



**COFFEY
CREEK**

INTERNATIONAL BUSINESS PARK

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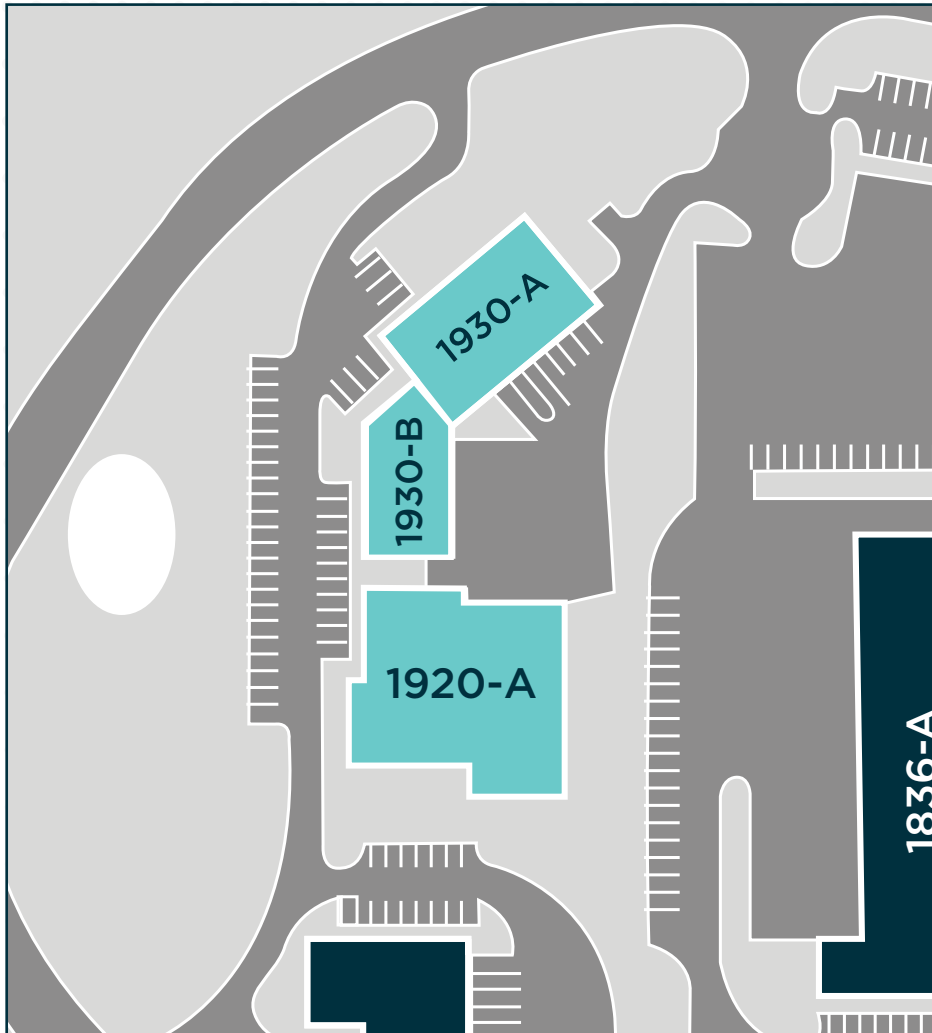
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SITE PLAN



