8 DH 1 DI 3 Rail | 20' | Front load, rail-served unit; Easy access to Westinghouse Blvd; I-2 zoning; Brick on block construction; Convenient to I-77, I-485 and area amenities; Available 8.1.17 | Britten Mathews 704.926.1412 |
| COMMERCE PARK 2101 Westinghouse Blvd, Suite D Charlotte, NC 28273 | ±64,000 | ±1,970 | 7 DH 1 DI 5 Rail | 28' | Front load, end cap unit with outside storage potential; Rail served by Norfolk Southern; ESFR sprinkler; Easy access to Westinghouse Blvd; I-2 zoning; Convenient to I-77, I-485 and area amenities | Tim Robertson 704.926.1405 |
| GRANITE DISTRIBUTION CENTER 11515 Granite Street (Truck Storage Lot) Charlotte, NC 28273 | 1.5 Acres | N/A | N/A | N/A | ±1.5 acres of fenced, paved truck storage available for lease; Rail served by Norfolk Southern; Zoned I-2; Located less than 1/2 mile from I-77 & I-485 at Westinghouse Blvd | Tim Robertson 704.926.1405 |
| CENTRAL | | | | | | |
| ATANDO BUSINESS PARK 1025 McClelland Ct Charlotte, NC 28206 | ±4,000 | ±1,000 | 1 DI | 12' | Single tenant facility with fenced outside storage in rear of building; One (10'x10') drive-in door; Wet sprinkler; Direct access from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40); Zoned I-2; Available 10.1.17 | Britten Mathews 704.926.1412 |
| ATANDO BUSINESS PARK 3418 Vane Ct, Suite D Charlotte, NC 28206 | ±9,600 | ±1,509 | 2 DH | 15' | Front load warehouse facility with 130' shared concrete truck court; Zoned I-2; Direct access from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40) | Britten Mathews 704.926.1412 |
| ATANDO BUSINESS PARK 1722 Toal St Charlotte, NC 28206 | ±10,000 | ±3,125 | 2 DH 1 DI | 12' | Single tenant facility with ±0.5 acres of fenced outdoor storage; Zoned I-2; Available 10.1.17; Option to lease adjacent ±2 acre storage lot at 1724 Toal St (See below) | Britten Mathews 704.926.1412 |
| ATANDO BUSINESS PARK 1724 Toal St Charlotte, NC 28206 | Storage Lot ±2 Acres | N/A | N/A | N/A' | Two acres of fully fenced, graded and graveled I-2 land with site lighting; Ideal for outdoor storage or lay-down yard; Adjacent to 1722 Toal St, also available for lease (See above) | Britten Mathews 704.926.1412 |



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|---|--------------------|-----------|---------------------------|--------------|---|---|
| CENTRAL (contin) | | | | | | |
| ATANDO BUSINESS PARK 3325 Service St Charlotte, NC 28206 | ±15,445 | ±5,726 | 2 DH 1 DI | 13'-15' | Two (2) dock high doors, one (1) drive-in door; Graveled trailer storage; Ample car and utility vehicle parking; Direct access from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40); 0.5 acre of outside storage; Zoned I-2 | Britten Mathews 704.926.1412 |
| ATANDO BUSINESS PARK 1721 Toal St Charlotte, NC 28206 | ±17,000 | ±2,250 | 1 DH 1 DI | 12' | Side load building; One (10'x10') drive-in door with ramp; One (8'x10') dock high door; Fenced truck court; I-2 zoning; Easy access to the park from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40); Zoned I-2 | Britten Mathews 704.926.1412 |
| ATANDO BUSINESS PARK 3331 Asbury Ave Charlotte, NC 28206 | ±19,866 | ±10,670 | 2 DH 6 DI 3 DT Bays | 21' | Fully fenced, single-tenant building with 1.6 acres of outside storage; Includes a ±1,003 SF wash bay facility; Zoned I-2; Side load with four (14' x 14') drive-in doors, two (14' x 12') drive-in doors, three drive-through bays, two dock high doors; Zoned I-2 | Britten Mathews 704.926.1412 |
| NORTHWEST | | | | | | |
| NORTHWEST INDUSTRIAL PARK 839 Exchange St, Suite J Charlotte, NC 28208 | ±34,127 | ±893 | 2 DH 1 DI 1 Rail | 22' | CSX rail spur, with one (20'x14') rail door & one (16'x12') rail door; One (20'x14') drive-in door; 105' fenced truck court; Convenient to Hwy 16, I-85 and Charlotte Douglas International Airport; Zoned I-2 | Pete Kidwell 704.926.1404 |
| NORTHWEST INDUSTRIAL PARK 1200 Tar Heel Rd, Suite B Charlotte, NC 28208 | ±36,152 | ±1,317 | 6 DH 1 DI 2 Rail | 22' | CSX rail spur, with three (12'x12') rail doors; Fenced truck court; 200' bay depth; Convenient to Hwy 16, I-85 and Charlotte Douglas International Airport; Zoned I-2 | Pete Kidwell 704.926.1404 |
| NORTHWEST INDUSTRIAL PARK 5101 Terminal St, Suite B Charlotte, NC 28208 | ±41,475 | ±3,720 | 6 DH 1 DI | 27' | ESFR sprinkler system; Fenced, resurfaced truck court, expanded to ±120'; Front load facility; Ability to add office space; Zoned I-2; Convenient to I-85, I-485 and Charlotte Douglas International Airport | Pete Kidwell 704.926.1404 |





