

Beam Road | Charlotte, NC



COFFEY CREEK

INTERNATIONAL BUSINESS PARK

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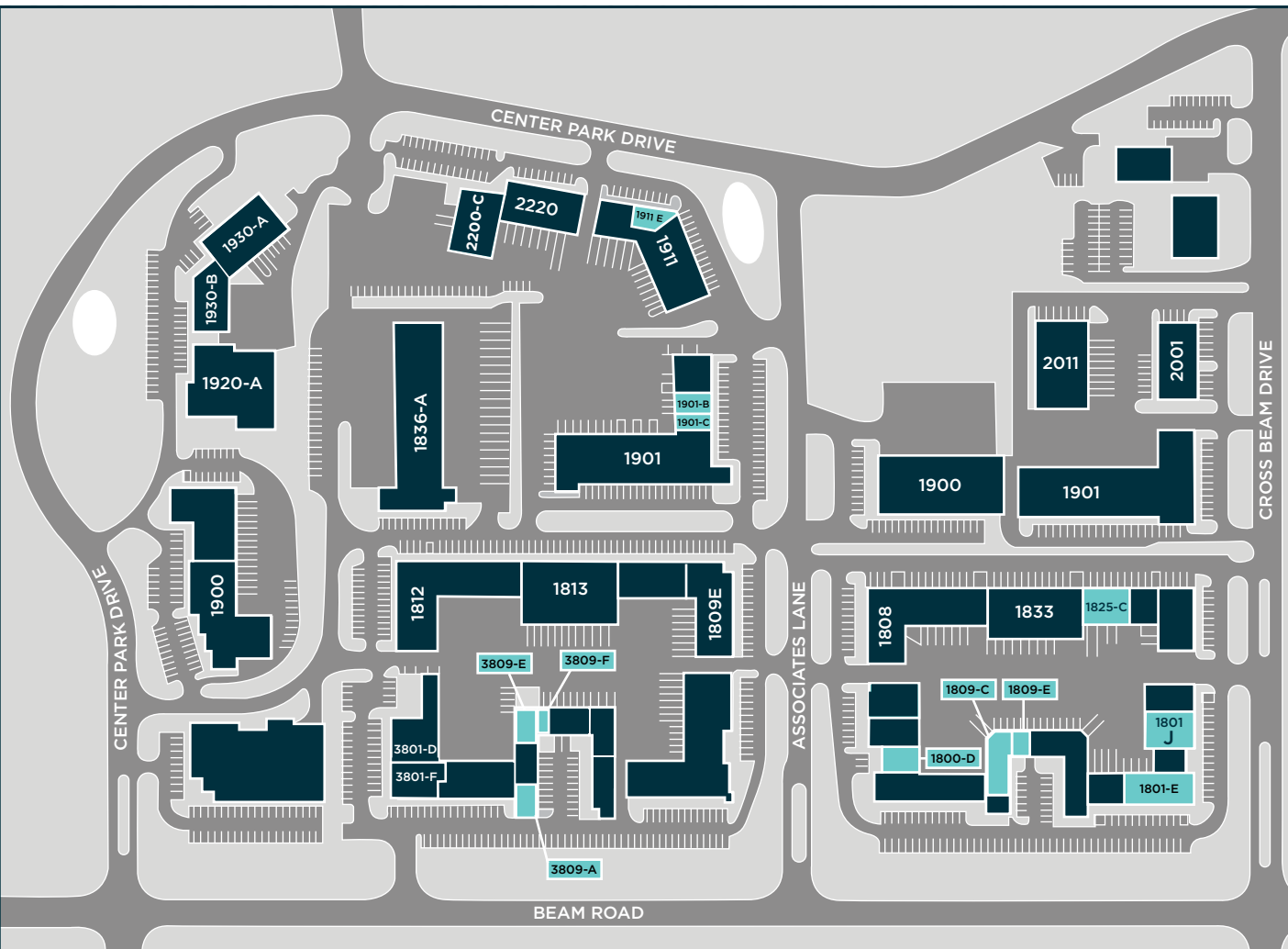
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SITE PLAN



