

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2025



## CHARLOTTE | SOUTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
CAROLINA LOGISTICS PARK 12038 Carolina Logistics Drive Pineville, NC 28134	±50,000 - ±208,819	BTS	41 DH 2 DI	32'	±2,380 SF of spec office space under construction; build-to-suit office; G-I zoning; (41) 9' x 10' overhead doors, (2) 14' x 16' drive-in doors, (2) 14' x 16' knockouts for future drive-in doors, (5) 12' x 14' knockouts for future drive-in doors; ESFR; 50 trailer spaces; 90 car parking spaces; conveniently located to I-77, I-485, CLT Airport, and CBD
12020 Carolina Logistics Drive Pineville, NC 28134	±50,450	BTS	14 DH 1 DI 1 KO DI	32'	Build-to-suit office; G-I zoning; (14) 9' x 10' dock-high doors, (1) 14' x 16' knockout for future drive-in doors; ESFR; conveniently located to I-77, I-485, CLT Airport, and CBD
CAROLINA LOGISTICS PARK 12032 Carolina Logistics Drive Pineville, NC 28134	±23,100 - ±46,366	BTS	9 DH 1 DI 1 KO DI	32'	Build-to-suit office; G-I zoning; 1.65 acres available for outside storage/trailer parking; ESFR; conveniently located to I-77, I-485, CLT Airport, and CBD
COMMERCE PARK 10800 S. Commerce Blvd, Suite A Charlotte, NC 28273	±23,040	±1,800	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 to I-77, I-485, and CLT Airport
COMMERCE PARK 11000 S. Commerce Blvd, Suite C Charlotte, NC 28273	±17,760	±1,969	4 DH	20'	Front load facility; (2) 8' x 10' dock-high doors; (2) 10' x 10' dock-high doors; ML-2 zoning; wet sprinkler; conveniently located to I-77, I-485, and CLT Airport
COMMERCE PARK 10901 S. Commerce Blvd, Suite B Charlotte, NC 28273	±13,523	±1,084	1 DH 1 DI	20'	Front load facility; (1) 8' x 10' dock-high doors, (1) 8' x 10' drive-in door; ML-2 zoning; wet sprinkler; conveniently located to I-77, I-485, and CLT Airport

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2025



## CHARLOTTE | SOUTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
COMMERCE PARK 11000 S. Commerce Blvd, Suite K Charlotte, NC 28273	±20,636	±2,986	3 DH 1 DI	20'	Front load facility; end cap; (3) 8' x 10' dock-high doors, (1) 8' x 10' drive-in door; ML-2 zoning; wet sprinkler; conveniently located to I-77, I-485, and CLT Airport
COMMERCE PARK 1200 Westinghouse Boulevard, Suite G Charlotte, NC 28273	±11,260 - ±27,050	±2,533	4 DH 1 DI	20'	Front load facility; (4) 8' x 10' dock high doors, (1) 8' x 10' drive-in door; frontage on Westinghouse Blvd; wet sprinkler; conveniently located to I-77, I-485, CLT Airport and CBD
COMMERCE PARK 11626 Wilmar Blvd, Suite D Charlotte, NC 28273	±30,000	±2,654	5 DH 1 DI	20'	Front load facility; 0.7 acres of outside storage; (5) 10' x 10' dock-high doors; (1) 10' x 10' drive-in door; ML-2 zoning; wet sprinkler; conveniently located to I-77, I-485, CLT Airport, and CBD
COMMERCE PARK 11626 Wilmar Blvd Suite C Charlotte, NC 28273	±18,000	±1,314	3 DH 1 DI	20'	Front load facility with fenced in ±0.27 acre lay down yard; (2) 10' x 10' dock high doors with pit levelers, (1) 10' x 10' dock high door with edge of dock leveler, (1) 10' x 10' drive in door; ML-2 zoning; conveniently located to Westinghouse Blvd, I-77, I-485, CLT Airport, and CBD
GRANITE DISTRIBUTION CENTER 11515 Granite Street, Suites A-C Charlotte, NC	±41,600 - ±121,600	±6,449	25 DH 1 DI	26'	(23) 10' x 10' dock-high doors with levelers; (2) 16' x 10' dock-high doors with levelers; (1) 10' x 10' drive-in door; (12) rail served doors; ±1.50 acres of laydown yard or trailer parking; rail served by Norfolk Southern; conveniently located to I-85, I-77, I-485, CLT Airport and CBD
13021 GENERAL DRIVE Charlotte, NC 28273	±49,350 - ±150,687	BTS	30 DH 3 DI	32'	Build-to-suit opportunity; ML-2 zoning; 2 drive in knock-out panels; ESFR; strategic distribution location; conveniently located to Westinghouse Blvd, I-77, I-485, CLT Airport, and CBD

