INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

CHARLOTTE, NC • AUGUST 2026

BEACON PARTNERS

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

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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
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

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BEACON PARTNERS

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

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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

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YORK COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	ACRES	LOADING	CLEAR HEIGHT	COMMENTS
1444 E. Main Street Rock Hill, SC 29730	±52,289	±5.4	2 DH 4 DI	17'	±40,035 SF industrial facility with ±12,254 SF covered storage; ±5.4 acres of fenced-in outdoor storage; 55 car parks, close proximity to I-77, I-85, and CLT Airport

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

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