



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>CENTRAL CHARLOTTE</b>						
ATANDO BUSINESS PARK <a href="#">1120 Atando Avenue</a> Charlotte, NC 28206	±19,624	±1,593	4 DH 2 DI	14'	2.5-acre lot with 1.35 acres of fenced outdoor storage; Four (4) 8' x 10' Dock High Doors; One (1) 20' x 10' grade level Drive-In Door; One (1) 10' x 10' grade level Drive-In Door; Locally owned and managed professional park, with direct access from I-77 at Atando Ave/LaSalle St (Exit 12) and I-85 (Exit 40)	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3425 Asbury Avenue</a> 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)	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3501 Asbury Avenue</a> 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)	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">1212 Graphic Court, Suite D</a> Charlotte, NC 28206	±5,250	±500	1 DH 1 DI	12'	Front load facility with storefront glass; Zoned I-2; One (1) Dock High Door; One (1) Drive-In Door; The entrance from I-77 at Atando/LaSalle (Exit 12), offers direct access into the park; Professional park environment	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3348 Service Street, Suites E &amp; H</a> Charlotte, NC 28206	±2,625 - 5,250	±600 - 1,294	2 DH	14'	Front load, multi-tenant facility on 1.42 acres; Zoned I-2; Ample store front glass; 110' truck court; 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)	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">1220 Upper Asbury Ave, Suite B</a> Charlotte, NC 28206	±5,100	±832	1 DH 1 DI	16'	0.25 acres of secured outdoor storage; One 8' x 10' Dock High Door; One 10' x 10' Drive-In Door; The entrance from I-77 at Atando/LaSalle (Exit 12), offers direct access into the park; Professional park environment	<a href="#">Alex Habecker</a>
ATANDO BUSINESS PARK <a href="#">3428 Vane Court, Suite A</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)	<a href="#">Alex Habecker</a>

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

## FEBRUARY 2023



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>NORTH CHARLOTTE</b>						
TWIN LAKES BUSINESS PARK <a href="#">10510 Twin Lakes Parkway</a> 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	<a href="#">Tim Robertson</a> & <a href="#">Erin Shaw</a>
TWIN LAKES BUSINESS PARK <a href="#">12210 Vance Davis Drive</a> Charlotte, NC 28269	±28,800	±2,733	2 DH	24'	±2,733 SF spec office with modern finishes under construction; Potential expansion up to ±148,249 SF or additional yard; Rear-load facility with two (2) 9' x 10' Dock High Doors with pit levelers; Located within Twin Lakes Business Park, a 185-acre, masterplanned business park, convenient to Northlake Mall and area amenities	<a href="#">Alex Habecker</a>
<b>SOUTHWEST CHARLOTTE</b>						
CAROLINA LOGISTICS PARK <a href="#">12004 Carolina Logistics Drive, Suite M</a> Pineville, NC 28134	±40,237	±2,859	4 DH 1 DI	32'	<a href="#">Under construction - Q1 2023 Delivery</a> ; 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; ±2,859 SF spec office under construction; Electric capacity 400amps at 277/480v; Zoning - General Industrial (GI)	<a href="#">Tim Robertson</a>
CAROLINA LOGISTICS PARK <a href="#">12012 Carolina Logistics Drive</a> Pineville, NC 28134	±50,000 - 173,748	±2,208	30 DH 2 DI 2 KO DI	32'	<a href="#">Under construction - Q1 2023 Delivery</a> ; 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; ±50,000 SF up to 173,748 SF; ±2,208 SF spec office under construction	<a href="#">Tim Robertson</a>
CAROLINA LOGISTICS PARK <a href="#">11925 Carolina Logistics Drive</a> Pineville, NC 28134	±265,000 - 525,624	BTS	80 DH 4 DI 16 KO DH	40'	<a href="#">Construction Complete</a> ; +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	<a href="#">Tim Robertson</a>

Charlotte, NC 28202 | Raleigh, NC 27605 | [beacondevelopment.com](http://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.

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<b>SOUTHWEST CHARLOTTE</b>						
CAROLINA LOGISTICS PARK <a href="#">12026 Carolina Logistics Drive</a> Pineville, NC 28134	Up to ±1,000,350	BTS	208 DH 4 DI	40'	<a href="#">Mass Grading Complete</a> ; 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	<a href="#">Tim Robertson</a>
GENERAL DRIVE <a href="#">13021 General Drive</a> 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	<a href="#">Tim Robertson</a>
GRANITE DISTRIBUTION STREET <a href="#">11515 Granite Street, Suite A-C</a> 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	<a href="#">Tim Robertson</a>

PARK / SITE	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
<b>LAND</b>							
CATERPILLAR DRIVE <a href="#">907,930,947,955 Caterpillar Drive</a> 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	<a href="#">Tim Robertson</a>



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FEBRUARY 2023



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>RALEIGH/TRIAD</b>						
BEACON COMMERCE PARK <a href="#">5100 Jones Sausage Road (Bldg #1)</a> Garner, NC 27529	±150,596	BTS	24 DH	36'	150,596 SF available, will subdivide; Ramps and additional dock high doors available; Twenty-four (24) 9' x 10' dock high doors; 130'-180' concrete truck court; 120 spaces - expandable to 173; Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh	<a href="#">Tim Robertson</a>
BEACON COMMERCE PARK <a href="#">4900 Jones Sausage Road (Bldg #3)</a> Garner, NC 27529	±95,998	BTS	-	32'	Typical bay size ±13,650 SF; Ample auto and trailer parking available; 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	<a href="#">Tim Robertson</a>
CAPITAL BOULEVARD <a href="#">2728 Capital Boulevard</a> 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	<a href="#">Walker Gorham</a> <a href="#">Tim Robertson</a>
CITATION DRIVE <a href="#">2004 Citation Drive</a> 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	<a href="#">Tim Robertson</a>
EDWARDIA INDUSTRIAL PARK <a href="#">326 Edwardia Drive</a> 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	<a href="#">Tim Robertson</a>
PEGG ROAD INDUSTRIAL PARK <a href="#">720 Pegg Road, Suite 105</a> 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	<a href="#">Tim Robertson</a>

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<b>LAND</b>							

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](#)