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



 **1801-E Cross Beam**
5,538 SF

 **1801-J Cross Beam**
4,838 SF

 **1809-C Cross Beam**
4,099 SF

 **3809-E Beam Road**
2,590 SF

 **3809-A Beam Road**
2,031 SF

 **1800-D Associates**
2,026 SF

 **1911-E Associates**
1,960 SF

 **1901-B Associates**
1,798 SF

 **1901-C Associates**
1,280 SF

 **3809-F Beam Road**
1,256 SF

 **1809-E Cross Beam**
1,229 SF



1801-E Cross Beam



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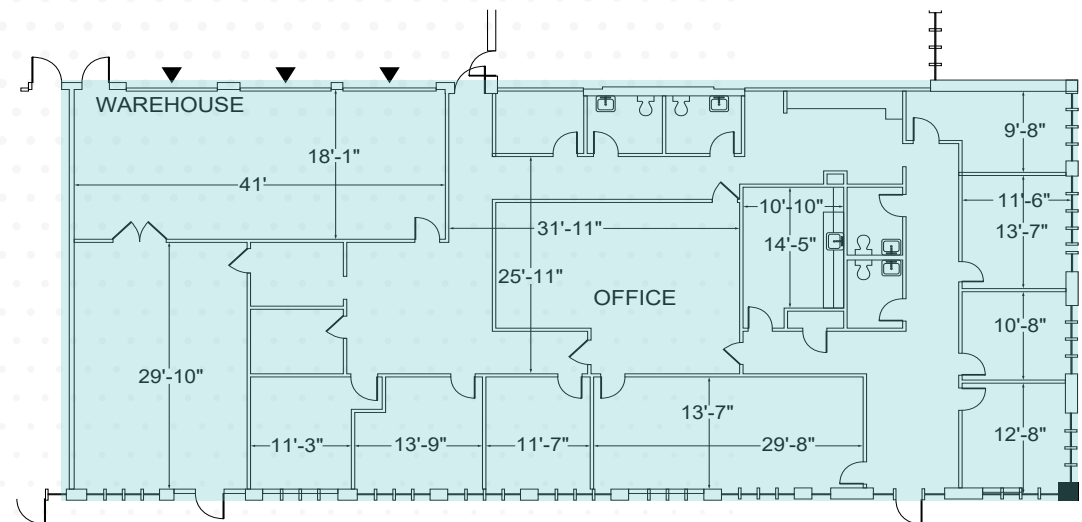
5,538 SF



4,730 SF OFFICE SPACE



3 DOCK HIGH DOORS



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1801-J Cross Beam



**COFFEY
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4,838 SF



859 SF OFFICE SPACE



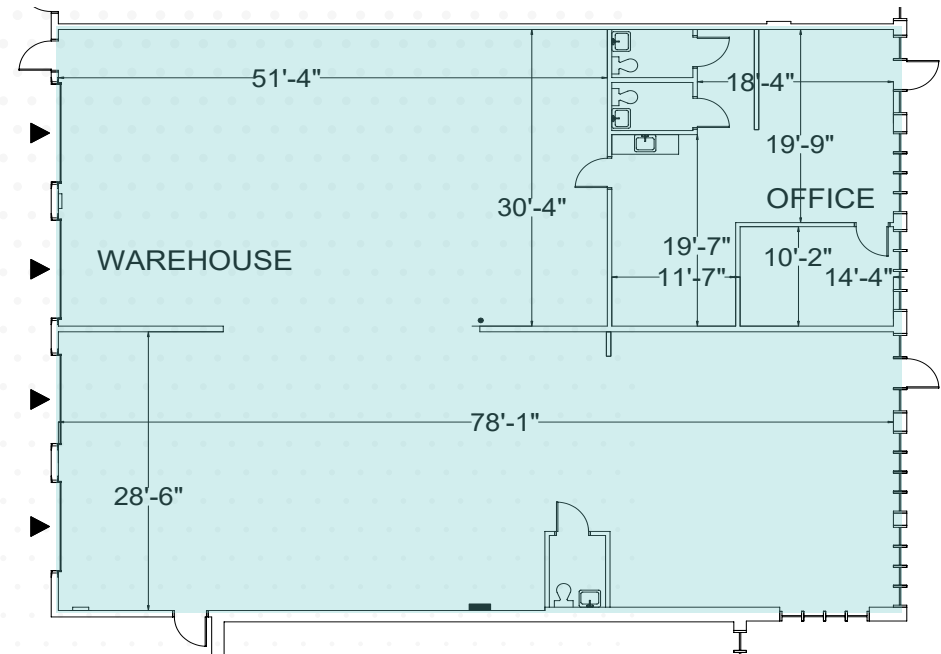
4 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



