



DECEMBER 2017 LISTINGS

INDUSTRIAL • BUILD-TO-SUIT • LAND



INDUSTRIAL

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
NORTH						
INNERLOOP NORTH 5518 David Cox Rd, Suite J Charlotte, NC 28269	±58,167	3,370	12 DH 1 DI	30'	On site trailer parking with concrete truck court; ESFR sprinkler; One (12' x 14') drive-in door / 12 (9' x 10') dock high doors, six with (6'x6') 35,000 lb levelers; Less than two miles from I-485 and I-77; Zoned I-1; Available 1.1.18	Tim Robertson 704.926.1405
METROLINA PARK 7224 Statesville Rd (Bldg 1) Charlotte, NC 28269	±26,164	Build-to-Suit	4 DH 1 DI	30'	±140,634 SF rear-load building located within the new master-planned Metrolina Park; 45' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; Located just north of the Charlotte CBD; Close to I-77, I-485, I-85 and CLT International Airport; Zoned I-1	Tim Robertson 704.926.1405
METROLINA PARK 5321 Gibbon Rd (Bldg 3) Charlotte, NC 28269	±135,105	Build-to-Suit	22 DH 2 DI	30'	Pad-ready, permitted and ready to commence construction; Lease up to ±135,105 SF with build-to-suit office; 45' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; 172 car parks; 22 DH doors, expandable to 32; Zoned I-1	Tim Robertson 704.926.1405
METROLINA PARK 7110 Expo Dr (Bldg 4) Charlotte, NC 28269	±137,360	Build-to-Suit	23 DH 2 DI	30'	Pad-ready, permitted and ready to commence construction; Lease up to ±137,360 SF with build-to-suit office; 45' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; 185' concrete truck court; 35 trailer parks; 139 car parks; 23 DH doors, expandable to 33; Zoned I-1	Tim Robertson 704.926.1405
METROLINA PARK 4901 Gibbon Rd (Bldg 5) Charlotte, NC 28269	±349,303	Build-to-Suit	65 Loading Doors	32'	±349,303 SF side-load building under construction; 51' x 52'6" column spacing with 60' speed bay; ESFR sprinkler; 185' concrete truck court; 70 trailer parks; Zoned I-1	Tim Robertson 704.926.1405
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



500 East Morehead Street | Suite 200 | Charlotte, NC 28202 | 704.597.7757 | 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						
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NORTHEAST						
RIVEROAKS CORPORATE CENTER 8475 Automation Dr NW (Bldg D) Concord, NC 28027	±81,000 ±309,536	±2,727 SF	54 DH 4 DI	32'	Move-in ready, side load facility with 185' truck court; Speculative office in place; 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	Pad-ready, permitted and ready to commence construction; Pre-lease up to ±203,553 SF; Rear load building on 19.19 acres, with 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	±441,444	Build-to-Suit	DH & DI Available	32' Minimum	Pad-ready, permitted and ready to commence construction; Pre-lease up to ±441,444 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 Automation Dr, NW (Bldg E) Concord, NC 28027	±248,000	Build-to-Suit	DH & DI Available	32' Minimum	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
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



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CENTRAL

ATANDO BUSINESS PARK 3325 Service St Charlotte, NC 28206	±15,544	±5,726	2 DH 1 DI	10'6"-13'9"	Single tenant facility; Two (2) dock high doors, one (1) drive-in door; ±1/2-acre of 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 1314 Atando Ave Charlotte, NC 28206	±12,137	±1,585	2 DH	22'	Two (2) dock high doors; 30' x 40' column spacing; 22' clear height; Wet sprinkler; Direct access from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40); Zoned I-2; Available January 2018	Britten Mathews 704.926.1412
ATANDO BUSINESS PARK 1200 Upper Asbury Ave, Suite B Charlotte, NC 28206	±5,850	±1,760	1 DH	14'	End cap unit; One (10'x10') dock high door; Direct access from I-77 at Atando/LaSalle (Exit 12) & I-85 (Exit 40); Zoned I-2; Available with 30 days notice	Britten Mathews 704.926.1412
ATANDO BUSINESS PARK 1724 Toal St Charlotte, NC 28206	±2-Acre Storage Lot	N/A	N/A	N/A	±3.58 acres, ±2 acres of which are fully fenced, graded and graveled land with site lighting; Ideal for outdoor storage or lay-down yard; Central Charlotte location, with immediate access to I-85 (N. Graham St./Exit 40), and I-77 (Atando/LaSalle St./Exit 12); Zoned I-2	Britten Mathews 704.926.1412

SOUTHWEST

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; Dock high and drive-in loading; I-2 zoning; Brick on block construction; Convenient to I-77, I-485 and area amenities; Zoned I-2	Britten Mathews 704.926.1412
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 with ample store-front glass; Easy access to Westinghouse Blvd; I-2 zoning; Brick on block construction; Convenient to I-77, I-485 and area amenities; Zoned I-2; Available 1.1.18	Britten Mathews 704.926.1412
BROOKFORD STREET 9701 Brookford St, Suites A&B Charlotte, NC 28273	±67,200	±2,777	5 DH 1 DI	18'	Free-standing building with two ±33,600 SF adjoining suites; Wet sprinkler; Excellent southwest Charlotte location, off of Westinghouse Blvd, convenient to I-77 & I-485; Zoned I-2; Available 3.1.18	Britten Mathews 704.926.1412



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SOUTHWEST (CONT)						
BROOKFORD STREET 9701 Brookford St, Suite A Charlotte, NC 28273	±33,600	±1,213	2 DH 1 DI	18'	Free-standing building with two ±33,600 SF adjoining suites; Wet sprinkler; Excellent southwest Charlotte location, off of Westinghouse Blvd, convenient to I-77 & I-485; Zoned I-2; Available 3.1.18	Britten Mathews 704.926.1412
BROOKFORD STREET 9701 Brookford St, Suite B Charlotte, NC 28273	±33,600	±1,564	3 DH	18'	Free-standing building with two ±33,600 SF adjoining suites; Wet sprinkler; Excellent southwest Charlotte location, off of Westinghouse Blvd, convenient to I-77 & I-485; Zoned I-2; Available 3.1.18	Britten Mathews 704.926.1412





BUILD-TO-SUIT / LAND

PARK / SITE	PRODUCT TYPE	SUBMARKET	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
RIVEROAKS CORPORATE CENTER Poplar Tent Rd & Derita Rd Concord, NC 28027	Industrial Business Park / 3 Graded Pads	Northeast	±19.19 ±22.69 ±40.29	±203,533 ±248,000 ±441,000	CD I-1	Three (3) graded pads, two (2) permitted and ready to commence construction; Located within a ±125-acre master-planned park near Concord Regional Airport, less than one mile from I-85	Tim Robertson 704.926.1405
OAKMONT BUSINESS PARK 8501 Westmoreland Dr Concord, NC 28027	Industrial Business Park / Graded Land	Northeast	±7.07	±20,000 - ±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
METROLINA PARK Statesville Rd & Old Statesville Rd Charlotte, NC 28269	Industrial Business Park / 2 Graded Pads	North	±95	±135,105 ±137,360	I-1	Two (2) graded pads, permitted and ready to commence construction, Located within a ±95-acre master-planned distribution park; Excellent location on Statesville Rd, less that one mile from I-77	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