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|---|--------------------|---------------|-------------------|--------------|---|---|
| NORTHEAST (contin) | | | | | | |
| RIVEROAKS CORPORATE CENTER 8475 Automation Dr NW (Bldg D) Concord, NC 28027 | ±309,536 | 2,727 SF | 54 DH 4 DI | 32' | Move in ready, side load facility with 185' truck court; Located adjacent to Concord Regional Airport, less one mile from I-85 and less than four miles from I-485; Zoned I-1 | Tim Robertson 704.926.1405 |
| RIVEROAKS CORPORATE CENTER 700 Derita Rd (Bldg B) Concord, NC 28027 | ±203,553 | Build-to-Suit | DH & DI Available | 30' minimum | Permitted and ready to begin construction; Pre lease up to 203,553 SF rear load building on 19.19 acres; Frontage on Derita Rd; 130' concrete truck court; ±225 car parks; Located near Concord Regional Airport, less than one mile from I-85; Zoned I-1 | Tim Robertson 704.926.1405 |
| RIVEROAKS CORPORATE CENTER 8400 Automation Dr NW (Bldg A) Concord, NC 28027 | ±441,000 | Build-to-Suit | DH & DI Available | 32' minimum | Pre-graded pad for planned 441,000 SF cross dock building on 40.29 acres; 175' concrete truck court; Located near Concord Regional Airport, less than one mile from I-85; Zoned I-1 | Tim Robertson 704.926.1405 |
| RIVEROAKS CORPORATE CENTER 8500 Derita Rd (Bldg E) Concord, NC 28027 | ±248,000 | Build-to-Suit | DH & DI Available | 32' minimum | Pre-graded pad for planned 248,000 SF side load building on 22.66 acres; 185' concrete truck court; Located near Concord Regional Airport, less than one mile from I-85; Zoned I-1 | Tim Robertson 704.926.1405 |





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|---|--------------------|---------------|------------------|--------------|--|---|
| NORTH | | | | | | |
| METROLINA PARK 7224 Statesville Rd (Bldg 1) Charlotte, NC 28269 | ±140,634 | 2,439 | 24 DH 2 DI | 30' | Up to ±140,634 SF now available; 2,439 SF spec office under construction; 24 dock high doors expandable to 34; Located within the new master-planned Metrolina Park, just north of the Charlotte CBD, Close to I-77, I-485, I-85 and CLT International Airport; I-1 zoning | Tim Robertson 704.926.1405 |
| METROLINA PARK 5224 Gibbon Rd (Bldg 2) Charlotte, NC 28269 | ±124,055 | Build-to-Suit | 21 DH 2 DI | 32' | Up to ±124,055 SF now available with build-to-suit office; Cross dock facility; 21 DH doors, expandable to 29; 185' concrete truck court; 40 trailer parks; 50' x 52'6" column spacing with 60' speed bay; I-1 zoning | Tim Robertson 704.926.1405 |
| METROLINA PARK 5321 Gibbon Rd (Bldg 3) Charlotte, NC 28269 | ±142,852 | Build-to-Suit | 22 DH 2 DI | 32' | Permitted and ready to commence construction; Pre-lease up to ±142,852 SF with build-to-suit office; 45' x 52'6" with 60' speed bay; 172 car parks; 22 DH doors, expandable to 32; I-1 zoning | Tim Robertson 704.926.1405 |
| METROLINA PARK 7110 Expo Dr (Bldg 4) Charlotte, NC 28269 | ±136,237 | Build-to-Suit | 23 DH 2 DI | 32' | Permitted and ready to commence construction; Pre-lease up to ±136,237 SF with build-to-suit office; 45' x 52'6" column spacing with 60' speed bay; 185' concrete truck court; 35 trailer parks; 139 car parks; 23 DH doors, expandable to 33; I-1 zoning | Tim Robertson 704.926.1405 |
| METROLINA PARK Expo Dr (Bldg 5) Charlotte, NC 28269 | ±369,000 | Build-to-Suit | 65 Loading Doors | 32' | Pre-lease up to ±369,000 SF with build-to-suit office; 50' x 52'6" with 60' speed bay typical; 185' concrete truck court; 70 trailer parks; Pad ready | Tim Robertson 704.926.1405 |