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1825-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,709 SF



1,168 SF OFFICE SPACE



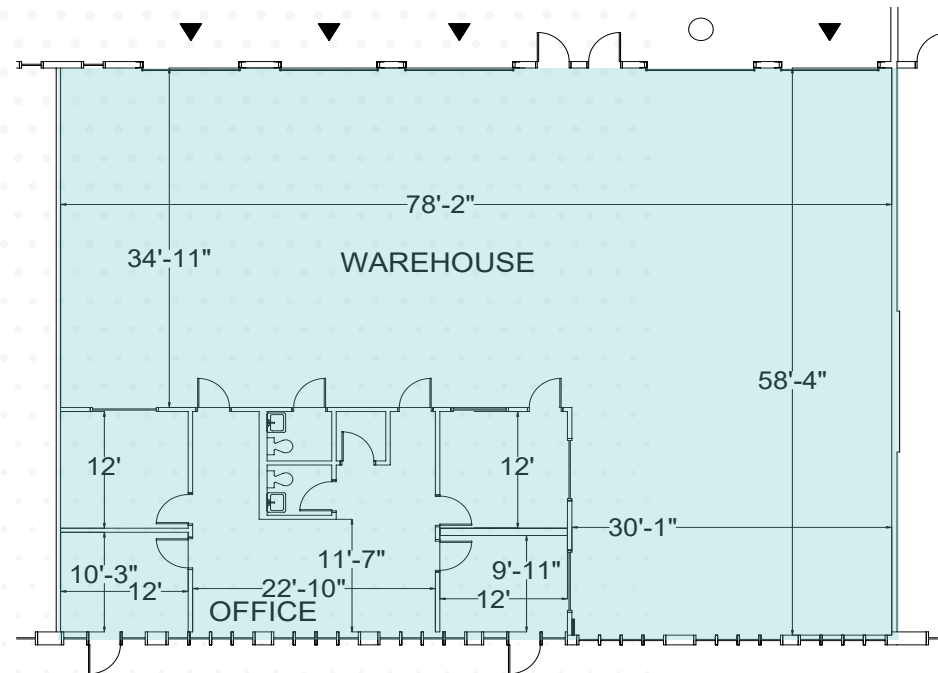
4 DOCK HIGH DOORS



1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



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1809-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,099 SF



1,958 SF OFFICE SPACE



1 DOCK HIGH DOOR



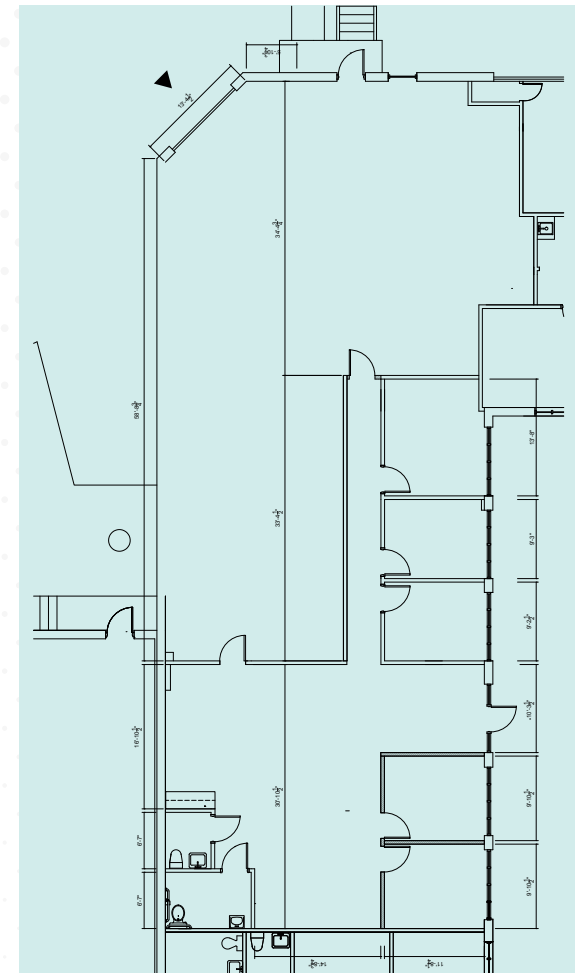
1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



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3809-E Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,590 SF



