

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • AUGUST 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 - ±74,007	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 - ±263,825	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 - ±504,698	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

TIM ROBERTSON
704.654.9880
tim.robertson@beacondevelopment.com

ALEX HABECKER
407.473.0051
alex@beacondevelopment.com

ANNA SCOTT ARNOLD
720.485.2033
annascott@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | 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.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • AUGUST 2026



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
12700 General Drive Charlotte, NC 28273	±61,106 - ±148,686	±2,641- ±12,742	16 DH 9 DI	21-36'	24.87 acre manufacturing or logistics rail-served site with 9.04 acres of outdoor storage; ample car and trailer parking, ML-2 zoning; (16) 9' x 10' dock high doors; (9) 14' x 16' drive-in doors; strategic distribution location; conveniently located near I-485, 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

TIM ROBERTSON
704.654.9880
tim.robertson@beacondevelopment.com

ALEX HABECKER
407.473.0051
alex@beacondevelopment.com

ANNA SCOTT ARNOLD
720.485.2033
annascott@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | 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.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • AUGUST 2026



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
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
4260 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
---	--------------------------	-----	-----	-----------	--

TIM ROBERTSON
704.654.9880
tim.robertson@beacondevelopment.com

ALEX HABECKER
407.473.0051
alex@beacondevelopment.com

ANNA SCOTT ARNOLD
720.485.2033
annascott@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | 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.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • AUGUST 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

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

TIM ROBERTSON
704.654.9880
tim.robertson@beacondevelopment.com

ALEX HABECKER
407.473.0051
alex@beacondevelopment.com

ANNA SCOTT ARNOLD
720.485.2033
annascott@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | 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.

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • AUGUST 2026



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

TIM ROBERTSON
704.654.9880
tim.robertson@beacondevelopment.com

ALEX HABECKER
407.473.0051
alex@beacondevelopment.com

ANNA SCOTT ARNOLD
720.485.2033
annascott@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | 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.