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



 **1920-A Center Park**
16,900 SF

 **1930-A Center Park**
9,940 SF

 **1930-B Center Park**
6,019 SF

 **1930-A & 1930-B**
15,959 SF

 **1930-A, 1930-B & 1920-A**
32,859 SF



Click Suite to
View Floor Plan

1920-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

16,900 SF



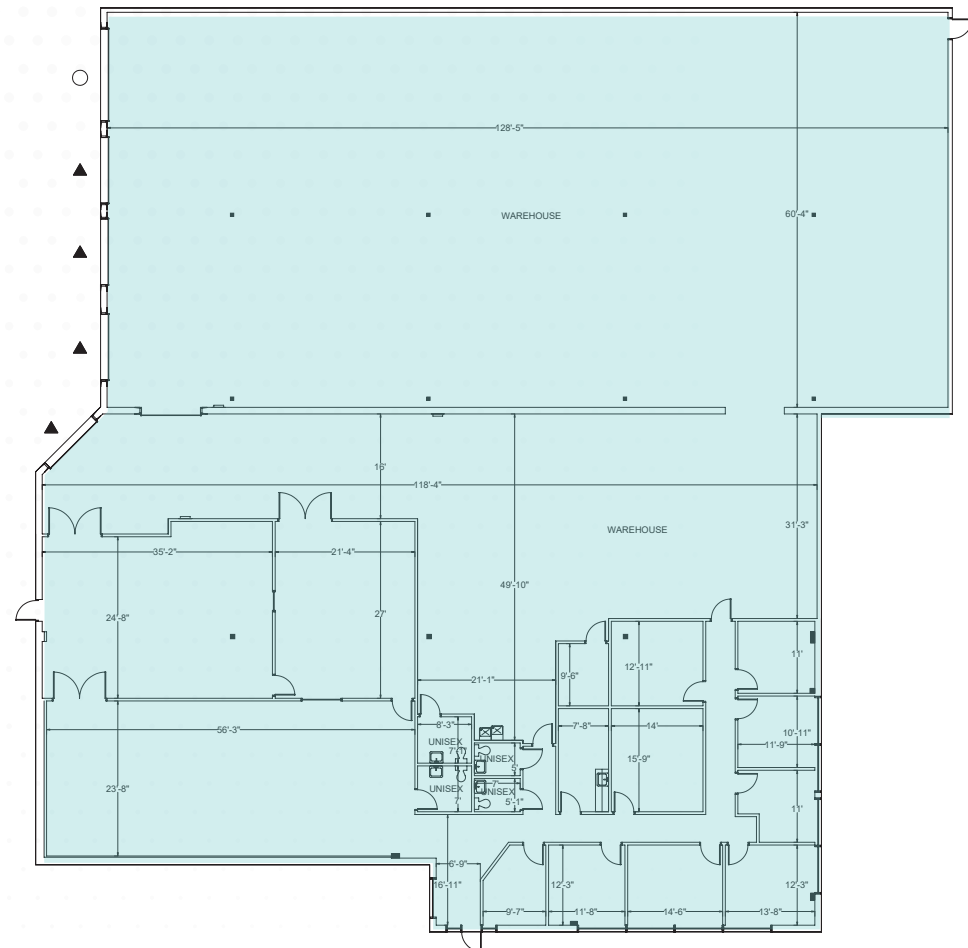
5,396 SF OFFICE SPACE



4 DOCK HIGH DOORS



1 DRIVE-IN DOOR



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1930-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