1,052 SF OFFICE SPACE



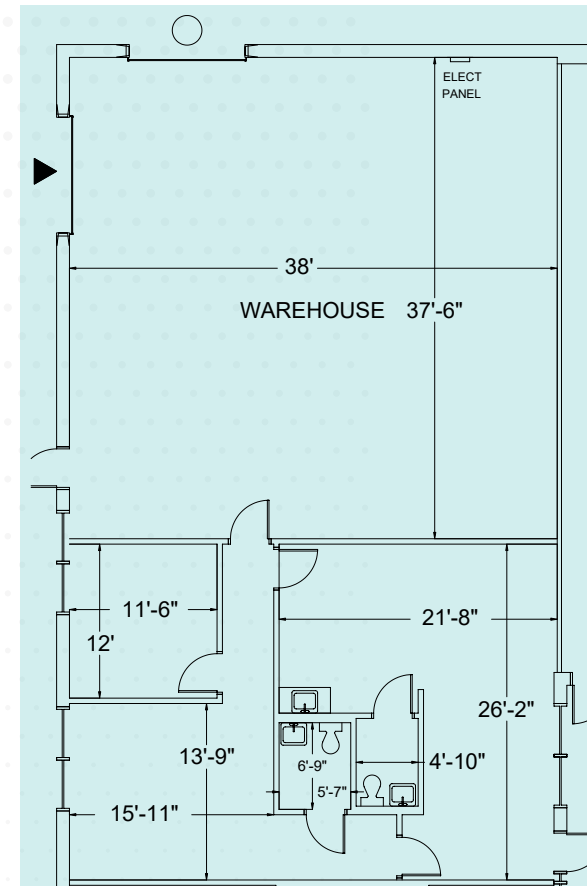
1 DOCK HIGH DOOR



1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



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3809-A Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

