

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • JULY 2026



## AIRPORT WEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Rapid Commerce Park 2615 Verde Creek Road, Building A Charlotte, NC 28214	±21,580 - ±74,722	BTS	19 DH 2 DI	32'	Planned development; full concrete truck court; ML-1 CD zoning; (19) 9' x 10' dock doors; (2) 14' x 16' drive-in doors; ESFR; 105 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park 2605 Verde Creek Road, Building B Charlotte, NC 28214	±42,865 - ±271,105	BTS	60 DH 2 DI	36'	Planned development; full concrete truck court; ML-1 CD zoning; (60) 9' x 10' dock doors; (2) 14' x 16' drive-in doors; ESFR; 68 trailer spaces; 331 car parking spaces; conveniently located near I-485, I-85, I-77, CLT Airport
Rapid Commerce Park Verde Creek Road, Building C Charlotte, NC 28214	±250,000 - ±506,132	BTS	100 DH 4 DI	40'	Planned development; cross-dock facility; full concrete truck court; (100) 9' x 10' dock doors; (4) 14 x 16' drive-in doors; ML-1 CD zoning; ESFR; 354 car parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park Verde Creek Road, Building D Charlotte, NC 28214	±30,000 - ±155,400	BTS	BTS	32'	Planned development; full concrete truck court; ML-1 CD zoning; ESFR; conveniently located near I-485, I-85, I-77, and CLT Airport
Rapid Commerce Park Verde Creek Road, Building E Charlotte, NC 28214	±20,000 - ±90,000	BTS	BTS	32'	Planned development; full concrete truck court; ML-1 CD zoning; ESFR; conveniently located near I-485, I-85, I-77, and CLT Airport
3927 Morris Field Drive Suite B Charlotte, NC 28208	±3,163	±986	1 DI	16'	Rear load building; signage opportunities; direct access to Wilkinson Blvd; conveniently located near I-485, I-85, I-77, and CLT Airport
1540 Enderly Road Charlotte, NC 28208	±8,916	±720	8 DI	16'	One story warehouse facility with storage shed; fully fenced in and secured lot; CG zoning; (8) 18' x 11' drive-in doors; conveniently located near I-485, I-85, I-77, and CLT Airport
1304 Berryhill Road Charlotte, NC 28208	±54,072	±5,771	6 DH 3 DI	15' - 18'	Fully conditioned warehouse facility with heavy power; (6) dock high doors; (3) drive-in doors; conveniently located near I-485, I-85, I-77, and CLT Airport

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## SOUTHWEST

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Commerce Park 10800 S. Commerce Boulevard, Ste. A Charlotte, NC 28273	±23,040	±2,682	5 DH 1 DI	20'	Front load facility; end cap; (2) 8' x 10' dock high doors; (2) 8' x 10' dock high doors with edge of dock levelers; (1) 10' x 12' dock high door with edge of dock leveler; (1) 12' x 13' drive-in door; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport
Commerce Park 1407 Westinghouse Boulevard, Ste. B Charlotte, NC 28273	±29,020	±1,843	5 DH 1 DI	20'	Front load facility; (5) 10' x 10' dock high doors; (1) 14' x 14' drive-in doors; frontage on Westinghouse Blvd; ML-2 zoning; wet sprinkler; conveniently located near I-485, I-85, I-77, and CLT Airport
13021 General Drive Charlotte, NC 28273	±49,350 - ±150,785	BTS	32 DH 2 DI	32'	For sale or lease; under construction with Q2 '26 delivery; fenced-in outside storage opportunity; 30 trailer parking spaces; ML-2 zoning; (32) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; strategic distribution location; conveniently located near I-485, I-85, I-77, and CLT Airport
200 Olympic Street Charlotte, NC 28273	±22,628	±3,960	2 DH 1 DI	17'	±1.21 acres of fenced and secured outdoor storage; single tenant facility; (2) 10' x 10' dock high doors; (1) 12' x 12' drive-in door; strategic distribution location; conveniently located near I-485, I-85, I-77, and CLT Airport
Carolina Logistics Park 12032 Carolina Logistics Drive Suite S Pineville, NC 28134	±23,100 - ±46,366	BTS	9 DH 1 DI 1 KO DI	32'	Build-to-suit office; ±1.65 acres available for outside storage/trailer parking; G-I zoning; (9) 9' x 10' dock high doors; (1) 14' x 16' drive-in door; (1) 14' x 16' knock out for future drive-in door; ESFR; 210 car parking spaces; 34 trailer parking spaces; conveniently located near I-485, I-85, I-77, and CLT Airport
Carolina Logistics Park 12038 Carolina Logistics Drive Suite A Pineville, NC 28134	±129,872	±2,660	26 DH 1 DI	32'	Spec office build-out; G-I zoning; (26) 9' x 10' dock high doors; (1) 14' x 16' drive-in door; ESFR; 50 trailer spaces; conveniently located near I-485, I-85, I-77, and CLT Airport

