



AUGUST 2022 LISTINGS

INDUSTRIAL • BUILD-TO-SUIT • LAND

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
NORTH CHARLOTTE						
TWIN LAKES BUSINESS PARK 12210 Vance Davis Drive Charlotte, NC 28269	±66,649 - 95,499	±10,615	9 DH 2 DI	24'	Rear-load facility with 9 Dock High Doors (5 with pit levelers, 2 with edge levelers); 2 Drive-In Doors; Potential expansion up to ±148,249 SF or additional yard; 3,700 Amps of 277/480V power; Located within Twin Lakes Business Park, a 185-acre, master-planned business park, convenient to Northlake Mall and area amenities	Tim Robertson 704.926.1405
TWIN LAKES BUSINESS PARK 10510 Twin Lakes Parkway Charlotte, NC 28269	±104,410	±25,226	-	27'	Former Corporate Headquarters Situated on 17.33 Acres Available for Single Tenant Use and Occupancy; ±25,226 SF of Office Space; ±26,857 SF of Training/Operations Space; ±52,327 of Warehouse Space	Tim Robertson 704.926.1405 Erin Shaw 704.926.1405
210 COMMERCE BLVD 210-220 Commerce Boulevard Statesville, NC 28625	±50,000 - 151,756	±2,823 - 7,185	24 DH 1 DI	15'8" - 25'8"	The property is situated on 18.47 acres; LI Zoning; 24'7" x 48'1" column spacing; Twenty-four (24) 8' x 10' dock high doors; One (1) 12' x 14' drive-in door; 1600 amp service, 277/480 Volt, 3 Phase, 4 Wire; Property is ideally located for commute and access to nearby amenities: 1.9 miles to I-40 & 3.5 miles to I-77	Tim Robertson 704.926.1405
CENTRAL CHARLOTTE						
ATANDO BUSINESS PARK 1419 - 1431 Ameron Drive Charlotte, NC 28206	±14,450	±1,172	3 DH 2 DI	16'	Newly paved truck court and adjacent graveled and fenced lot available for lease (1431 Ameron Drive), 0.726 acre for outdoor storage; Building signage opportunity; 14,450 SF single tenant warehouse facility with ±1,172 SF office; Three (3) 8' x 8' Dock Doors; One (1) 9' x 10' Drive-In Door; One (1) 12' x 14' Drive-In Door	Alex Habecker 704.926.1412
ATANDO BUSINESS PARK 1310 Atando Avenue Charlotte, NC 28206	±18,281	±2,142	3 DH	22'	End cap unit; Precast concrete building; 30' x 40' column spacing; Professional park environment	Alex Habecker 704.926.1412
ATANDO BUSINESS PARK 1311, 1313, 1315 Upper Asbury Ave Charlotte, NC 28206	±30,600	±1,364	7 DH 1 DI	19'	±10,200 SF up to 30,600 SF warehouse space for lease; Front load facility; 130' Truck court; Professional park environment; Central Charlotte location with immediate access to I-85 (via N Graham St./Exit 40, the CBD and a UPS facility)	Alex Habecker 704.926.1412



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ATANDO BUSINESS PARK 1225 Graphic Court, Suites E & F Charlotte, NC 28206	±2,625 - 5,250	±287	2 DH	13'	±2,625 SF up to 5,250 SF warehouse space for lease; Front load facility; 115' asphalt truck court; Two (2) Dock High Doors; Brick on block construction with storefront glass	Alex Habecker 704.926.1412
ATANDO BUSINESS PARK 3325 Service Street Charlotte, NC 28206	±15,544	±5,726	2 DH 1 DI	13'9"	Free-standing, single tenant facility, adjacent to a 0.5-acre lot; I-2 zoning; Fenced, graveled trailer storage; Two (2) 8' x 9' Dock High Doors; One (1) 8' x 8' Drive-In Door; Ample car and utility vehicle parking	Alex Habecker 704.926.1412
EAST 28 TH STEEET 222 E. 28TH Street Charlotte, NC 28206	±20,489	±4,084	4 DH 1 DI	20'	Building sits on 1.77 acres of I-2 land; 2,033 square feet of office; 2,051 square feet of additional second floor office; Four (4) Dock Doors; One (1) Dock Door with pit leveler; One (1) Drive-In Door	Alex Habecker 704.926.1412
SOUTHWEST CHARLOTTE						
CAROLINA LOGISTICS PARK 12004 Carolina Logistics Drive Pineville, NC 28134	±50,000 - 202,403	BTS	42 DH 2 DI 3 KO DI	32'	Under construction - October 2022 Delivery ; Carolina Logistics Park is the largest master-planned industrial park within the Carolina's most prominent submarket; State-of-the-art building features in a prime distribution location, with access to an established workforce and amenities	Tim Robertson 704.926.1405
CAROLINA LOGISTICS PARK 12012 Carolina Logistics Drive Pineville, NC 28134	±50,000 - 173,471	BTS	30 DH 2 DI 2 KO DI	32'	Under construction - October 2022 Delivery ; Carolina Logistics Park is a ±4.2 million SF industrial park consisting of Class A distribution and manufacturing space; In close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD	Tim Robertson 704.926.1405
CAROLINA LOGISTICS PARK 11925 Carolina Logistics Drive Pineville, NC 28134	±265,000 - 525,624	BTS	80 DH 4 DI 16 KO DH	40'	Under construction - August 2022 Delivery ; ±265,000 SF up to 525,624 SF available for lease; Zoning - General Industrial (GI); 40' Clear Height; 7" Reinforced Floor Slab; 4,000 amps of 277/480v 3ph power; Full Concrete Truck Court; ESFR sprinkler	Tim Robertson 704.926.1405
CAROLINA LOGISTICS PARK 12026 Carolina Logistics Drive Pineville, NC 28134	Up to ±1,000,350	BTS	208 DH 4 DI	40'	Mass grading complete ; Up to 3.5 million SF available on the new ±288-acre site; Developed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers	Tim Robertson 704.926.1405



