

DECEMBER 2021 LISTINGS

INDUSTRIAL • BUILD-TO-SUIT • LAND

| PROPERTY/ADDRESS | TOTAL SF AVAILABLE | OFFICE SF | LOADING | CLEAR HEIGHT | COMMENTS | BROKER |
|---|--------------------|----------------|-----------------------|--------------|---|---|
| NORTH CHARLOTTE | | | | | | |
| METROLINA PARK 7600 Statesville Road Charlotte, NC 28269 | ±54,000 - 163,000 | ±1,647 - 6,748 | 23 DH 2 DI 4 KO | 30' | ±54,000 - 163,200 SF available for lease; ±6,748 (1,647 - 5,101 SF) of office; Four (4) knock-out panels available for additional dock high doors; Trailer parking available | Tim Robertson 704.926.1405 |
| TWIN LAKES BUSINESS PARK 12210 Vance Davis Drive Charlotte, NC 28269 | ±95,499 | ±10,615 | 9 DH 2 DI | 24' | Rear-load facility with 9 dock high doors (5 with pit levelers); 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 |
| CENTRAL CHARLOTTE | | | | | | |
| ATANDO BUSINESS PARK 3418 Vane Court, Suite D Charlotte, NC 28206 | ±9,600 | ±1,509 | 2 DH | 14' 9" | 130' shared concrete truck court; Front load warehouse facility; Solid brick on block construction; Locally owned and managed professional park, with direct access from I-77 at Atando Ave/LaSalle St (Exit 12) and I-85 (Exit 40) | Pete Kidwell 704.926.1404 |
| ATANDO BUSINESS PARK 1411 Ameron Drive Charlotte, NC 28206 | ±14,450 | ±1,327 | 3 DH 1 DI | 16' | Zoning I-2; Two (2) 8' x 8' Dock Doors; One (1) 8' x 12' Dock Door; One (1) 8' x 8' Drive-In Door; Ideal Central Charlotte location | Pete Kidwell 704.926.1404 |
| SOUTHWEST CHARLOTTE | | | | | | |
| BROOKWOOD BUSINESS PARK 10708 Granite Street, Suite K Charlotte, NC 28273 | ±25,600 | ±1,186 | 6 DH 1 DI | 24' | Just outside the I-485 loop, Brookwood Business Park is situated within a master-planned, institutional-quality park just off of I-77 at Westinghouse Boulevard; Six (6) 8' x 10' Dock High Doors; One (1) 12' x 14' Drive-In Door | Tim Robertson 704.926.1405 |

