

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



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'	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
CAROLINA LOGISTICS PARK 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' drive-in door; (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	±23,000 - ±150,661	BTS	44 DH 2 DI 5 KO DI	32'	Build-to-suit office; G-I zoning; (44) 9' x 10' overhead doors, (2) 14' x 16' drive-in doors; (5) 14' x 16' knockouts for future drive-in doors; ESFR; 210 car parking spaces; 68 trailer parking spaces; conveniently located to I-77, I-485, CLT Airport, and CBD
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 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
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; I-2 zoning; rail served by Norfolk Southern; conveniently located to I-85, I-77, I-485, CLT Airport and CBD

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



CHARLOTTE | SOUTHWEST SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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; rail served; (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
GENERAL DRIVE 13021 General Drive Charlotte, NC 28273	±156,000	BTS	BTS	32'	Build-to-suit opportunity; ML-2 zoning; ESFR; strategic distribution location; conveniently located to Westinghouse Blvd, I-77, I-485, CLT Airport, and CBD
MAPLECREST INDUSTRIAL CENTER 2725 Westinghouse Blvd, Suite 400 Charlotte, NC 28273	±2,400	±521	1 DH 1 DI	18'	(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
MAPLECREST INDUSTRIAL CENTER 2725 Westinghouse Blvd, Suite 600 Charlotte, NC 28273	±2,400	±520	1 DH 1 DI	18'	(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
MAPLECREST INDUSTRIAL CENTER 2725 Westinghouse Blvd, Suite 1000 Charlotte, NC 28273	±4,000	±857	1 DH 1 DI	18'	(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 | NORTHWEST SUBMARKET

NORTHWEST INDUSTRIAL PARK 5101 Terminal Street, Suite A Charlotte, NC 28208	±40,000	±1,780	11 DH 1 DI	28'	End cap, front load building; fenced truck court; (1) 10' x 10' drive-in door; (7) 10 x 10 dock-high doors; (4) 9 x 10 dock-high doors; ML-2 zoning; conveniently located to I-77, I-485, CLT Airport, and CBD
---	---------	--------	---------------	-----	--

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



CHARLOTTE | CENTRAL SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
ATANDO BUSINESS PARK 3001 N Graham Street Charlotte, NC 28206	±104,226	±17,022	3 DH 1 DI	20'	Secured single tenant facility; (3) 8' x 9' dock-high doors, (1) 12' x 8' drive-in door; ML-2 zoning; wet sprinkler; (90) auto parking spaces; outside storage available; signage opportunity; conveniently located with immediate access to I-85, I-77, CBD and UPS facility
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 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 1303 Upper Asbury Avenue Charlotte, NC 28206	±10,200	±1,398	2 DH	22'	Front load facility; 130' truck court; building signage opportunity; (2) dock-high doors; wet sprinkler; conveniently located with immediate access to I-85, I-77, CBD and UPS facility
ATANDO BUSINESS PARK 1315 Upper Asbury Avenue Charlotte, NC 28206	±10,200	±800	2 DH	19'	Front load facility; 130' truck court; potential outside storage; wet sprinkler; conveniently located with immediate access to I-85, I-77, CBD and UPS facility

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



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
4520 Golf Acres Charlotte, NC 28208	±114,867	±22,792	6 DH 1 DI	23'	2.00 acre expansion area; currently rail served building; (4) 10x10 dock-high doors, (1) 10x10 dock-high with pit leveler; (1) 16x10 dock-high door; (1) 16x10 drive-in door; (1) 10x10 rail door; (1) 15x10 rail door; zoned ML-2; ESFR sprinkler system

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



CHARLOTTE | AIRPORT SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
3925 Morris Field Drive, Suite B Charlotte, NC 28208	±3,262	±1,229	1 DI	-	Rear load building; (1) 10' x 10' drive-in door; direct access to Wilkinson Blvd; conveniently located to I-85, I-77, I-485, CLT Airport, and CBD

CHARLOTTE | NORTH SUBMARKET

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 7600 Statesville Road, Suite A Charlotte, NC 28269	±48,000	±3,377	10 DH 1 DI	30'	Trailer parking available; (10) 9'x10' dock-high doors; (1) 9'x14' drive-in door; ESFR sprinkler system; conveniently located to I-77, I-85, I-485, CLT Airport, and CBD
METROLINA PARK 7110 Expo Drive, Suite G Charlotte, NC	±37,972	±3,017	8-10 DH	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

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

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



GASTON COUNTY SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	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	PROPERTY TYPE	CITY	ACERAGE	ZONING	COMMENTS
GENERAL DRIVE 13021 General Drive Charlotte, NC 28273	Outdoor Storage	Charlotte	±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 include 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	Charlotte	±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

LAND | YORK COUNTY

907-955 Caterpillar Drive Rock Hill, SC 29730	Land	Rock Hill	±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
--	------	-----------	--------	------	---

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



EAST WAKE COUNTY | RALEIGH

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
KNIGHTDALE GATEWAY 421 Milburnie Lake Drive Raleigh, NC 27610	±26,127 - ±211,158	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
4213 Poole Road Raleigh, NC 27610	±54,481	±5,734	2 DH 3 DI	22'	Freestanding warehouse; IH zoning; (2) dock-high doors; (3) drive-in doors; wet sprinkler; additional outside storage expansion opportunity; conveniently located to I-440, Downtown Raleigh, RDU Airport

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

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

Charlotte, NC | Raleigh, NC | 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 • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



SOUTHWEST | RALEIGH

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
APEX GATEWAY 3550 Brighthleaf Lane Apex, NC 27523	±27,368 - ±68,543	BTS	BTS	36'	LI-CZ zoning; (25) 9' x 10' dock-high doors; (2) 14' x 16' drive-in doors; ESFR; 200' concrete 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
APEX GATEWAY 3560 Brighthleaf 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
APEX GATEWAY 3530 Brighthleaf Lane Apex, NC 27523	±359,600	BTS	BTS	40'	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

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



RETAIL | RALEIGH

PROPERTY/ADDRESS	PRODUCT TYPE	CITY	ACREAGE/SF	ZONING	COMMENTS
APEX GATEWAY US Highway 64 & NC 751 Raleigh, NC 27523	Development Site	Raleigh	±1-6	CX-3	300-acre mixed-use development - multiple points of ingress and egress to site via fully signalized intersections; conveniently located 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	Raleigh	±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

LAND | RALEIGH

PROPERTY/ADDRESS	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS
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

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

DECEMBER 2024



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'	Masonry construction; LI zoning; (2) 8' x 8' dock high doors; (1) 12' x 12' drive-in door; ample parking; conveniently located 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

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

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

Charlotte, NC | Raleigh, NC | 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.