

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

## NOVEMBER 2022



| PROPERTY/ADDRESS   | AVAILABLE SF | OFFICE SF | LOADING      | CLEAR HEIGHT | COMMENTS  | BROKER                        |
|--|--------------|-----------|--------------|--------------|---|-------------------------------|
| <b>CENTRAL CHARLOTTE</b>   |              |           |              |              |   |                               |
| ATANDO BUSINESS PARK<br><a href="#">1419 - 1431 Ameron Drive</a><br>Charlotte, NC 28206      | ±14,450      | ±1,172    | 3 DH<br>2 DI | 16'          | Newly paved truck court and adjacent graveled and fenced lot available for lease (1431 Ameron Drive), 0.726 acre for outdoor storage; Building signage opportunity; Three (3) 8' x 8' Dock Doors; One (1) 9' x 10' Drive-In Door; One (1) 12' x 14' Drive-In Door | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">3425 Asbury Avenue</a><br>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<br><a href="#">3501 Asbury Avenue</a><br>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<br><a href="#">1309 Upper Asbury Avenue</a><br>Charlotte, NC 28206      | ±10,200      | ±5,726    | 2 DH         | 19'          | Front load facility; Truck court 130'; Potential outside storage; Central Charlotte location with immediate access to I-85, I-77, the CBD and a UPS facility  | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">1319-1321 Upper Asbury Avenue</a><br>Charlotte, NC 28206 | ±10,200      | ±1,154    | 3 DH<br>1 DI | 19'          | Front load facility; Truck court 130'; Potential outside storage; Central Charlotte location with immediate access to I-85, I-77, the CBD and a UPS facility  | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">1310 Atando Avenue</a><br>Charlotte, NC 28206            | ±18,281      | ±2,142    | 3 DH         | 22'          | End cap unit; Front-load warehouse facility; Precast concrete building; 30' x 40' column spacing; Professional park environment; Direct access to I-77 at Atando/ LaSalle (Exit 12)   | <a href="#">Alex Habecker</a> |

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| <b>CENTRAL CHARLOTTE</b>  |                |           |              |              |   |                               |
| ATANDO BUSINESS PARK<br><a href="#">1225 Graphic Court, Suites E &amp; F</a><br>Charlotte, NC 28206 | ±2,625 - 5,250 | ±287      | 2 DH         | 13'          | ±2,625 SF up to 5,250 SF warehouse space for lease; Front load facility; 115' asphalt truck court; Two (2) Dock High Doors; Brick on block construction with storefront glass   | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">1225 Graphic Court, Suite G</a><br>Charlotte, NC 28206          | ±2,625         | ±300      | 1 DH         | 13'          | Front load facility; 115' asphalt truck court; One (1) Dock High Door; Brick on block construction with storefront glass; The entrance from I-77 at Atando/LaSalle (Exit 12), offers direct access into the park              | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">1008 McClelland Court</a><br>Charlotte, NC 28206                | ±9,929         | ±3,674    | 3 DH         | -            | Space can be subdivided; Three (3) 8' x 10' Dock High Doors; Outside storage available; Building signage opportunity; Direct access to the park from I-77 at Atando/LaSalle (Exit 12)   | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">3325 Service Street</a><br>Charlotte, NC 28206                  | ±15,544        | ±5,726    | 2 DH<br>1 DI | 13'9"        | Free-standing, single tenant facility, adjacent to a 0.5-acre lot; I-2 zoning; Fenced, graveled trailer storage; Two (2) 8' x 9' Dock High Doors; One (1) 8' x 8' Drive-In Door; Ample car and utility vehicle parking        | <a href="#">Alex Habecker</a> |
| ATANDO BUSINESS PARK<br><a href="#">3428 Vane Court, Suite A</a><br>Charlotte, NC 28206             | ±6,900         | ±598      | 1 DH<br>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> |