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| SOUTHWEST CHARLOTTE | | | | | | |
| CAROLINA LOGISTICS PARK 12004 Carolina Logistics Drive Pineville, NC 28134 | ±202,403 | BTS | BTS | 32' | 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 | ±173,471 | BTS | BTS | 32' | ±172,471 SF a part of the ±3.5 million SF of new class A distribution and manufacturing space within Beacon Partners +4.2MM SF Carolina Logistics Park; Excellent location in Southwest Charlotte, 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 | ±525,624 | BTS | BTS | 40' | Located within Carolina Logistics Park, a +/- 4.2 million SF industrial park consisting of Class A distribution and manufacturing space; Zoning (GI); ESFR sprinkler system; 190' concrete truck court with ample trailer parking; 7" reinforced floor slab | Tim Robertson 704.926.1405 |
| CAROLINA LOGISTICS PARK Building 6/7 Pineville, NC 28134 | ±478,620 | BTS | BTS | BTS | Carolina Logistics Park is the largest master-planned industrial park within the Carolina's most prominent submarket; Excellent location in Southwest Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD | Tim Robertson 704.926.1405 |
| CAROLINA LOGISTICS PARK Building 8/9 Pineville, NC 28134 | ±1,000,350 | BTS | BTS | BTS | 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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| SOUTHWEST CHARLOTTE | | | | | | |
| COMMERCE PARK 11626 Wilmar Blvd, Suite A Charlotte, NC 28273 | ±18,000 | ±3,597 | 3 DH 1 DI | 20' | Front-load, rail served facility; Rail served by Norfolk Southern; I-2 zoning with fenced outside storage; Easy access to Westinghouse Blvd; Convenient to I-77, I-485 and area amenities; Conveniently located in Commerce Park, a master-planned park in Southwest Charlotte | Tim Robertson 704.926.1405 |
| COMMERCE PARK 1200 Westinghouse Blvd, Suite G Charlotte, NC 28273 | ±27,050 | ±2,186 | 4 DH 1 DI | 20' | Visibility along Westinghouse Boulevard; Front load facility with I-2 zoning; ±2,186 SF of office/showroom; convenient to I-77, I-485 and numerous amenities | Tim Robertson 704.926.1405 |
| COMMERCE PARK 1407 Westinghouse Blvd, Suite A Charlotte, NC 28273 | ±34,990 | ±2,366 | 7 DH 2 DI | 20' | Visibility along Westinghouse Boulevard; Front load facility with I-2 zoning; Wet sprinkler; Two (2) 8' x 8' Dock High Doors; Five (5) 8' x 10' Dock High Doors with Pit Levelers; One (1) 14' x 14' and One (1) 12' x 14' Drive-In Doors; Three (3) 10' x 10' Rail Doors | Tim Robertson 704.926.1405 |
| COMMERCE PARK 11107 S Commerce Blvd, Suite L Charlotte, NC 28273 | ±19,440 | ±2,233 | 2 DH | 20' | Front load facility with I-2 zoning; Direct access to Westinghouse Boulevard; Wet sprinkler; Brick-on-block construction; Master planned, institutional quality park, conveniently located near I-77, I-485 and numerous amenities | Tim Robertson 704.926.1405 |
| GRANITE DISTRIBUTION CENTER 11515 Granite Street, Suites A - C Charlotte, NC 28273 | ±41,600 - 121,600 | ±6,449 | 25 DH 1 DI 12 Rail Doors | 26' | The building is ideally suited for users seeking on-site trailer storage and rail-served access. Granite Distribution Center also offers 26' clear height, a 125' fenced-in truck court, and a total of 2.5 acres of fenced outside storage. | Tim Robertson 704.926.1405 |
| GRANITE STREET 10911 Granite Street Charlotte, NC 28273 | ±105,764 | ±6,236 | 13 DH 1 DI 5 Rail Doors | 28' | 10,000 amps of 3ph 277/480 V power; I-2 zoning; ±1/2 acre storage; Wet/ESFR Sprinkler System | 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' | ±280,147 SF warehouse facility available within a new, masterplanned, ±48-acre Class A distribution park; Divisible to ±120,000 SF; ESFR Sprinkler System; 130' - 180' Concrete Truck Court; 120 Parking Spaces - Expandable to 173 | Tim Robertson 704.926.1405 |
| BEACON COMMERCE PARK 5000 Jones Sausage Road (Building 2) Garner, NC 27529 | ±22,626 - 89,832 | BTS | 18 DH - Up to 20, 2 DI | 30' | ±22,656 SF to 89,932 SF available space; Building Dimensions 210' x 420'; Column Spacing 52.5' x 50' typical, 60' speed bay; 115 Parking Spaces; 130' Concrete Truck Court; ESFR Sprinkler System | Tim Robertson 704.926.1405 |
| BEACON COMMERCE PARK Building 3 Garner, NC 27529 | ±50,000 - 300,000 | BTS | BTS | 30 - 32' | Modern building features in a prime distribution location, with access to an established workforce and amenities; Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh | Tim Robertson 704.926.1405 |
| BEACON COMMERCE PARK Building 4 Garner, NC 27529 | ±20,000 - 40,000 | BTS | BTS | 30 - 32' | Pre-lease and build-to-suit opportunities within a ±48-acre masterplanned distribution park off Jones Sausage Road, 0.5 miles from I-40 (Exit 303); Excellent location in Eastern Wake County, 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 - 67,845 | ±4,000 | 4 DH 1 DI | 16 - 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"), all of which provide connectivity to the entire Triangle market | Walker Gorham 984.200.3186 Tim Robertson 704.926.1405 |
| CHAPANOKE 309 Chapanoke Road Raleigh, NC 27603 | ±50,000 - 95,046 SF | - | 10 DH 5 DI | 24' | Infill Wake County Industrial Warehouse Opportunity; 2 Miles South of Downtown Raleigh; ±6.42 Acreage; 2+ acres of dedicated laydown yard / outdoor storage; Immediate access to I-40 and Highway 70 | Walker Gorham 984.200.3186 Tim Robertson 704.926.1405 |
| HODGES STREET 912 Hodges Street Raleigh, NC 27608 | ±33,890 - 59,000 | BTS | 1 DH 3 Roll up Doors | 18' | ±13.3 acres for lease; Commercial Mixed-Use (CX-3) zoning; One (1) concrete loading platform; Three (3) roll up doors; Site's permitted uses include retail sales and services, light manufacturing, research & development, office, indoor /outdoor recreation, and storage | Walker Gorham 984.200.3186 Tim Robertson 704.926.1405 |

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| 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 | Concord | ±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 |
| GENERAL DRIVE 13021 General Drive Charlotte, NC 28273 | ±108,000 - 175,000 | Charlotte | ±12 | ±175,000 | I-2 | Easy access to Westinghouse Boulevard; Up to 175,000 SF; Flexible site; 130' truck court; Potential 30 trailer dedicated parking area; Building signage opportunity | 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 |