9,940 SF



±1,327 SF OFFICE SPACE



16' CLEAR HEIGHT



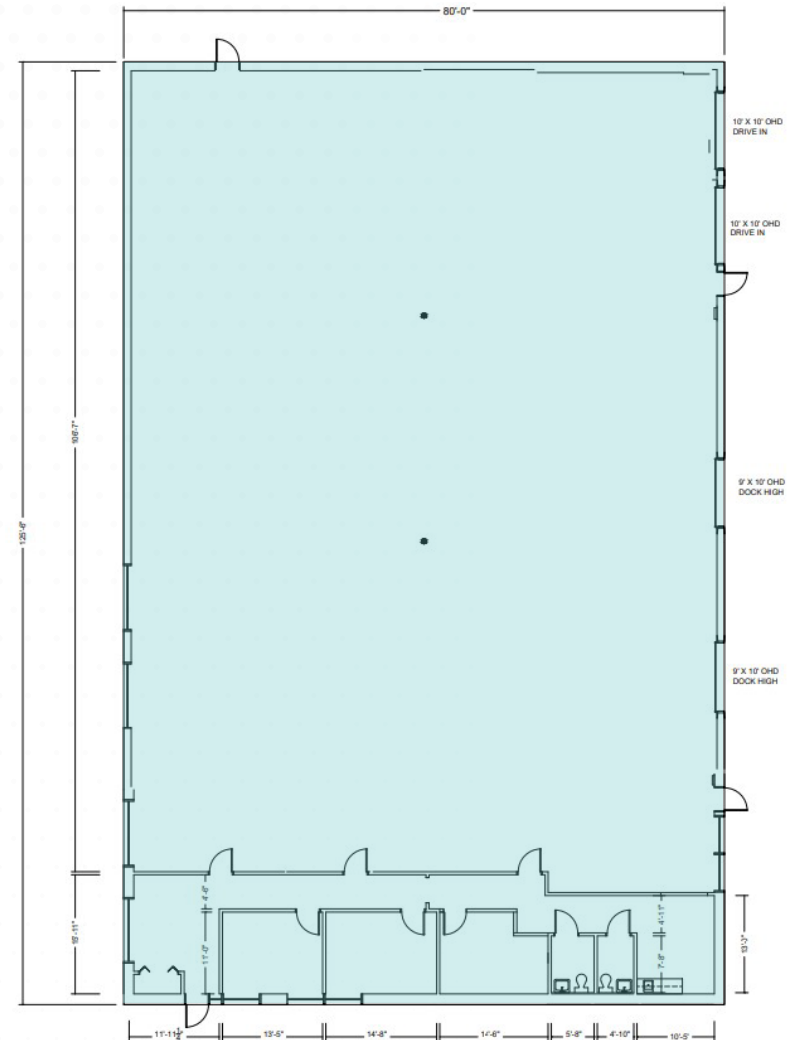
2 DOCK HIGH DOORS



2 DRIVE-IN DOORS



MAKE-READY COMPLETE



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COMBINED SUITE OPTIONS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