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| <b>NORTH CHARLOTTE</b>   |                    |           |                           |              |   |   |
| TWIN LAKES BUSINESS PARK<br><a href="#">10510 Twin Lakes Parkway</a><br>Charlotte, NC 28269      | ±104,410           | ±20,086   | 1 DH<br>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><br>&<br><a href="#">Erin Shaw</a> |
| TWIN LAKES BUSINESS PARK<br><a href="#">12210 Vance Davis Drive</a><br>Charlotte, NC 28269       | ±66,649 - 95,499   | ±10,615   | 9 DH<br>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 | <a href="#">Tim Robertson</a>                                   |
| <b>SOUTHWEST CHARLOTTE</b>   |                    |           |                           |              |   |   |
| CAROLINA LOGISTICS PARK<br><a href="#">12004 Carolina Logistics Drive</a><br>Pineville, NC 28134 | ±50,000 - 202,403  | BTS       | 42 DH<br>2 DI<br>3 KO DI  | 32'          | <a href="#">Under construction - Q4 2022 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   | <a href="#">Tim Robertson</a>                                   |
| CAROLINA LOGISTICS PARK<br><a href="#">12012 Carolina Logistics Drive</a><br>Pineville, NC 28134 | ±50,000 - 173,471  | BTS       | 30 DH<br>2 DI<br>2 KO DI  | 32'          | <a href="#">Under construction - Q4 2022 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   | <a href="#">Tim Robertson</a>                                   |
| CAROLINA LOGISTICS PARK<br><a href="#">11925 Carolina Logistics Drive</a><br>Pineville, NC 28134 | ±265,000 - 525,624 | BTS       | 80 DH<br>4 DI<br>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>                                   |



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| SOUTHWEST CHARLOTTE   |                      |           |                                |                        |   |  |                               |
| CAROLINA LOGISTICS PARK<br><a href="#">12026 Carolina Logistics Drive</a><br>Pineville, NC 28134      | Up to<br>±1,000,350  | BTS       | 208 DH<br>4 DI                 | 40'                    | <a href="#">Pad Ready</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<br><a href="#">13021 General Drive</a><br>Charlotte, NC 28273                           | Up to<br>±156,000    | BTS       | 19 DH<br>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<br><a href="#">11515 Granite Street, Suite A-C</a><br>Charlotte, NC 28273 | ±41,600 -<br>121,600 | ±6,449    | 25 DH<br>1 DI<br>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                        |
| LAND  |                      |           |                                |                        |   |  |                               |
| CATERPILLAR DRIVE<br><a href="#">907,930,947,955 Caterpillar Drive</a><br>Rock Hill, SC 29730         | Development Site     | Rock Hill | ±77.58                         | ±50,000 -<br>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</b>  |                      |           |                          |              |  |  |
| BEACON COMMERCE PARK<br><a href="#">5100 Jones Sausage Road (Bldg #1)</a><br>Garner, NC 27529 | ±50,000 -<br>202,403 | BTS       | 42 DH<br>2 DI<br>3 KO DI | 32'          | ±280,147 SF warehouse facility available within a new, masterplanned, ±48-acre Class A distribution park; Divisible to ±120,000 SF; 130' - 180' Concrete Truck Court; 120 Parking Spaces - Expandable to 173   | <a href="#">Tim Robertson</a>                                  |
| BEACON COMMERCE PARK<br><a href="#">4900 Jones Sausage Road (Bldg #3)</a><br>Garner, NC 27529 | ±260,954             | BTS       | 30 DH<br>2 DI<br>2 KO DI | 32'          | 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<br><a href="#">2728 Capital Boulevard</a><br>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><br><a href="#">Tim Robertson</a> |
| CITATION DRIVE<br><a href="#">2004 Citation Drive</a><br>Raleigh, NC 27523                    | ±16,750 -<br>115,831 | BTS       | -                        | 30'          | ±16,750 - 108,000 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>                                  |

| PARK / SITE   | PRODUCT TYPE     | CITY    | ACREAGE | PROPOSED SF         | ZONING | COMMENTS   | BROKER                        |
|---|------------------|---------|---------|---------------------|--------|--|-------------------------------|
| <b>LAND</b>   |                  |         |         |                     |        |  |                               |
| HODGES STREET<br><a href="#">912 Hodges Street</a><br>Raleigh, NC 27608 | Development Site | Raleigh | ±13.3   | ±33,890 -<br>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> |



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| <b>PIEDMONT TRIAD</b>   |                |                |               |              |  |                               |
| EDWARDIA INDUSTRIAL PARK<br><a href="#">326 Edwardia Drive</a><br>Greensboro, NC 27409        | ±3,600 - 7,200 | ±1,040 - 2,460 | 1 DH<br>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> |
| EDWARDIA INDUSTRIAL PARK<br><a href="#">402 Edwardia Drive</a><br>Greensboro, NC 27409        | ±16,000        | ±6,449         | 2 DH<br>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  | <a href="#">Tim Robertson</a> |
| PEGG ROAD INDUSTRIAL PARK<br><a href="#">720 Pegg Road, Suite 105</a><br>High Point, NC 27409 | ±73,024        | BTS            | 11 DH<br>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> |