

PROPERTY/ADDRESS	AVAILABLE		CLEAR HEIGHT	AR HEIGHT COMMENTS		
NORTH CHARLOTTE						
METROLINA PARK 7600 Statesville Road Charlotte, NC 28269	±54,000 - 163,000	<u>+</u> 1,647 - 6,748	23 DH 2 DI 4 KO	30′	<u>+</u> 54,000 - 163,200 SF available for lease; <u>+</u> 6,748 (1,647 - 5,101 SF) of office; Four (4) knock-out panels available for additional dock high doors; Trailer parking available	<u>Tim Robertson</u> 704.926.1405
TWIN LAKES BUSINESS PARK <u>12210 Vance Davis Drive</u> Charlotte, NC 28269	±95,499	±10,615	9 DH 2 DI	24'	Rear-load facility with 9 dock high doors (5 with pit levelers); 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	<u>Tim Robertson</u> 704.926.1405
NORTHWEST CHARLO	TTE					
NORTHWEST INDUSTRIAL PARK <u>1000 Bond Street</u> Charlotte, NC 28208	±102,734	±1,941	19 DH 1 DI 6 Rail Doors	22'	Fenced truck court; CSX rail spur; 200' bay depth; Convenient to: I-85 (±2 miles), I-485 (±4 miles), and Charlotte Douglas Int'l Airport (±4 miles)	<u>Tim Robertson</u> 704.926.1405
CENTRAL CHARLOTTE						
ATANDO BUSINESS PARK <u>1720 Toal Street</u> Charlotte, NC 28206	±15,035	±2,576	2 DH	12′	Zoned I-2 with fenced outdoor storage; free-standing facility; Renovations complete: lights, paint, and flooring; Two (2) 10 x 10 dock high doors; Professional park environment; Direct access to the park from I-77 at Atando/LaSalle (Exit 12)	<u>Jack Riazzi</u> 704.926.1412
SOUTHWEST CHARLO	TTE					
BROOKWOOD BUSINESS PARK <u>10708 Granite Street, Suite K</u> Charlotte, NC 28273	<u>+</u> 25,600	<u>+</u> 1,186	6 DH 1 DI	24'	Just outside the I-485 loop, Brookwood Business Park is situated within a master- planned, institutional-quality park just off of I-77 at Westinghouse Boulevard; Six (6) 8' x 10' Dock High Doors; One (1) 12' x 14' Drive-In Door	<u>Jack Riazzi</u> 704.926.1412 <u>Tim Robertson</u> 704.926.1405

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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.

BEACON PARTNERS		2021 LISTINGS JUILD-TO-SUIT • LAND				
PROPERTY/ADDRESS	TOTAL SF AVAILABLE	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
SOUTHWEST CHARLOTTE						
CAROLINA LOGISTICS PARK <u>Building 2</u> Pineville, NC 28134	<u>+</u> 202,467	BTS	BTS	32'	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 <u>Building 3</u> Pineville, NC 28134	<u>+</u> 172,471	BTS	BTS	32'	\pm 172,471 SF a part of the \pm 3.5 million SF of new class A distribution and manufacturing space within Beacon Partners +4.2MM SF Carolina Logistics Park; Excellent location in Southwest Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD	Tim Robertson 704.926.1405
CAROLINA LOGISTICS PARK <u>11925 Carolina Logistics Dr (Building 4)</u> Pineville, NC 28134	<u>+</u> 525,624	BTS	BTS	40'	Located within Carolina Logistics Park, a +/- 4.2 million SF industrial park consisting of Class A distribution and manufacturing space; Zoning (GI); ESFR sprinkler system; 190' concrete truck court with ample trailer parking; 7" reinforced floor slab	Tim Robertson 704.926.1405
CAROLINA LOGISTICS PARK <u>Building 6/7</u> Pineville, NC 28134	<u>+</u> 478,620	BTS	BTS	BTS	Carolina Logistics Park is the largest master-planned industrial park within the Carolina's most prominent submarket; Excellent location in Southwest Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and CBD	<u>Tim Robertson</u> 704.926.1405
CAROLINA LOGISTICS PARK <u>Building 8/9</u> Pineville, NC 28134	<u>+</u> 1,000,350	BTS	BTS	BTS	Up to 3.5 million SF available on the new ±288-acre site; Developed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers	Tim Robertson 704.926.1405