OPTION 1: 1930-A/B Center Park

15,959 SF



±6,203 SF OFFICE SPACE



16' CLEAR HEIGHT

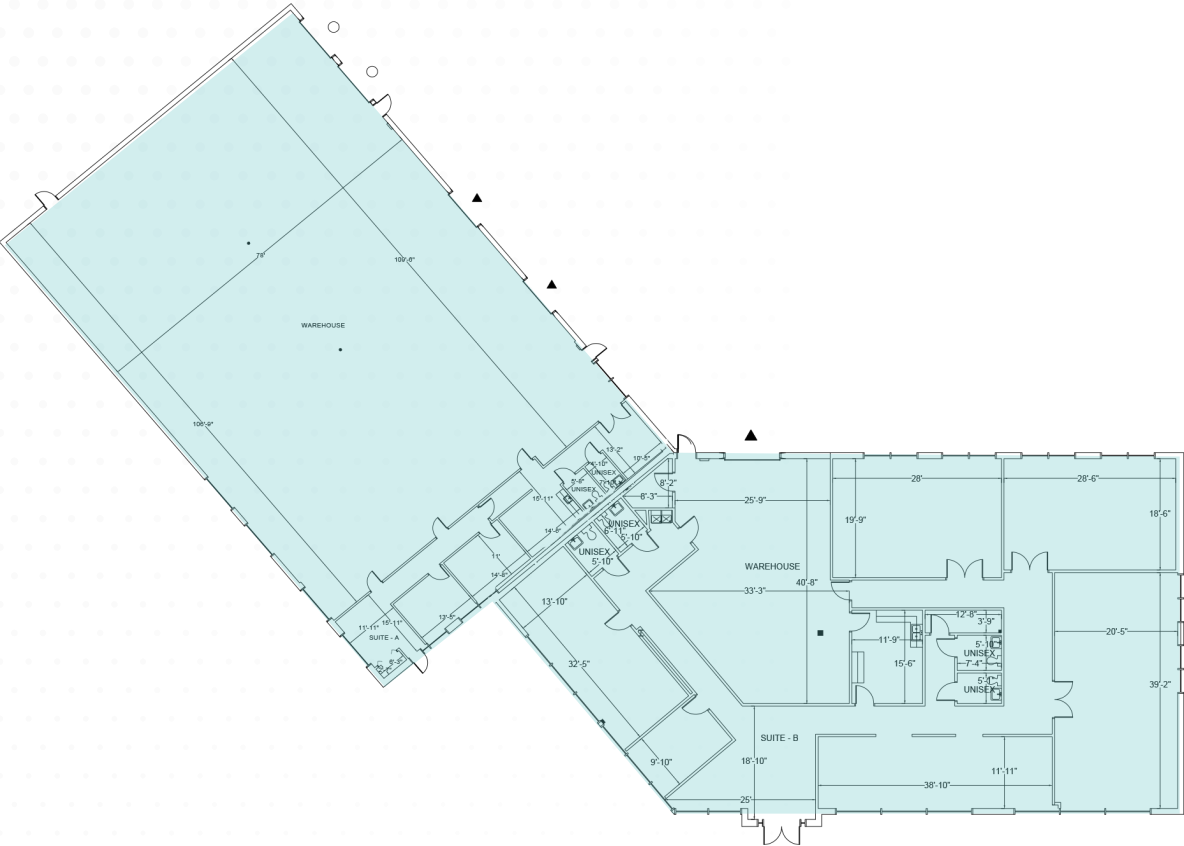
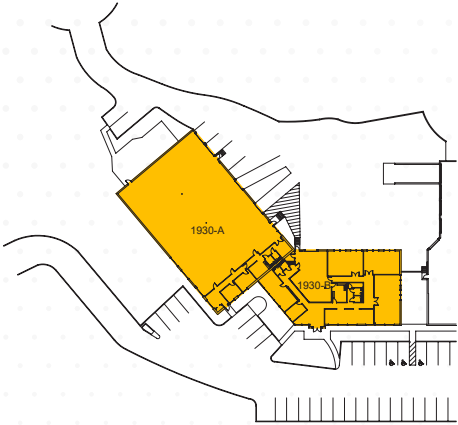


3 DOCK HIGH DOORS



2 DRIVE-IN DOORS

SITE KEY PLAN:



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COMBINED SUITE OPTIONS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