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

# INDUSTRIAL · BUILD-TO-SUIT · LAND LISTINGS

APRIL 2025



## CHARLOTTE | NORTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
NORTHWEST INDUSTRIAL PARK 5101 Terminal Street, Suite A Charlotte, NC 28208	±40,000	±1,780	11 DH 1 DI	28'	(1) 9' x 10' dock-high door, (1) 10' x 14' drive-in door; ML-2 zoning; wet sprinkler; ample parking with gated truck court; conveniently located to I-77, I-485, CLT Airport, and CBD

## CHARLOTTE | CENTRAL SUBMARKET

ATANDO BUSINESS PARK 1319-1321 Upper Asbury Avenue Charlotte, NC 28206	±20,375	+1,154	3 DH 1 DI	22'	Front load facility; 130' truck court; building signage opportunity; (3) dock-high doors, (1) drive-in door; wet sprinkler; conveniently located with immediate access to I-85, I-77, CBD and UPS facility
ATANDO BUSINESS PARK 1418 Ameron Drive Charlotte, NC 28206	±14,400	±1,316	2 DH	16'	Single tenant warehouse facility; (2) 8'x10' dock high doors; paved truck court; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility
ATANDO BUSINESS PARK 1430 Ameron Drive Charlotte, NC 28206	±13,600	±1,523	2 DH 1 DI	16'	(2) 8'x10' dock high doors, (1) drive-in door; wet sprinkler; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility
ATANDO BUSINESS PARK 1724 Toal Street Charlotte, NC 28206	±2 acres	N/A	N/A	N/A	Fully fenced site with gravel and lighting available; ideal for truck and trailer parking, material and equipment storage or laydown yard; ML-2 zoning; direct access to I-77 at Atando/LaSalle St (Exit 12) and I-85 (Exit 40); conveniently located to CBD and UPS facility
ATANDO BUSINESS PARK 1200 Upper Asbury Avenue, Suite B Charlotte, NC 28206	±5,835	±1,250	1 DI	14'	Front load facility; building signage opportunity; (1) 10' x 10' dock high door; conveniently located with immediate access to I-85, I-77, CBD and UPS facility

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2025



## CHARLOTTE | AIRPORT SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
RAPID COMMERCE PARK 2615 Verde Creek Road Charlotte, NC 28214	±21,580 - ±74,671	BTS	19 DH 2 DI	32'	Planned development; full concrete truck court; I-1 zoning; (19) 9' x 10' overhead doors; ESFR; 105 car parking spaces; conveniently located to I-485, I-85, I-77, and CLT Airport
RAPID COMMERCE PARK 2605 Verde Creek Road Charlotte, NC 28214	±42,865 - ±271,200	BTS	60 DH 2 DI	36'	Planned development; full concrete truck court; I-1 zoning; (60) 9' x 10' overhead doors, (2) 14' x 16' drive-in doors; ESFR; 68 trailer spaces; 331 car parking spaces; conveniently located to I-485, I-85, I-77, and CLT Airport
RAPID COMMERCE PARK Building C Verde Creek Road Charlotte, NC 28214	±504,698	BTS	BTS	32' - 40'	Planned development; full concrete truck court; I-1 zoning; ESFR; conveniently located to I-85, I-77, and CLT Airport
RAPID COMMERCE PARK Building D Verde Creek Road Charlotte, NC 28214	±155,400	BTS	BTS	32' - 40'	Planned development; full concrete truck court; I-1 zoning; ESFR; conveniently located to I-85, I-77, and CLT Airport
RAPID COMMERCE PARK Building E Verde Creek Road Charlotte, NC 28214	±90,000	BTS	BTS	32' - 40'	Planned development; full concrete truck court; I-1 zoning; ESFR; conveniently located to I-485, I-85, I-77, and CLT Airport
3925 MORRIS FIELD DRIVE Suite B Charlotte, NC 28208	±3,262 SF	±1,229	1 DI	16'	Rear load building; (1) 10' x 10' drive-in door; direct access to Wilkinson Boulevard; conveniently located to I-85, I-77, CBD, CLT Airport, and I-485