| CHARLOTTE MARKET | | | | | | |
|---|----------------------|-----------|---------------|--------------|--|---|
| PROPERTY/ADDRESS | TOTAL SF AVAILABLE | OFFICE SF | LOADING | CLEAR HEIGHT | COMMENTS | BROKER CONTACT |
| NORTH (contin) | | | | | | |
| TWIN LAKES BUSINESS PARK 12140 Vance Davis Dr Charlotte, NC 28269 | ±66,380 - ±97,235 | ±13,268 | 14 DH | 30' | ±53,112 SF warehouse / ±13,268 SF office; ±30,855 SF expansion pad; Convenient to Northlake Mall and area amenities; Side-load facility with 14 (9' x 10") dock high doors (12 with pit levelers); ±160 parking spaces with ability to add ±128; ESFR sprinkler system | Tim Robertson 704.926.1405 Pete Kidwell 704.926.1404 |
| UPSTATE SOUTH CAROLINA | | | | | | |
| GREENVILLE / SPARTANBURG | | | | | | |
| 1201 Woods Chapel Rd, Suite A Duncan, SC 29334 | ±198,081 | ±16,937 | 44 DH 2 DI | 24' | ±350,000 SF cross-dock facility with an excellent location between Spartanburg and Greenville; 44 dock high doors with pit levelers and seals; Recent improvements include ESFR sprinkler system | Tim Robertson 704.926.1405 |





LAND / BUILD-TO-SUIT

| PARK / SITE | PRODUCT TYPE | SUBMARKET | ACREAGE | PROPOSED SF | ZONING | COMMENTS | BROKER CONTACT |
|---|--|-------------|----------------------------|----------------------------------|--------|---|---|
| CHARLOTTE AREA | | | | | | | |
| RIVEROAKS CORPORATE CENTER Poplar Tent Rd & Derita Rd Concord, NC 28027 | Industrial Business Park / Graded Pads | Northeast | ±19.19 ±22.69 ±40.29 | ±203,533 ±248,000 ±441,000 | CD I-1 | Three graded pads within a ±125-acre master-planned business park; Located near Concord Regional Airport, less than one mile from I-85 | Tim Robertson 704.926.1405 |
| METROLINA PARK Statesville Rd & Old Statesville Rd Charlotte, NC 28269 | Industrial Business Park / Graded Pads | North | ±95 | ±136,237 - ±369,000 | I-1 | Three graded pads in a ±1.2 million SF master-planned distribution park; Available Q2 2017; Excellent location on Statesville Rd, less than one mile from I-77 | Tim Robertson 704.926.1405 |
| OAKMONT BUSINESS PARK Westmoreland Dr Concord, NC 28027 | Industrial Business Park / Land | Northeast | ±7.07 | ±80,000 | I-1 | Pre-graded site at the corner of Derita Rd & Poplar Tent Rd; Adjacent to Concord Regional Airport with hangar and taxiway access | Tim Robertson 704.926.1405 |
| SOUTHCROSS CORPORATE CENTER 3025 Southcross Blvd Rock Hill, SC 29730 | Flex Business Park | York County | ±2.53 - ±7.12 | ±20,000 - ±50,000 | GC | Ideal for office, flex, and industrial users; Class A business park, directly off I-77 (Exit 82) in Rock Hill, SC; Flat topography; Utilities available | Pete Kidwell 704.926.1404 |
| SOUTHCROSS CORPORATE CENTER 2710 Faith Blvd Rock Hill, SC 29730 | Flex Business Park | York County | ±2.53 | ±10,000 - ±25,000 | GC | ±2.53 acre site ideal for office, flex, and industrial users; Class A business park, directly off I-77 (Exit 82) in Rock Hill, SC; Flat topography; Utilities available | Pete Kidwell 704.926.1404 |



500 E. Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | www.beacondevelopment.com

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.



CHARLOTTE AREA FLEX

| PROPERTY ADDRESS | TOTAL SF AVAILABLE | OFFICE SF | LOADING | CLEAR HEIGHT | COMMENTS | BROKER CONTACT |
|--|--------------------|-----------|---------|--------------|--|---|
| NORTH | | | | | | |
| HARRIS BUSINESS CENTER 6605 West WT Harris Blvd, Suite L Charlotte, NC 28269 | ±6,400 | 4,080 | 1 DI | 20' | Excellent visibility along W. WT Harris Blvd, with signage opportunities; Floor-to-ceiling glass entryways; One (14' x 15') drive-in door; Ample parking; ±1.5 miles to Northlake Mall area amenities; Available 11.1.17 | Britten Mathews 704.926.1412 |