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## CENTRAL

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
1225 Graphic Court Suite G Charlotte, NC 28206	±2,625	±300	1DH	14'	Front load facility; building signage opportunity; 115' asphalt truck court; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1200 Upper Asbury Avenue Suite B Charlotte, NC 28206	±5,835	±1,250	1DH	14'	Rear load facility; building signage opportunity; (1) 8' x 10' dock high door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1036 Upper Asbury Court Charlotte, NC 28206	±8,000	±1,590	1 DH 1 DI	12'	Single tenant warehouse facility; (1) 8' x 10' dock high door; (1) 8' x 8' dock high van door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
1722 Toal Street Charlotte, NC 28206	±10,000	±3,125	2 DH 1 DI	12'	Single tenant warehouse facility with ±2.53 acres of secured outdoor storage; (2) 10' x 10' dock high doors; (1) 10' x 10' drive-in door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
3401 N. Graham Street Charlotte, NC 28206	±22,000	±4,106	2 DH 6 DI	20'	Single tenant warehouse facility with ±1 acre of fenced-in and graveled outside storage; 480 volt power; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
3640 Century Place Charlotte, NC 28206	±24,000	±2,063	4 DH 1 DI	20'	Ability to fence and secure the truck; front load distribution facility; (4) 10' x 10' dock high doors; (1) 10' x 10' drive-in door; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located near CBD and UPS facility
4620 Trailer Drive Charlotte, NC 28206	±11,900	BTS	4 DI	18'	Proposed industrial facility with ±2 acre outdoor storage yard; ML-2 zoning; site is graveled, fenced, lighted and secured; direct access to I-77 and I-85 interchange

## GASTON COUNTY

300 Saxony Drive McAdenville, NC 28101	±600,000 - ±1,200,100	BTS	BTS	32' - 40'	Build-to-suit opportunity; 190' truck court; potential to be railed served; adjacent to power substation; conveniently located near I-85, McAdenville Road, Highway 321, and CLT Airport
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CHARLOTTE REGION, NC • JULY 2026



## NORTH

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Sunset Xchange 5000 Statesville Road Charlotte, NC 28269	±20,000 - ±184,000	BTS	BTS	32'	Proposed two-building master-planned distribution and manufacturing park; I1 (CD) zoning; ESFR sprinkler system; ±153 car parks; immediate access to I-77 via Exit 16 (Sunset Road)
Sunset Xchange 5000 Statesville Road Charlotte, NC 28269	±20,000 - ±214,000	BTS	BTS	32'	Proposed two-building master-planned distribution and manufacturing park; I1 (CD) zoning; ESFR sprinkler system; ±209 car parks; immediate access to I-77 via Exit 16 (Sunset Road)