OPTION 2: 1930-A/B & 1920-A Center Park

32,859 SF



±4,876 SF OFFICE SPACE



16' CLEAR HEIGHT

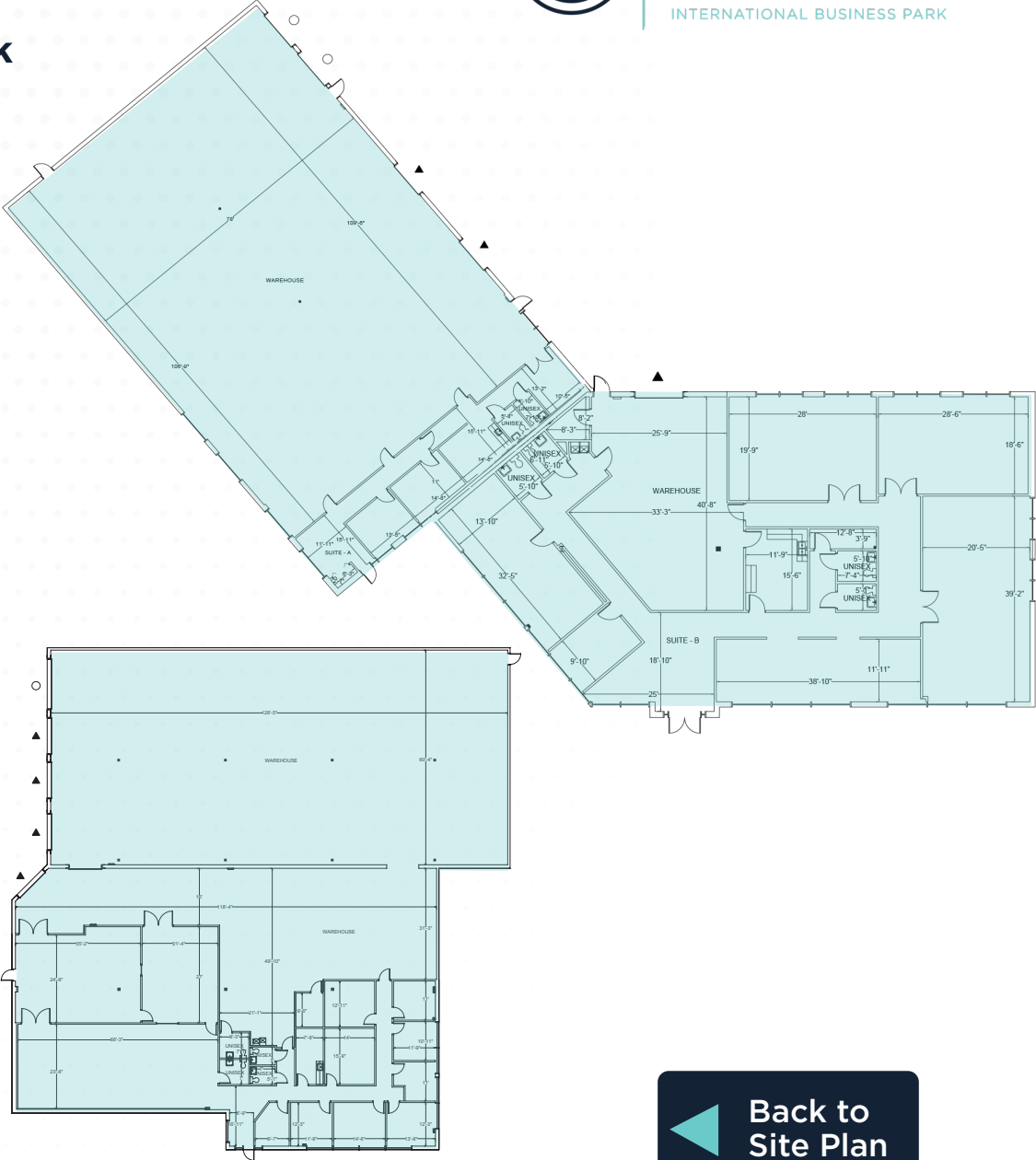
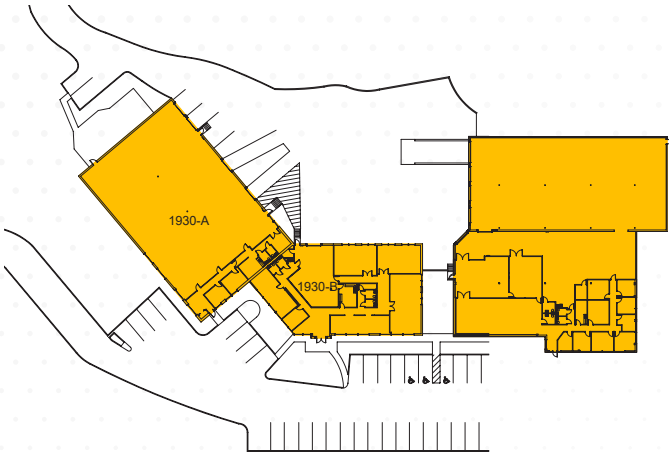


7 DOCK HIGH DOORS



3 DRIVE-IN DOORS

SITE KEY PLAN:



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ACCESS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

