



| PROPERTY/ADDRESS | AVAILABLE SF | OFFICE SF | LOADING | CLEAR HEIGHT | COMMENTS | BROKER |
|--|----------------|--------------|--------------|--------------|--|-------------------------------|
| CENTRAL CHARLOTTE | | | | | | |
| ATANDO BUSINESS PARK 1120 Atando Avenue 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) | 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 1212 Graphic Court, Suite D 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 | Alex Habecker |
| ATANDO BUSINESS PARK 3348 Service Street, Suites E & H 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) | Alex Habecker |
| ATANDO BUSINESS PARK 1220 Upper Asbury Ave, Suite B 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 | 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

JANUARY 2023

| 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 - Q1 2023 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 - Q1 2023 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

JANUARY 2023

| 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' | Mass Grading Complete ; 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 |



| PROPERTY/ADDRESS | AVAILABLE SF | OFFICE SF | LOADING | CLEAR HEIGHT | COMMENTS | BROKER |
|---|----------------------|-----------|---------|--------------|--|--|
| RALEIGH | | | | | | |
| BEACON COMMERCE PARK 5100 Jones Sausage Road (Bldg #1) 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 | Tim Robertson |
| BEACON COMMERCE PARK 4900 Jones Sausage Road (Bldg #3) 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 | 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 |