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GRANITE DISTRIBUTION STREET 11515 Granite Street Charlotte, NC 28273	±41,600 - 121,600	±6,449	25 DH 1 DI 12 Rail Doors	26'	23 Dock-High Doors (10 x 10) with levelers; 2 Dock-High Doors (16 x 10) with levelers; 1 Drive-In Door (10 x 10); 12 rail served doors: 6 each (10 x 10), 6 each (16 x 10); ESFR Sprinkler System; I-2 zoning; Rail served by Norfolk Southern		Tim Robertson 704.926.1405
GENERAL DRIVE 13021 General Drive Charlotte, NC 28273	Up to ±162,000	BTS	19 DH 2 DI	32'	Up to ±162,000 SF for lease; 12 acres site zoned I-2; Easy access to Westinghouse Boulevard; 32' clear height; ESFR Sprinkler System; 185' truck court; 30 trailer dedicated parking area; ±80 parking spaces; Building signage opportunity		Tim Robertson 704.926.1405
PARK / SITE	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
LAND							
CATERPILLAR DRIVE 907,930,947,955 Caterpillar Drive Rock Hill, SC 29730	Development Site	Rock Hill	±77.58	±50,000 - 1,000,000	Lazy Hawk Rd PUD	Evaluated as part of Duke Energy's Site Readiness Program; Ideal for manufacturing/distribution users; Excellent accessibility, within less than one mile of the 1-77/SC Highway 901 Interchange	Tim Robertson 704.926.1405
OAKMONT BUSINESS PARK 8501 Westmoreland Drive Concord, NC 28027	Industrial Business Park / Graded Land	Concord	±7.07	±20,000 - ±80,000	I-1	Proposed Building. 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



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RALEIGH						
BEACON COMMERCE PARK 5100 Jones Sausage Road (Building 1) Garner, NC 27529	±120,000 - 280,147	BTS	44 DH - Up to 62, 4 DI	36'	Under construction ; ±280,147 SF warehouse facility available within a new, masterplanned, ±48-acre Class A distribution park; Divisible to ±120,000 SF; 130' - 180' Concrete Truck Court; 120 Parking Spaces - Expandable to 173	Tim Robertson 704.926.1405
BEACON COMMERCE PARK 4900 Jones Sausage Road (Building 3) Garner, NC 27529	±260,954	BTS	37 DH 11 KO DH 2 DI	32'	Mass Grading ; Modern building features in a prime distribution location, with access to an established workforce and amenities; In close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh	Tim Robertson 704.926.1405
CAPITAL BOULEVARD 2728 Capital Boulevard Raleigh, NC 27604	±15,585	±1,000	1 DI	23'	Property is situated on 32 acres; Frontage along and immediate access to Capital Boulevard (US-1) and adjacent to Interstate I-440 (Raleigh's "Inner Beltline"); Space features one (1) 9' x 10' Drive-in Door, loading platform with dock-high position, access to ramped drive-in, wet sprinkler system, and a large fan	Walker Gorham 984.200.3186 Tim Robertson 704.926.1405
CITATION DRIVE 2004 Citation Drive Raleigh, NC 27523	±16,750 - 108,000	BTS	-	30'	±16,750 - 108,000 SF available near the intersection of I-40 and Jones Sausage Road; Small bay infill distribution/city-counter space; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; 25 minutes to Research Triangle Park and RDU	Tim Robertson 704.926.1405
EDWARDIA INDUSTRIAL PARK 402 Edwardia Drive Greensboro, NC 27409	±16,000	±4,182	2 DH 1 DI	14'	Single-tenant building; located off Wendover Ave in proximity to I-40; Infill distribution opportunity; One (1) 8' x 8' Dock High Door; One (1) 8' x 10' Dock High Door w/ pit leveler; One (1) 12' x 12' Drive-in Door; Zoned Light Industrial	William Mann 910.210.3908
EDWARDIA INDUSTRIAL PARK 322 Edwardia Drive, Suite C Greensboro, NC 27409	±14,050	±2,131	2 DH	19'4"	Outstanding location off Wendover Ave with great proximity to I-40; Infill distribution opportunity; One (1) 8' x 8' Dock High Door; One (1) 8' x 10' Dock Door; Drive-In Door opportunity; Zoned Light Industrial	William Mann 901.210.3908

PARK / SITE	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
LAND							
HODGES STREET 912 Hodges Street Raleigh, NC 27608	Development Site	Raleigh	±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	Walker Gorham 984.200.3186