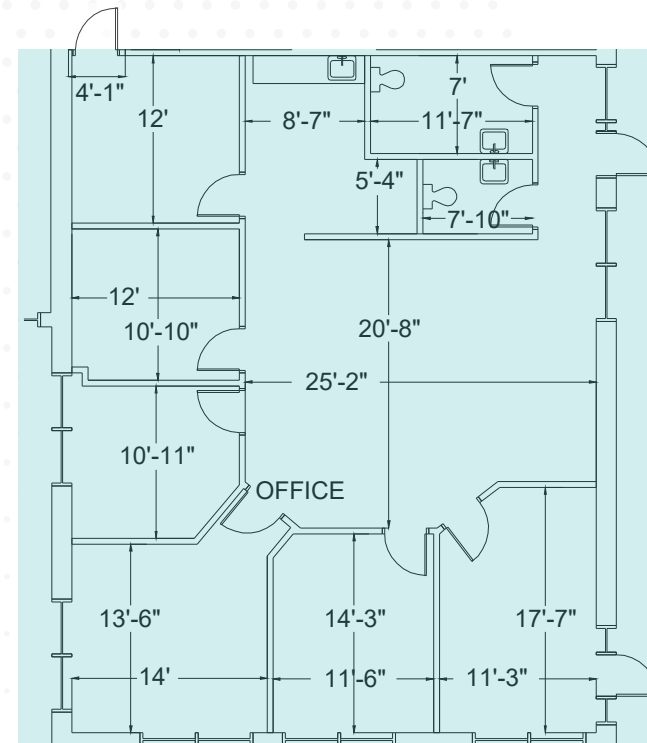
2,031 SF



2,031 SF OFFICE SPACE



AVAILABLE ON: **11/1/2026**



1800-D Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,026 SF



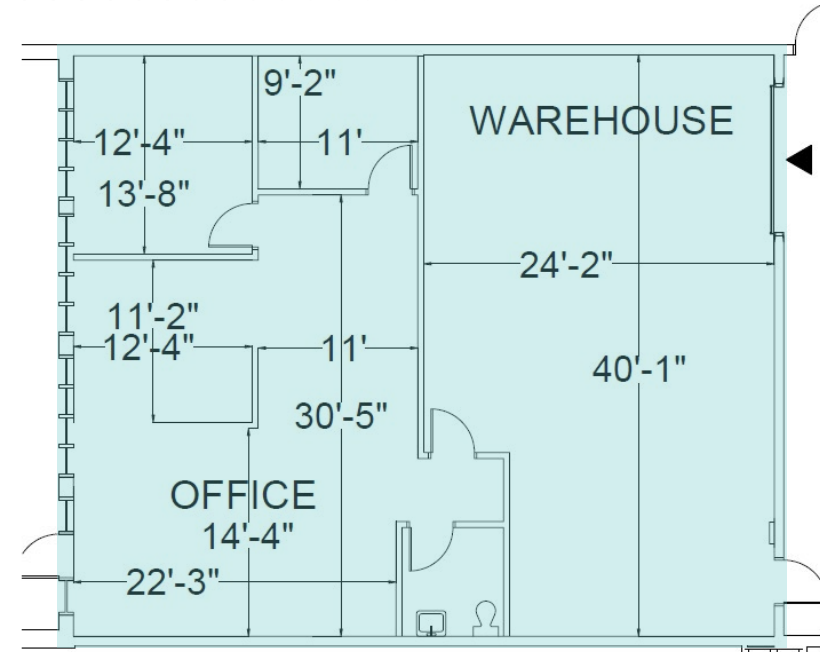
1,091 SF OFFICE SPACE



1 DOCK HIGH DOOR



12'-14' CLEAR HEIGHT



1,960 SF



Architectural floor plan of a building with a sloped roof. The plan shows several rooms with dimensions. On the left, a large room is labeled "SPACE". In the center, a room is labeled "E". On the right, a room contains a kitchenette with a sink and stove. An "ELECT PANEL" is located in the top right corner. Dimensions are provided for various sections: 25'-8", 18'-2", 11'-10", 11'-6", 14'-10", 13'-9", 10'-4", 10'-6", 10'-9", 15'-8", 14'-5", 10'-0", 10'-10", 10'-0", 9'-5", and 14'-10".

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1901-B Associates



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1,798 SF



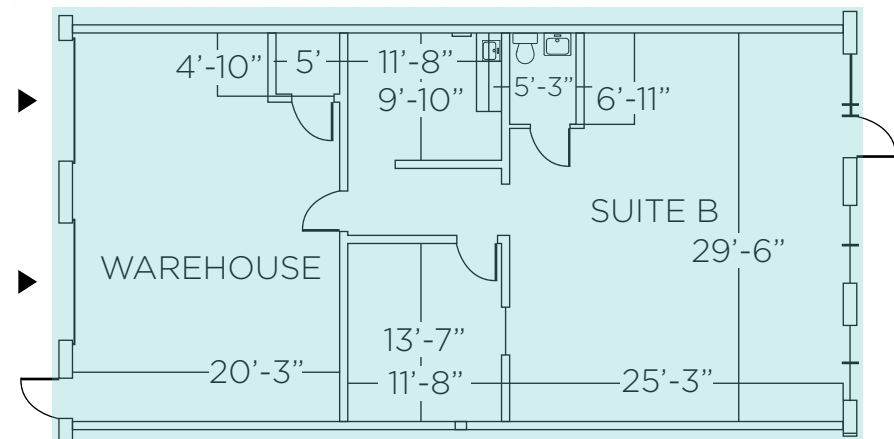
1,154 SF OFFICE SPACE



2 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



1901-C Associates



**COFFEY
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INTERNATIONAL BUSINESS PARK

1,280 SF



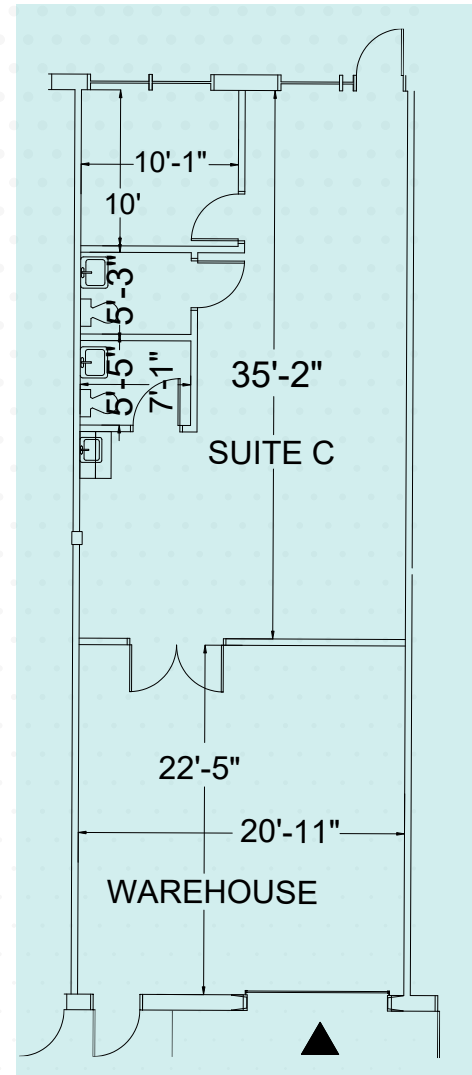
777 SF OFFICE SPACE



1 DOCK HIGH DOOR



12-14' CLEAR HEIGHT



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3809-F Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