## NORTHWEST

Northwest Industrial Park 5101 Terminal Street, Suite A Charlotte, NC 28208	±40,000	±1,780	11 DH 1 DI	28'	End cap unit; front load building; fenced-in truck court; (7) 10' x 10' dock high doors; (4) 9' x 10' dock high doors; (1) 10' x 10' drive-in door; ESFR sprinkler; ±2 miles to I-85 and ±5 miles to I-77
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## UNION COUNTY

Highway 74, Building 1 Indian Trail, NC 28079	±20,700 - ±104,349	BTS	22 DH 2 DI	32'	Planned two-building master-planned distribution and manufacturing park: ESFR sprinkler; (22) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; Highway 74 frontage; conveniently located near I-485
Highway 74, Building 2 Indian Trail, NC 28079	±37,700 - ±128,021	BTS	25 DH 2 DI	32'	Planned two-building master-planned distribution and manufacturing park: ESFR sprinkler; (25) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; trailer parking; Highway 74 frontage; conveniently located near I-485

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## OUTDOOR STORAGE

PROPERTY/ADDRESS	AVAILABLE SF	ACRES	ZONING	COMMENTS
222 E. 28th Street Charlotte, NC 28206	N/A	±0.25	ML-2	Ideal uses for site include truck and trailer parking, material and equipment storage, or laydown yard; graveled site; central Charlotte location, close proximity to NoDa, CBD, I-77, I-85, and CLT Airport
11515 Granite Street Charlotte, NC 28273	N/A	±1.35	ML-2	Fully fenced site with gravel and lighting available; ideal for truck and trailer parking, material and equipment storage or laydown yard; less than ±1 mile to I-77 and I-485

# INDUSTRIAL · BUILD-TO-SUIT · LAND LISTINGS

RALEIGH/TRIAD, NC • JULY 2026

## EAST WAKE COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Beacon Commerce Park Wilmington Road - Building A Garner, NC 27529	±21,000 - ±103,879	BTS	31 DH 2 DI	32'	Building is under construction with Q4 '26 delivery; rear load facility; (31) 9' x 10' dock high doors; (2) 12' x 16' drive-in doors; ESFR sprinkler systems, 130'-180' truck court; located within close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh
3001 Jones Sausage Road Garner, NC 27529	±18,500 - ±128,362	BTS	22 DH 1 DI	32'	Proposed building with 130' truck court with additional ±0.85 acre laydown yard; small bay infill distribution, city counter space and or showroom opportunities; located within close proximity to I-40, I-440, and US-70
3301 Jones Sausage Road Suite 125 Garner, NC 27529	±7,581	±1,609	1 DH 1 DI	16'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and located within close proximity to I-40, I-440, and US-70; <i>suites 124-127 may be combined for ±16,000 - 24,000 SF</i>
3301 Jones Sausage Road Suite 127 Garner, NC 27529	±8,620	±980	1 DI	16'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and located within close proximity to I-40, I-440, and US-70; <i>suites 124-127 may be combined for ±16,000 - 24,000 SF</i>
3301 Jones Sausage Road Suite 124 Garner, NC 27529	±8,400	±1,263	2 DH 1 DI	16'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and located within close proximity to I-40, I-440, and US-70; <i>suites 124-127 may be combined for ±16,000 - 24,000 SF</i>
3301 Jones Sausage Road Suite 111 Garner, NC 27529	±33,710	±2,810	2 DH 1 DI	16'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and located within close proximity to I-40, I-440, and US-70
4821 Hargrove Road Raleigh, NC 27616	±8,200	±3,125	2 DH 1 DI	17'	Fenced parking and outside storage available; direct access to I-40 via Jones Sausage Rd (Exit 303); less than ±.05 miles to Capital Blvd

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## EAST WAKE LAND

PROPERTY/ADDRESS	PRODUCT TYPE	ACRES	ZONING	COMMENTS
Knightsdale Gateway Milburnie Lake Drive Raleigh, NC 27610	Outparcel BTS or Pad Sale	±3.98	MI-PUD	Crown-graded Knightsdale Gateway outparcel directly fronting US-64; supporting showroom, flex and medical office uses; available for build-to-suit or pad sale