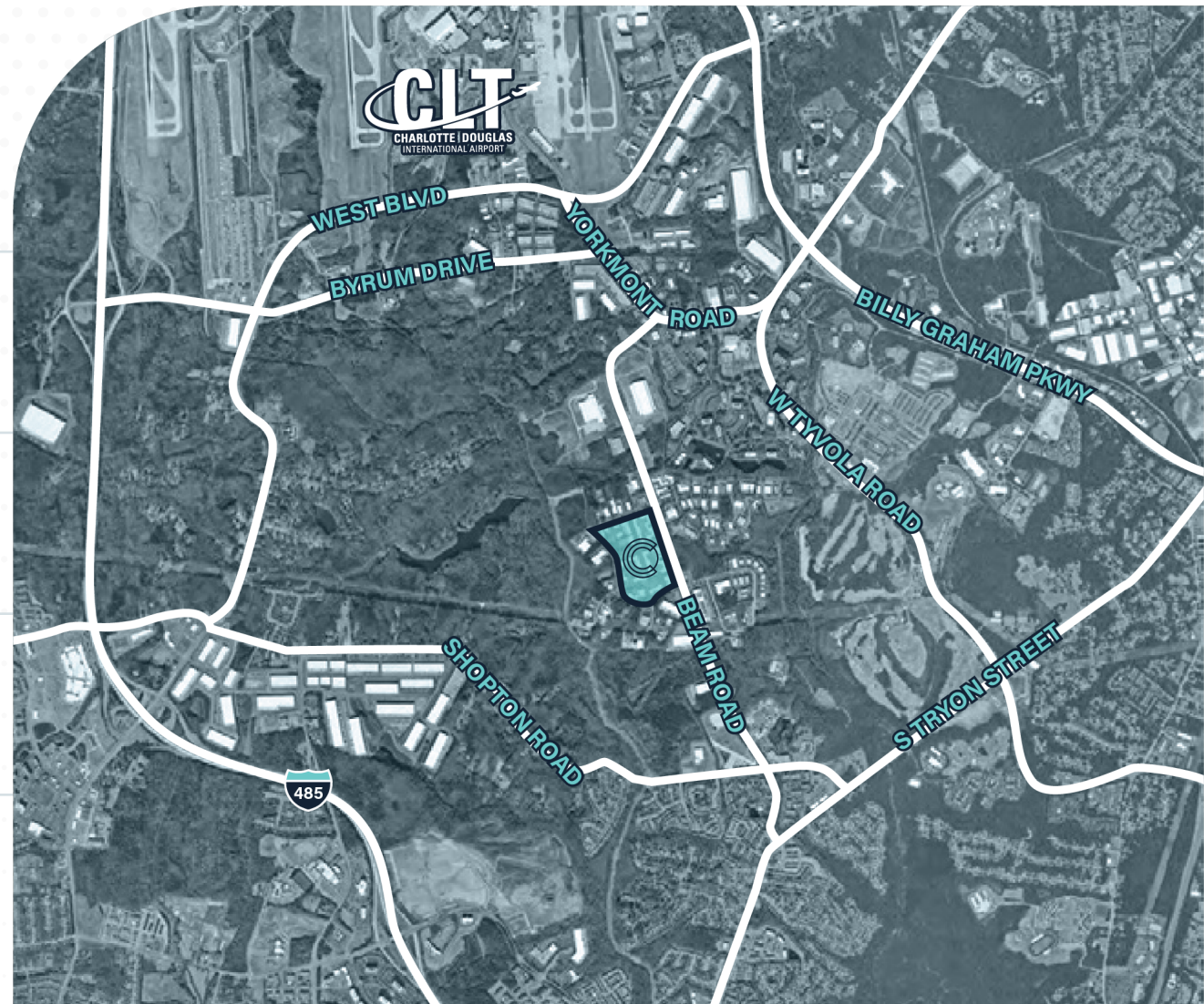
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

