



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
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; 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
ATANDO BUSINESS PARK 3425 Asbury Avenue Charlotte, NC 28206	±4,500	±1,650	1 DH	14'	I-2 zoning; Fenced, secured outdoor storage; One (1) 10' x 10' Dock High Doors; Locally owned and managed professional park, with direct access from I-77 at Atando Ave. / LaSalle St. (Exit 12) and I-85 (Exit 40)	Alex Habecker
ATANDO BUSINESS PARK 3501 Asbury Avenue Charlotte, NC 28206	±4,500	±2,163	1 DH	12'	I-2 zoning; Fenced, secured outdoor storage; One (1) 10' x 10' Dock High Doors; Locally owned and managed professional park, with direct access from I-77 at Atando Ave. / LaSalle St. (Exit 12) and I-85 (Exit 40)	Alex Habecker
ATANDO BUSINESS PARK 1309 Upper Asbury Avenue Charlotte, NC 28206	±10,200	±5,726	2 DH	19'	Front load facility; Truck court 130'; Potential outside storage; Central Charlotte location with immediate access to I-85, I-77, the CBD and a UPS facility	Alex Habecker
ATANDO BUSINESS PARK 1319-1321 Upper Asbury Avenue Charlotte, NC 28206	±10,200	±1,154	3 DH 1 DI	19'	Front load facility; Truck court 130'; Potential outside storage; Central Charlotte location with immediate access to I-85, I-77, the CBD and a UPS facility	Alex Habecker
ATANDO BUSINESS PARK 1310 Atando Avenue Charlotte, NC 28206	±18,281	±2,142	3 DH	22'	End cap unit; Front-load warehouse facility; Precast concrete building; 30' x 40' column spacing; Professional park environment; Direct access to I-77 at Atando/ LaSalle (Exit 12)	Alex Habecker

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2022

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
CENTRAL CHARLOTTE						
ATANDO BUSINESS PARK 1225 Graphic Court, Suite G Charlotte, NC 28206	±2,625	±300	1 DH	13'	Front load facility; 115' asphalt truck court; One (1) Dock High Door; Brick on block construction with storefront glass; The entrance from I-77 at Atando/LaSalle (Exit 12), offers direct access into the park	Alex Habecker
ATANDO BUSINESS PARK 1008 McClelland Court Charlotte, NC 28206	±9,929	±3,674	3 DH	-	Space can be subdivided; Three (3) 8' x 10' Dock High Doors; Outside storage available; Building signage opportunity; Direct access to the park from I-77 at Atando/LaSalle (Exit 12)	Alex Habecker
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
ATANDO BUSINESS PARK 3428 Vane Court, Suite A Charlotte, NC 28206	±6,900	±598	1 DH 1 DI	15'-1"	End cap unit, I-2 zoning; One (1) 8' x 10' Dock High Door; One (1) 10' x 10' Drive-In Door; Solid brick on block construction: Professional park environment; Direct access to the park from I-77 at Atando/LaSalle (Exit 12)	Alex Habecker

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2022

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
NORTH CHARLOTTE						
TWIN LAKES BUSINESS PARK 10510 Twin Lakes Parkway Charlotte, NC 28269	±104,410	±20,086	1 DH 3 DI	27'	Former Corporate Headquarters Situated on 17.33 Acres Available for Single Tenant Use and Occupancy; ±20,086 SF of Office Space; ±42,037 SF of Training/ Operations Space; ±42,287 of Warehouse Space; Located within Twin Lakes Business Park, a 185-acre, masterplanned business park, convenient to Northlake Mall and area amenities	Tim Robertson & Erin Shaw
TWIN LAKES BUSINESS PARK 12210 Vance Davis Drive Charlotte, NC 28269	±66,649 - 95,499	±10,615	9 DH 2 DI	24'	±66,649 - 95,499 SF freestanding building for lease; Potential expansion up to ±148,249 SF or additional yard; 3,700 Amps of 277/480V power; Rear-load facility with 9 Dock High Doors (5 with pit levelers, 2 with edge levelers); 2 Drive-In Doors; Located within Twin Lakes Business Park, a 185-acre, masterplanned business park, convenient to Northlake Mall and area amenities	Tim Robertson
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 - Q4 2022 Delivery ; Carolina Logistics Park is the largest masterplanned 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
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 - Q4 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
CAROLINA LOGISTICS PARK 11925 Carolina Logistics Drive Pineville, NC 28134	±265,000 - 525,624	BTS	80 DH 4 DI 16 KO DH	40'	Construction Complete ; +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 system	Tim Robertson

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2022

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
SOUTHWEST CHARLOTTE						
CAROLINA LOGISTICS PARK 12026 Carolina Logistics Drive Pineville, NC 28134	Up to ±1,000,350	BTS	208 DH 4 DI	40'	Pad Ready ; 190' concrete truck court with ample trailer parking; Zoning: General Industrial (GI); The park features state of the art building aesthetics & characteristics, a prime distribution location + access to an established workforce & amenities	Tim Robertson
GENERAL DRIVE 13021 General Drive Charlotte, NC 28273	Up to ±156,000	BTS	19 DH 2 DI	32'	Up to ±156,000 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
GRANITE DISTRIBUTION STREET 11515 Granite Street, Suite A-C 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

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

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2022



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
RALEIGH						
BEACON COMMERCE PARK 5100 Jones Sausage Road (Bldg #1) Garner, NC 27529	±50,000 - 202,403	BTS	42 DH 2 DI 3 KO DI	32'	±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
BEACON COMMERCE PARK 4900 Jones Sausage Road (Bldg #3) Garner, NC 27529	±260,954	BTS	30 DH 2 DI 2 KO DI	32'	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
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 Tim Robertson
CITATION DRIVE 2004 Citation Drive Raleigh, NC 27523	±19,650 - 115,831	BTS	-	30'	±19,650 - 115,831 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

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



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
PIEDMONT TRIAD						
EDWARDIA INDUSTRIAL PARK 326 Edwardia Drive Greensboro, NC 27409	±3,600 - 7,200	±1,040 - 2,460	1 DH 1 DI	14'3"	Infill Distribution Opportunity; One (1) 8' x 8' Dock Door; One (1) 8' x 8' Drive-in Door; Outstanding location off Wendover Ave with great proximity to I-40	Tim Robertson
EDWARDIA INDUSTRIAL PARK 402 Edwardia Drive Greensboro, NC 27409	±16,000	±6,449	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	Tim Robertson
PEGG ROAD INDUSTRIAL PARK 720 Pegg Road, Suite 105 High Point, NC 27409	±73,024	BTS	11 DH 8 KO	32'	±234,224 SF industrial warehouse facility with up to ±73,024 SF available; Eleven (11), 9' x 10'; Eight (8) 9'x10' Knock-Out Panels; 258 auto spaces; 52 trailer spaces; 180' Concrete Truck Court; Excellent location in the Airport submarket, in close proximity to Hwy 68, I-40, I-73, and 4 miles from Piedmont Triad International Airport	Tim Robertson