## SOUTHWEST WAKE

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Apex Gateway 920 Gateway Drive Apex, NC 27523	±23,212 - ±189,849	BTS	49 DH 2 DI	32'	Building is under construction with Q3 '26 delivery; LI-CZ Zoning; (49) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 1 car parking space per 1,000 SF; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway 930 Gateway Drive Apex, NC 27523	±26,197- ±207,200	BTS	48 DH 2 DI	32'	Building is under construction with Q3 '26 delivery; LI-CZ Zoning; (48) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 1 car parking space per 1,000 SF; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway Future Phases Apex, NC 27523	±35,000 - ±500,000	BTS	BTS	BTS	3.5 million SF, master planned industrial and life science park; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham

## SOUTHWEST WAKE RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	ZONING	COMMENTS
Apex Gateway US Highway 64 & NC 751 Raleigh, NC 27523	Out-parcel Pads For Sale	±1.3 - 8.1	PC-CZ	Retail, commercial, medical office out-parcel pads available for sale at the intersection of US-64 & NC-751; located within the 300+ acre Apex Gateway mixed-use development; multiple points of ingress and egress to site via fully signalized intersections; close proximity to several existing and under development residential communities including Sweetwater Apex, Deer Creek, Cedar Crossing, Willow Hills, and Smith Farm

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## DURHAM

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Durham Gateway, Building 1 5112 Leesville Rd Durham, NC 27703	±20,000- ±275,935	BTS	54 DH 2 DI	36'	Proposed building in master planned, class A distribution & life science park; ±1/1,000 SF car parking, ESFR sprinkler systems, 185' concrete truck courts; direct connectivity to I-540, I-40, RTP, and RDU
Durham Gateway, Building 2 4902 Leesville Rd Durham, NC 27703	±22,000- ±182,176	BTS	44 DH 2 DI	32'	Proposed building in master planned, class A distribution & life science park; ±1/1,000 SF car parking, ESFR sprinkler systems, 185' concrete truck courts; direct connectivity to I-540, I-40, RTP, and RDU
Durham Gateway Building 3 4816 Leesville Rd Durham, NC 27703	±16,903- ±40,618	BTS	21 DH	30'	Proposed building in master planned, class A distribution & life science park; ±1/1,000 SF car parking, ESFR sprinkler systems, 130' concrete truck courts; direct connectivity to I-540, I-40, RTP, and RDU
3215 US-70 (IOS) Durham, NC 27607	±15,472   ±5.49 acres	±1,410	32 DH 1 DI	9' - 17'	Single tenant facility; ideal city county, service or terminal building; premier US-70 frontage and signage opportunities; ±2.10 acres of fenced-in outdoor storage expandable to ±3.8 acres; direct access to I-540 and I-40

## GREENSBORO

Edwardia Industrial Park 406 Edwardia Drive Greensboro, NC 27409	±2,600	±2,600	BTS	14'	Stand-alone single tenant flex space; ample parking; layout includes reception area, break room and private offices; Central Greensboro location with convenient access to amenities and within 1.6 miles of I-40
Edwardia Industrial Park 400-AB Edwardia Drive Greensboro, NC 27409	±16,000 - ±32,000	±1,798 - ±4,365	4 DH 2 DI	14'	New office build-out; ±10,000 SF outside storage available; LI Zoning; can accommodate a variety of uses including infill warehouse, showrooms, and distribution; Central Greensboro location with convenient access to amenities and within 1.6 miles of I-40
Edwardia Industrial Park 404 Edwardia Drive Greensboro, NC 27409	±19,000 - ±44,000	±1,500 - ±5,207	4 DH 3 DI	16'	Secured outside storage available; ample parking; space can be demised by ±19,000 and ±25,000 SF; Central Greensboro location with convenient access to amenities and within 1.6 miles of I-40

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