

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

MAY 2023

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
AIRPORT CHARLOTTE						
RAPID COMMERCE PARK Building A Rhyne Road & Mount Holly Charlotte, NC 28214	±474,700	-	-	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)	Tim Robertson
RAPID COMMERCE PARK Building B1 Rhyne Road & Mount Holly Charlotte, NC 28214	±155,400	-	-	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)	Tim Robertson
RAPID COMMERCE PARK Building B2 Rhyne Road & Mount Holly Charlotte, NC 28214	±90,000	-	-	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)	Tim Robertson
RAPID COMMERCE PARK Building C Rhyne Road & Mount Holly Charlotte, NC 28214	±270,000	-	-	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)	Tim Robertson
RAPID COMMERCE PARK Building D Rhyne Road & Mount Holly Charlotte, NC 28214	±66,600	-	-	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)	Tim Robertson

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

MAY 2023



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
CENTRAL CHARLOTTE						
ATANDO BUSINESS PARK 3545 Asbury Avenue Charlotte, NC 28206	±10,460	±1,735	1 DH 1 DI	14'	±10,460 SF, free standing single tenant building; Fenced, secured outdoor storage; 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)	Alex Habecker
ATANDO BUSINESS PARK 1225 Graphic Court, Suite G Charlotte, NC 28206	±2,625	±300	1 DH	12'	Located within Atando Business Park, directly off of I-77 from Exit 12 (Atando/LaSalle), it's within minutes of I-85, Uptown Charlotte, and a UPS facility; A front load facility; 115' asphalt truck court; Brick on block construction with storefront glass	Alex Habecker
ATANDO BUSINESS PARK 3348 Service Street, Suite G Charlotte, NC 28206	±2,625	±488	1 DI	14'	Front load, multi-tenant facility on 1.42 acres; Zoned I-2; Ample storefront glass; One (1) 8' x 10' Drive-In Door; 25' x 35' column spacing; 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
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	±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 yard/daydown opportunity; Located within Twin Lakes Business Park, a 185-acre, master-planned business park, convenient to Northlake Mall and area amenities	Alex Habecker
TWIN LAKES BUSINESS PARK 12140 Vance Davis Drive Charlotte, NC 28269	±66,380	±13,268	14 DH	30'	±30,855 SF expansion pad or additional parking/yard opportunity; Located in Twin Lakes Business Park, a ±185-acre, master-planned park, convenient to Northlake Mall and area amenities; Side-load facility with fourteen (14) 9' x 10' dock high doors (12 with pit levelers); 45' x 50' column spacing with 60' deep speed bay; Power: 1,200 Amps, 480/277V-3Ph	Tim Robertson & Alex Habecker

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

MAY 2023

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
SOUTHWEST CHARLOTTE						
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 ; 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
CAROLINA LOGISTICS PARK 12012 Carolina Logistics Drive Pineville, NC 28134	±50,000 - 173,748	±2,208	30 DH 2 DI 2 KO DI	32'	Construction Complete ; 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; ±2,208 SF spec office under construction	Tim Robertson
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

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

MAY 2023



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
------------------	--------------	-----------	---------	--------------	----------	--------

CENTRAL | RALEIGH

CAPITAL BOULEVARD
[2728 Capital Boulevard](#)
 Raleigh, NC 27604

±15,585-
140,000

±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

[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

EAST WAKE COUNTY | RALEIGH

BEACON COMMERCE PARK
[4900 Jones Sausage Road \(Bldg #3\)](#)
 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

[Tim Robertson](#)

BEACON COMMERCE PARK
[5100 Jones Sausage Road \(Bldg #1\)](#)
 Garner, NC 27529

±75,000
-150,596

BTS

24 DH

36'

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](#)

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

MAY 2023

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
EAST WAKE COUNTY RALEIGH						
KNIGHTDALE GATEWAY 421 Milburnie Lake Drive (Bldg #1) 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	Tim Robertson
KNIGHTDALE GATEWAY 431 Milburnie Lake Drive (Bldg #2) Raleigh, NC 27610	±28,000	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	Tim Robertson
ROUTE 1 RALEIGH						
REX MCLEOD 5100 Rex McLeod Drive Sandford, NC 27330	±100,800	±8,399	10 DH 2 DI	22'10"	Located 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	Tim Robertson

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

MAY 2023



PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
SOUTHWEST RALEIGH						
APEX GATEWAY US Highway 64 & NC 751 (Bldg #1) 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; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; Delivering Q3 2024	Tim Robertson
APEX GATEWAY US Highway 64 & NC 751 (Bldg #2) 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; Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors; Delivering Q3 2024	Tim Robertson
APEX GATEWAY US Highway 64 & NC 751 (Bldg #3) Apex, NC 27523	±371,900	BTS	BTS	36'	Up to ±371,900 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; Concrete truck court with ample trailer parking	Tim Robertson
APEX GATEWAY US Highway 64 & NC 751 (Bldg #4) Apex, NC 27523	±359,600	BTS	BTS	36'	Up to ±359,600 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; Concrete truck court with ample trailer parking	Tim Robertson
GREENSBORO 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; Wet sprinkler system; Outstanding location off Wendover Ave with great proximity to I-40	William Mann

Charlotte, NC 28202 | Raleigh, NC 27605 | 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.