

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

APRIL 2023

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
<b>CENTRAL CHARLOTTE</b>						
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="#">3545 Asbury Avenue</a> Charlotte, NC 28206	±10,460	±1,735	1 DH 1 DI	-	±10,460 SF, free standing single tenant building; Solid brick on block construction; One (1) Dock High Door; One (1) Drive-Up Ramp; On the corner of Asbury Avenue and Toal Street; Locally owned and managed professional park, with direct access from I-77 at Atando Ave/LaSalle St (Exit 12) and I-85 at Graham St (Exit 40)	<a href="#">Alex Habecker</a>
<b>NORTH CHARLOTTE</b>						
RAPID COMMERCE PARK <a href="#">Rhyne Road &amp; Mount Holly</a> Charlotte, NC 28214	±1,056,400	-	-	32' - 40'	A ±1.1 million SF master-planned manufacturing and logistics park; Located less than a mile from I-485 / Mount Holly Road (Exit 14 and Moores Chapel Road (Exit 12); 32'- 40' minimum clear height; Full concrete truck court; ESFR sprinkler system; Zoning I-1 (CD)	<a href="#">Tim Robertson</a>
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	±28,850	±2,733	2 DH 1 DI	24'	±2,733 SF spec office under construction; 1,200 Amps of 277/480V power; Rear-load facility with two (2) 9' x 10' dock high doors with pit levelers and one (1) 12' x 14' drive-in door; Potential ±60,000 SF building expansion or additional yardlaydown opportunity; Located within Twin Lakes Business Park, a 185-acre, master-planned business park, convenient to Northlake Mall and area amenities	<a href="#">Alex Habecker</a>

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SOUTHWEST CHARLOTTE							
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>	
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>	
PARK / SITE	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
LAND							
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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<b>RALEIGH/TRIAD</b>						
BEACON COMMERCE PARK <a href="#">5100 Jones Sausage Road (Bldg #1)</a> Garner, NC 27529	±75,000 -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	±27,298	BTS	4 DH 1 DI	32'	±27,298 SF available for lease within 260,954 SF Class A warehouse facility; Four (4) 9' x 10' dock high doors; One (1) 14' x 16' Drive-In Doors; 135' - 185' Concrete Truck Court; 7" concrete slab; 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	±188,642	±3,500	13 DH 3 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="#">Tim Robertson</a>
CITATION DRIVE <a href="#">2004 Citation Drive</a> Garner, NC 27529	±19,650 - 115,831	BTS	23 DH 2 DI	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; 140 parking spaces; Full concrete truck court	<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>

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<a href="#">APEX GATEWAY US Highway 64 &amp; NC 751 (Bldg #1)</a> Apex, NC 27523	±20,000 - 137,781	BTS	37 DH 2 DI	32'	Up to ±137,781 SF available; 685' x 210' overall dimensions; Typical bay spacing: 52'6" x 50' with a 60' speed bay; Typical bay size between ±8,400 SF and ±11,025 SF; Thirty seven (37) 9' x 10' dock high doors; Two (2) 14' x 16' drive-in doors; ESFR Sprinkler System; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; Delivering Q3 2024	<a href="#">Tim Robertson</a>
<a href="#">APEX GATEWAY US Highway 64 &amp; NC 751 (Bldg #2)</a> Apex, NC 27523	±42,000 - 176,251	BTS	36 DH 2 DI	32'	Up to ±176,251 SF available; 675' x 260' overall dimensions; Typical bay spacing: 52'6" x 50' with a 60' speed bay; Typical bay size between ±13,650 SF; Thirty seven (36) 9' x 10' dock high doors; Two (2) 14' x 16' drive-in doors; ESFR Sprinkler System; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; Delivering Q3 2024	<a href="#">Tim Robertson</a>
<a href="#">APEX GATEWAY US Highway 64 &amp; NC 751 (Bldg #3)</a> Apex, NC 27523	±371,900	BTS	BTS	32'	Up to ±1,045,532 SF available at the intersection of NC-751 and US-64 in Apex, NC; Delivering Q3 2024; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; The 1.2MM SF park features state-of-the-art construction and building aesthetics,a prime distribution location, numerous nearby amenities, and access to major population centers; ESFR Sprinkler System; Concrete truck court with ample trailer parking	<a href="#">Tim Robertson</a>
<a href="#">APEX GATEWAY US Highway 64 &amp; NC 751 (Bldg #4)</a> Apex, NC 27523	±359,600	BTS	BTS	32'	Up to ±1,045,532 SF available at the intersection of NC-751 and US-64 in Apex, NC; Delivering Q3 2024; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; The 1.2MM SF park features state-of-the-art construction and building aesthetics,a prime distribution location, numerous nearby amenities, and access to major population centers; ESFR Sprinkler System; Concrete truck court with ample trailer parking	<a href="#">Tim Robertson</a>

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RALEIGH							
KNIGHTDALE GATEWAY <a href="#">421 Milburnie Lake Drive (Bldg #1)</a> Raleigh, NC 27610	±28,000 - 289,632	BTS	60 DH 2 DI	36'	Premier location with convenient access to the Research Triangle region by way of I-540 and US Highway 64; 50' x 50' with 60' Speedbay; Sixty (60) 9' x 10' dock high doors; Two (2) 14' x 16' drive-in doors; 235 car parking spaces; ESFR Sprinkler; MI-PUD Zoning; Delivering Q2 2024	<a href="#">Tim Robertson</a>	
KNIGHTDALE GATEWAY <a href="#">431 Milburnie Lake Drive (Bldg #2)</a> Raleigh, NC 27610	±28,000 - 221,363	BTS	45 DH 2 DI	36'	Premier location with convenient access to the Research Triangle region by way of I-540 and US Highway 64; 54' x 50' with 60' Speedbay; Forty-five (45) 9' x 10'; Two (2) 14' x 16' drive-in doors; 200 car parking spaces; ESFR Sprinkler; MI-PUD Zoning; Delivering Q2 2024	<a href="#">Tim Robertson</a>	
REX MCLEOD <a href="#">5100 Rex McLeod Drive</a> Sanford, NC 27330	±41,000 - 100,800	±8,399	10 DH 2 DI	22' 10"	±41,000 to 100,800 SF within Central Carolina Enterprise Park; 10.34 acre site; Light Industrial (LI) zoning; 280' deep by 360' wide; Ten (10) dock-high doors 8' x 10' with two (2) drive-in doors 12' x 14'; Edge of dock levelers; 145' Truck court; 20 minutes from I-540 and 38 minutes from Raleigh-Durham International Airport	<a href="#">Tim Robertson</a>	
PARK / SITE	PRODUCT TYPE	CITY	ACREAGE	PROPOSED SF	ZONING	COMMENTS	BROKER
LAND							
HODGES STREET <a href="#">912 Hodges Street</a> Raleigh, NC 27608	Development Site	Raleigh	±13.3	±33,890 - 59,000	(CX-3)	Site's permitted <a href="#">uses</a> 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	<a href="#">Walker Gorham</a>