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2025



## CHARLOTTE | NORTH SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
METROLINA PARK 7335 Statesville Road Charlotte, NC 28269	±217,493	±7,823	34 DH 2 DI	32'	Single tenant building with option to demise; ML-1 zoning; (14) 10'x10' dock-high doors; (20) 9'x10' dock-high doors, (2) drive-in doors; ESFR; 39 trailer parking stalls; 108 car parking spaces; conveniently located to I-77, I-85; I-485, CLT Airport, and CBD
METROLINA PARK 7110 Expo Drive, Suite G Charlotte, NC 28269	±37,972	±3,017	8 DH 1 DI	30'	1 per 1,000 SF car parking; 185' truck court; ESFR sprinkler system; conveniently located to I-77, I-85; I-485, CLT Airport, and CBD
METROLINA PARK 7224 Statesville Road, Suite A Charlotte, NC 28269	±26,164	±4,500	4 DH 1 DI	30'	Rear load facility; (4) 9' x 12' dock high doors, (1) 12' x 14' drive-in door; ESFR sprinkler system; conveniently located to I-77, I-85; I-485, CLT Airport, and CBD

## CHARLOTTE | FREEMORE WEST SUBMARKET

1540 ENDERLY ROAD Charlotte, NC 28208	±8,916	-	9 DI	16'	One story warehouse facility with storage shed; fully fenced in and secured lot; CG zoning; (9) 18' x 11' drive-in doors; conveniently located to I-85, I-77, CBD, 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 to I-77, I-85, CBD, and CLT Airport

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

# INDUSTRIAL · BUILD-TO-SUIT · LAND LISTINGS

APRIL 2025



## GASTON COUNTY SUBMARKET

PROPERTY/ADDRESS	PRODUCT TYPE	OFFICE	LOADING	CLEAR HEIGHT	COMMENTS
SAXONY DRIVE McAdenville, NC 28101	±150,000- ±1,200,000	BTS	BTS	32' - 40'	Build-to-suit opportunities; potential to be rail served; adjacent to power substation; conveniently located to I-85, McAdenville Road, Highway 321, and CLT airport

## CHARLOTTE | LAND / OUTDOOR STORAGE

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	ZONING	COMMENTS
13021 GENERAL DRIVE Charlotte, NC 28273	Outdoor Storage	±5 - 8	ML-2	Existing 5 usable acres of gravel yard with ability to expand up to 8 usable acres; Available for IOS (industrial outdoor storage) and MRO (maintenance repair and operations) Facility BTS; Ideal uses for site includes truck and trailer parking, material and equipment storage or laydown yard; Option to pave or gravel the site; Capacity for 255 truck/trailer parking stalls
222 E. 28TH STREET Charlotte, NC 28206	Parking Lot	±0.25	ML-2	Ideal uses for site includes truck and trailer parking, material and equipment storage, or laydown yard; Graveled site; Ideal central Charlotte location, close proximity to NoDa, CBD, I-77, I-85 and CLT Airport

## YORK COUNTY | LAND

907-955 Caterpillar Drive Rock Hill, SC 29730	Land	±77.58	ML-2	Evaluated as part of Duke Energy's Site Readiness Program; Ideal for manufacturing/distribution users; excellent accessibility within less than one mile of the I-77/SC Highway 901 Interchange
--	------	--------	------	---