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SOUTHWEST CHARLOTTE						
COMMERCE PARK <u>11626 Wilmar Blvd, Suite A</u> Charlotte, NC 28273	<u>+</u> 18,000	<u>+</u> 1,751	3 DH 1 DI	20'	Front-load, rail served facility; Rail served by Norfolk Southern; I-2 zoning with fenced outside storage; Easy access to Westinghouse Blvd; Convenient to I-77, I-485 and area amenities; Conveniently located in Commerce Park, a master- planned park in Southwest Charlotte	Tim Robertson 704.926.1405
COMMERCE PARK <u>1200 Westinghouse Blvd, Suite O</u> Charlotte, NC 28273	±24,000	±2,555	3 DH 1 DI	20'	Front load facility with I-2 zoning; End-cap suite available; Located in Commerce Park, a master-planned, institution quality park in Southwest Charlotte, convenient to I-77, I-485 and numerous amenities	Tim Robertson 704.926.1405
COMMERCE PARK <u>1407 Westinghouse Blvd, Suite A</u> Charlotte, NC 28273	±34,990	±2,366	7 DH 2 DI	20'	Visibility along Westinghouse Boulevard; Front load facility with I-2 zoning; Wet sprinkler; Two (2) 8' x 8' Dock High Doors; Five (5) 8' x 10' Dock High Doors with Pit Levelers; One (1) 14' x 14' and One (1) 12' x 14' Drive-In Doors; Three (3) 10' x 10' Rail Doors	Tim Robertson 704.926.1405
COMMERCE PARK <u>11107 S Commerce Blvd, Suite L</u> Charlotte, NC 28273	±19,440	±2,233	2 DH	20'	Front load facility with I-2 zoning; Direct access to Westinghouse Boulevard; Wet sprinkler; Brick-on-block construction; Master planned, institutional quality park, conveniently located near I-77, I-485 and numerous amenities	Tim Robertson 704.926.1405
GRANITE DISTRIBUTION CENTER <u>11515 Granite Street, Suites A - C</u> Charlotte, NC 28273	<u>+</u> 41,600 - 121,600	±6,449	25 DH 1 DI 12 Rail Doors	26'	The building is ideally suited for users seeking on-site trailer storage and rail-served access. Granite Distribution Center also offers 26' clear height, a 125' fenced-in truck court, and a total of 2.5 acres of fenced outside storage.	Tim Robertson 704.926.1405
GRANITE STREET <u>10911 Granite Street</u> Charlotte, NC 28273	<u>+</u> 105,764	<u>+</u> 6,236	13 DH I DI 5 Rail Doors	28'	10,000 amps of 3ph 277/480 V power; I-2 zoning; <u>+</u> 1/2 acre storage; Wet/ESFR Sprinkler System	Tim Robertson 704.926.1405

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PROPERTY/ADDRESS	TOTAL SF AVAILABLE	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS	BROKER
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′	±280,147 SF warehouse facility available within a new, masterplanned, ±48-acre Class A distribution park; Divisible to ±120,000 SF; ESFR Sprinkler System; 130' - 180' Concrete Truck Court; 120 Parking Spaces - Expandable to 173	Tim Robertson 704.926.1405
BEACON COMMERCE PARK 5000 Jones Sausage Road (Building 2) Garner, NC 27529	<u>+</u> 22,626 - 89,832	BTS	18 DH - Up to 20, 2 DI	30′	±22,656 SF to 89,932 SF available space; Building Dimensions 210' x 420'; Column Spacing 52.5' x 50' typical, 60' speed bay; 115 Parking Spaces; 130' Concrete Truck Court; ESFR Sprinkler System	<u>Tim Robertson</u> 704.926.1405
BEACON COMMERCE PARK <u>Building 3</u> Garner, NC 27529	<u>+</u> 50,000 - 300,000	BTS	BTS	30 - 32'	Modern building features in a prime distribution location, with access to an established workforce and amenities; Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh	<u>Tim Robertson</u> 704.926.1405
BEACON COMMERCE PARK Building 4 Garner, NC 27529	<u>+</u> 20,000 - 40,000	BTS	BTS	30 - 32'	Pre-lease and build-to-suit opportunities within a ±48-acre masterplanned distribution park off Jones Sausage Road, 0.5 miles from I-40 (Exit 303); Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh	<u>Tim Robertson</u> 704.926.1405
CAPITAL BOULEVARD 2728 Capital Boulevard Raleigh, NC 27604	<u>+</u> 15,585 - 67,845	<u>+</u> 4,000	4 DH 1 DI	16 - 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"), all of which provide connectivity to the entire Triangle market	Walker Gorham 984.200.3186 <u>Tim Robertson</u> 704.926.1405
CHAPANOKE <u>309 Chapanoke Road</u> Raleigh, NC 27603	±50,000 - 95,046 SF	-	10 DH 5 DI	24'	Infill Wake County Industrial Warehouse Opportunity; 2 Miles South of Downtown Raleigh; ±6.42 Acreage; 2+ acres of dedicated laydown yard / outdoor storage; Immediate access to I-40 and Highway 70	Walker Gorham 984.200.3186 <u>Tim Robertson</u> 704.926.1405
HODGES STREET <u>912 Hodges Street</u> Raleigh, NC 27608	<u>+</u> 33,890 - 59,000	BTS	1 DH 3 Roll up Doors	18′	±13.3 acres for lease; Commercial Mixed-Use (CX-3) zoning; One (1) concrete loading platform; Three (3) roll up doors; Site's permitted <u>uses</u> include retail sales and services, light manufacturing, research & development, office, indoor /outdoor recreation, and storage	Walker Gorham 984.200.3186 <u>Tim Robertson</u> 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	Concord	±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	<u>Tim Robertson</u> 704.926.1405
GENERAL DRIVE <u>13021 General Drive</u> Charlotte, NC 28273	<u>+</u> 108,000 - 175,000	Charlotte	±12	±175,000	I-2	Easy access to Westinghouse Boulevard; Up to 175,000 SF; Flexible site; 130' truck court; Potential 30 trailer dedicated parking area; Building signage opportunity	<u>Tim Robertson</u> 704.926.1405
OAKMONT BUSINESS PARK <u>8501 Westmoreland Drive</u> 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	<u>Tim Robertson</u> 704.926.1405