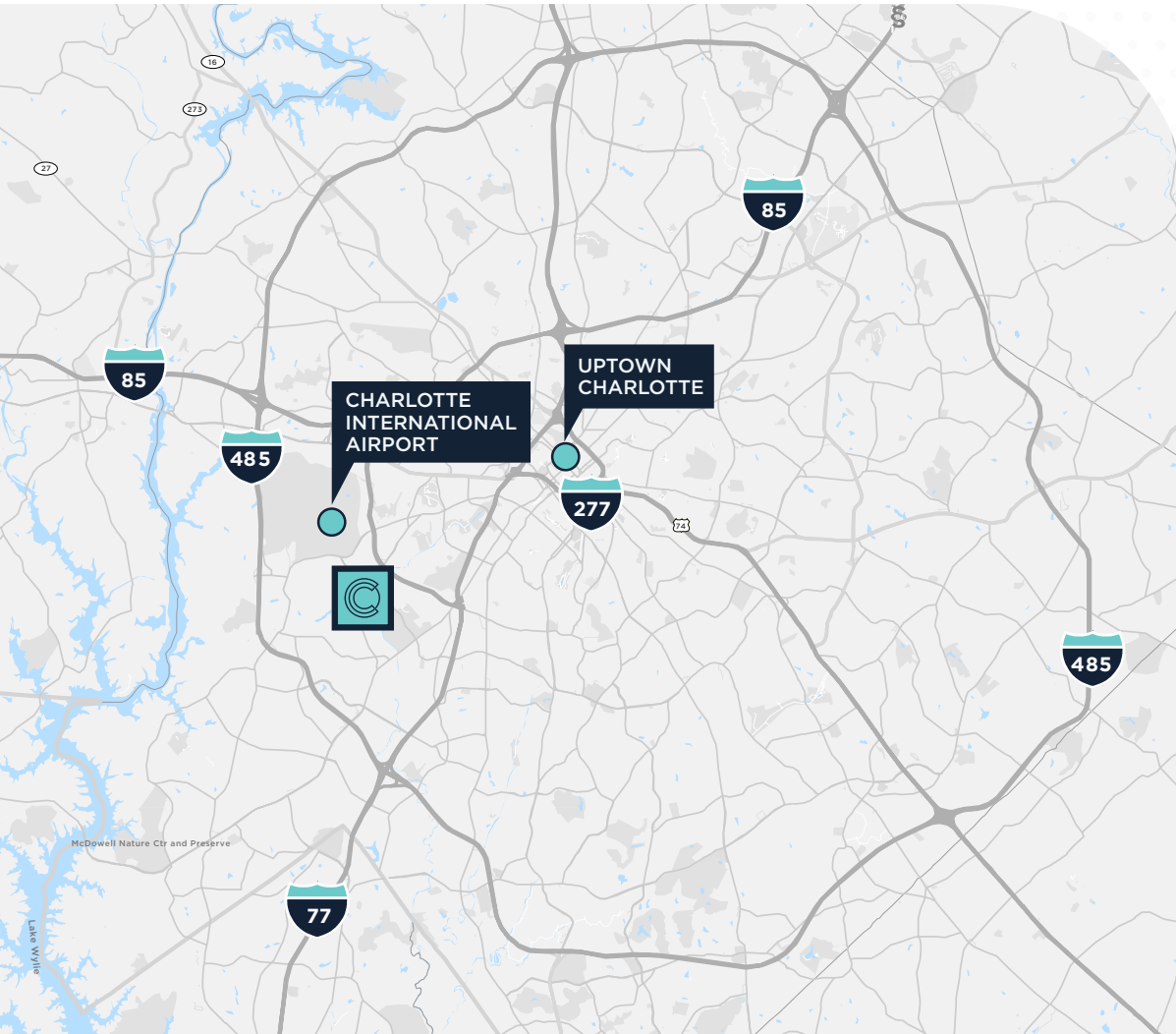
I-485
2.6 Miles



DRIVE TIMES



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



I-485
6 min / 2.6 miles

I-77
7 min / 3.6 miles

I-85
8 min / 5.1 miles

I-277
11 min / 7.0 miles

CHARLOTTE INT'L AIRPORT
8 min / 5.2 miles

UPTOWN CHARLOTTE
13 min / 7.9 miles



COFFEY CREEK

INTERNATIONAL BUSINESS PARK

Beam Road | Charlotte, NC

For More Information, Please Contact:

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