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2025



## RALEIGH | EAST WAKE COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
KNIGHTDALE GATEWAY 421 Milburnie Lake Drive Raleigh, NC 27610	±26,127 - ±131,464	BTS	60 DH 2 DI	36'	MI-PUD zoning; (60) 9' x 10' dock high doors, (2) 14' x 16' drive-in doors; ESFR; 18 trailer spaces; 235 car parking spaces; conveniently located to I-540, I-87, I-440, Downtown Raleigh, and RDU Airport
3001 JONES SAUSAGE ROAD Garner, NC 27529	±18,500 - ±128,042	BTS	22 DH 1 DI	32'	130' truck court with additional +0.85 acres; 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 111 Garner, NC 27529	±33,710	±2,810	2 DH	16'-18'	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 interstate access
3301 JONES SAUSAGE ROAD Suite 129 Garner, NC 27529	±6,237	±1,385	2 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 interstate access

## SOUTHWEST | RALEIGH

APEX GATEWAY 3560 Brightleaf Lane Apex, NC 27523	±41,157 - ±205,776	BTS	BTS	32'	LI-CZ zoning; (41) 9' x 10' dock-high doors, (2) 14' x 16' drive-in doors; ESFR; 200' shared truck court; 1 car parking space per 1,000 SF; trailer parking available; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
--	-----------------------	-----	-----	-----	--

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com

Charlotte, NC 28209 | Raleigh, NC 27605 | beacondevelopment.com

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2025



## SOUTHWEST | RALEIGH

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
APEX GATEWAY Building 6   Gateway Drive Apex, NC 27523	±38,761 - ±207,666	BTS	48 DH 2 DI	32'	LI-CZ zoning; dock-high doors and drive-in loading; ESFR; 1 car parking space per 1,000 SF; trailer parking available; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
APEX GATEWAY Building 7   Gateway Drive Apex, NC 27523	±26,435 - ±187,669	BTS	48 DH 2 DI	32'	LI-CZ zoning; dock-high doors and drive-in loading; ESFR; 1 car parking space per 1,000 SF; trailer parking available; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham

## RETAIL | RALEIGH

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	ZONING	COMMENTS
APEX GATEWAY US Highway 64 & NC 751 Raleigh, NC 27523	Development Site	±1-6	(CX-3)	300 acre mixed-use development - Multiple points of ingress and egress to site via fully signalized intersections; Close proximity to multiple existing and under development residential communities including Sweetwater Apex, Deer Creek, Cedar Crossing, Willow Hills, and Smith Farm
KNIGHTDALE GATEWAY Milburnie Lake Drive Raleigh, NC 27610	Development Site	±11,500	MI-PUD	Proposed building; located within a 550,000 SF development - two points of ingress and egress; direct street frontage along US-64/Knightdale Blvd retail corridor; conveniently located to I-540, I-87, and I-440

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com



# INDUSTRIAL · BUILD-TO-SUIT · LAND LISTINGS

APRIL 2025



## LAND | RALEIGH

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	AVAILABLE SF	ZONING	COMMENTS
HODGES STREET 912 Hodges Street Raleigh, NC 27608	Development Site	±13.3	±33,890 - 59,000	(CX-3)	Site's permitted uses include retail sales and services, light manufacturing, research & development, office, indoor /outdoor recreation, and storage; Desired infill location at the epicenter of the high-density Wake Forest Rd & Atlantic Avenue corridors

## GREENSBORO

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
EDWARDIA INDUSTRIAL PARK 400-A Edwardia Drive Greensboro, NC 27409	±16,000	±4,351	2 DH 1 DI	14'	Located within Edwardia Industrial Park 9.26 acre site; Light Industrial (LI) zoning; 2 (two) dock high doors 8' x 8' with one (1) drive-in door 12' x 12'; Space will accommodate a variety of uses including infill warehouse, showrooms, distribution, etc. Central Greensboro location with great access to amenities and within 1.6 miles to I-40
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; conveniently located to I-40

For More Information, Please Contact:

TIM ROBERTSON  
Senior Partner | Industrial  
704.654.9880 | tim.robertson@beacondevelopment.com

ALEX HABECKER  
Senior Associate | Industrial  
407.473.0051 | alex@beacondevelopment.com