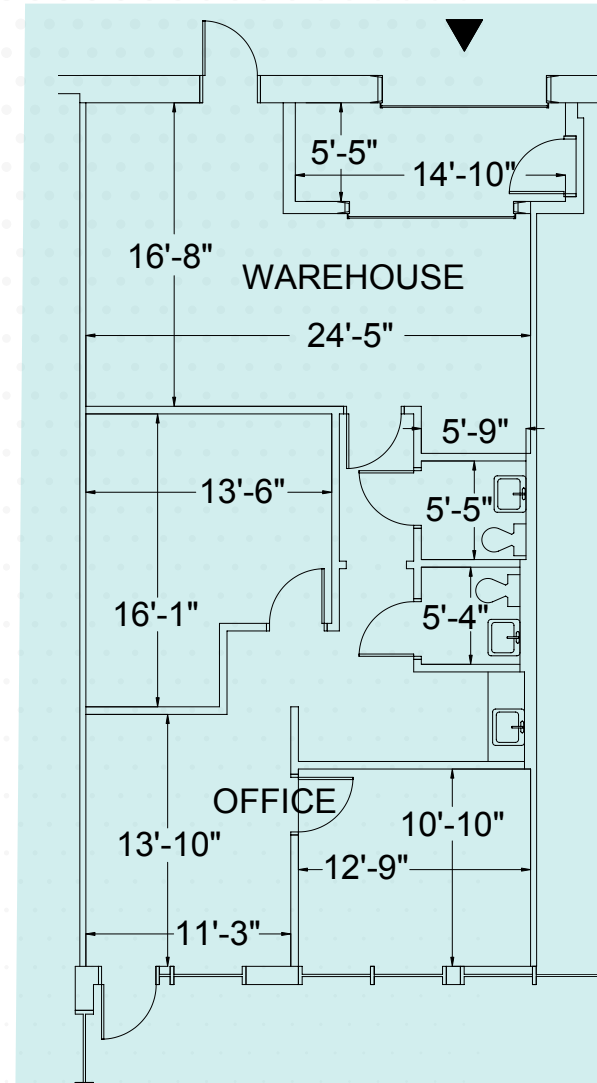
1,256 SF



761 SF OFFICE SPACE



1 DOCK HIGH DOOR



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1809-E Cross Beam

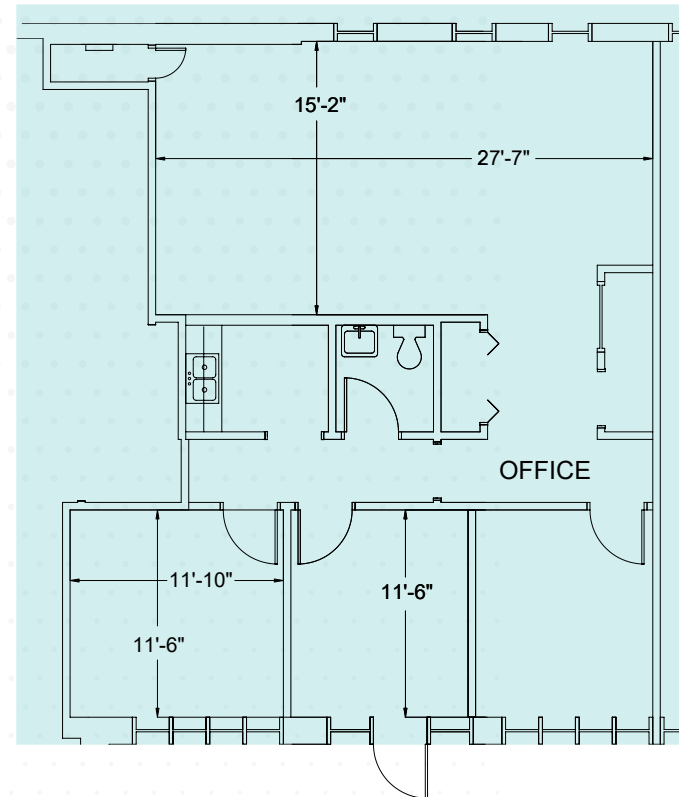


