



OCTOBER 2022 LISTINGS

INDUSTRIAL • BUILD-TO-SUIT • LAND

PROPERTY/ADDRESS	TOTAL SF AVAILABLE	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
NORTH CHARLOTTE						
TWIN LAKES BUSINESS PARK 12210 Vance Davis Drive Charlotte, NC 28269	±66,649 - 95,499	±10,615	9 DH 2 DI	24'	Rear-load facility with 9 Dock High Doors (5 with pit levelers, 2 with edge levelers); 2 Drive-In Doors; Potential expansion up to ±148,249 SF or additional yard; 3,700 Amps of 277/480V power; Located within Twin Lakes Business Park, a 185-acre, master-planned business park, convenient to Northlake Mall and area amenities	Tim Robertson 704.926.1405
TWIN LAKES BUSINESS PARK 10510 Twin Lakes Parkway Charlotte, NC 28269	±104,410	±20,086	-	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	Tim Robertson 704.926.1405 Erin Shaw 704.926.1405
CENTRAL CHARLOTTE						
ATANDO BUSINESS PARK 1419 - 1431 Ameron Drive Charlotte, NC 28206	±14,450	±1,172	3 DH 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; 14,450 SF single tenant warehouse facility with ±1,172 SF office; Three (3) 8' x 8' Dock Doors; One (1) 9' x 10' Drive-In Door; One (1) 12' x 14' Drive-In Door	Alex Habecker 704.926.1412
ATANDO BUSINESS PARK 1310 Atando Avenue 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)	Alex Habecker 704.926.1412
ATANDO BUSINESS PARK 1311, 1313, 1315 Upper Asbury Ave Charlotte, NC 28206	±30,600	±1,364	7 DH 1 DI	19'	±10,200 SF up to 30,600 SF warehouse space for lease; Front load facility; 130' Truck court; Professional park environment; Central Charlotte location with immediate access to I-85 (via N Graham St./Exit 40, the CBD and a UPS facility)	Alex Habecker 704.926.1412
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 704.926.1412



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ATANDO BUSINESS PARK 1225 Graphic Court, Suites E & F 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	Alex Habecker 704.926.1412
ATANDO BUSINESS PARK 3325 Service Street Charlotte, NC 28206	±15,544	±5,726	2 DH 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	Alex Habecker 704.926.1412
EAST 28 TH STEEET 222 E. 28TH Street Charlotte, NC 28206	±20,489	±4,084	4 DH 1 DI	20'	Building sits on 1.77 acres of I-2 land; 2,033 square feet of office; 2,051 square feet of additional second floor office; Four (4) Dock Doors; One (1) Dock Door with pit leveler; One (1) Drive-In Door	Alex Habecker 704.926.1412
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 - Q4 2022 Delivery ; Carolina Logistics Park is the largest master-planned 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 704.926.1405
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 - Q4 2022 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 704.926.1405
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; Excellent	Tim Robertson 704.926.1405
CAROLINA LOGISTICS PARK 12026 Carolina Logistics Drive Pineville, NC 28134	Up to ±1,000,350	BTS	208 DH 4 DI	40'	Pad Ready ; 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 704.926.1405

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.



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GRANITE DISTRIBUTION STREET 11515 Granite Street 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 704.926.1405
GENERAL DRIVE 13021 General Drive Charlotte, NC 28273	Up to ±162,000	BTS	19 DH 2 DI	32'	Up to ±162,000 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 704.926.1405
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 704.926.1405
OAKMONT BUSINESS PARK 8501 Westmoreland Drive Concord, NC 28027	Industrial Business Park / Graded Land	Concord	±7.07	±20,000 - ±80,000	I-1	Proposed Building. Pre-graded site at the corner of Derita Rd & Poplar Tent Rd; Adjacent to Concord Regional Airport with hangar and taxiway access	Tim Robertson 704.926.1405



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RALEIGH						
BEACON COMMERCE PARK 5100 Jones Sausage Road (Building 1) Garner, NC 27529	±120,000 - 280,147	BTS	44 DH - Up to 62, 4 DI	36'	Construction Complete ; ±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	Tim Robertson 704.926.1405
BEACON COMMERCE PARK 4900 Jones Sausage Road (Building 3) Garner, NC 27529	±260,954	BTS	37 DH 11 KO DH 2 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	Tim Robertson 704.926.1405
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 984.200.3186 Tim Robertson 704.926.1405
CITATION DRIVE 2004 Citation Drive Raleigh, NC 27523	±16,750 - 108,000	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	Tim Robertson 704.926.1405
EDWARDIA INDUSTRIAL PARK 402 Edwardia Drive Greensboro, NC 27409	±16,000	±4,182	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	William Mann 910.210.3908

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 984.200.3186