**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,229 SF



100% OFFICE SPACE



ACCESS



**COFFEY
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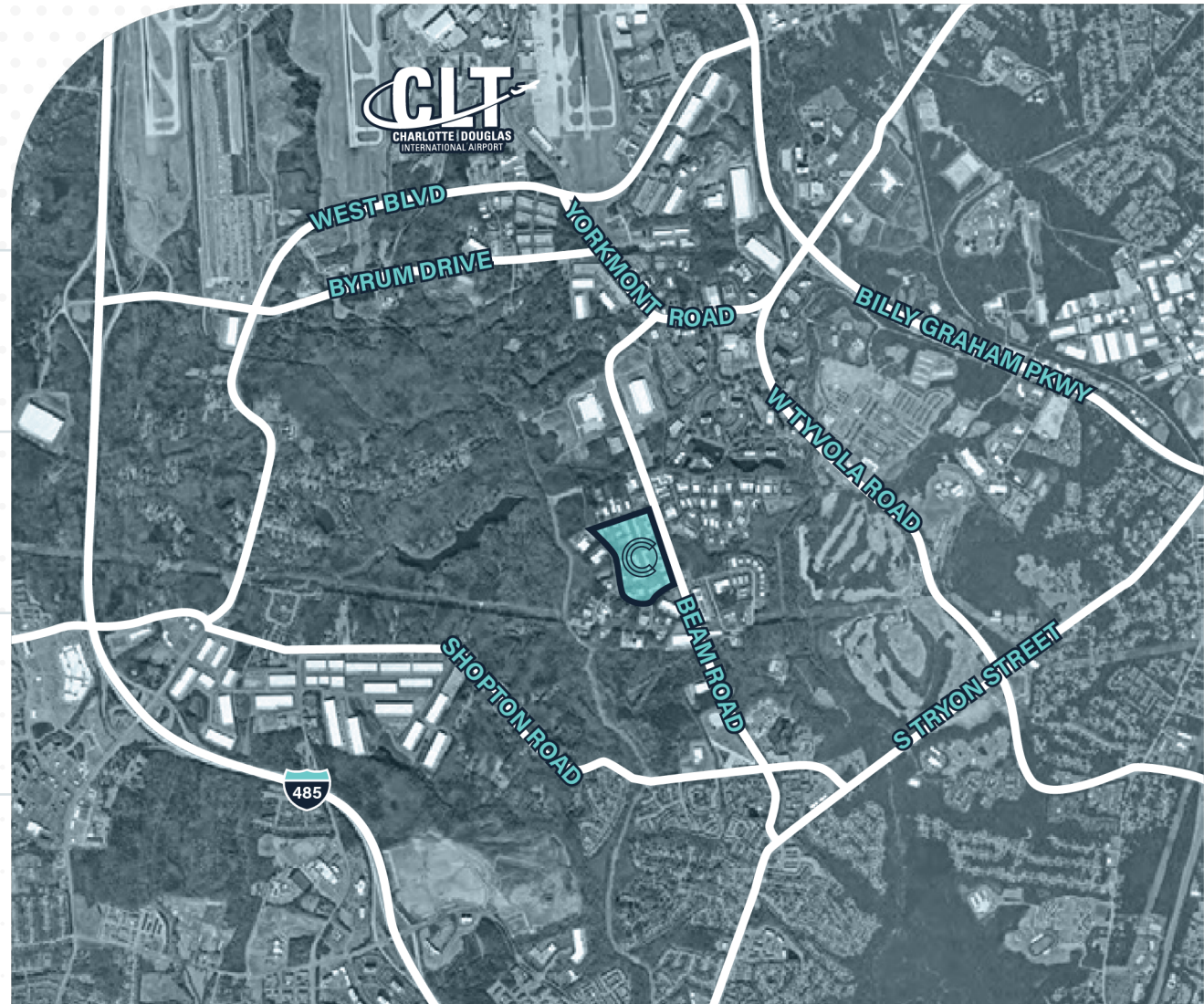
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

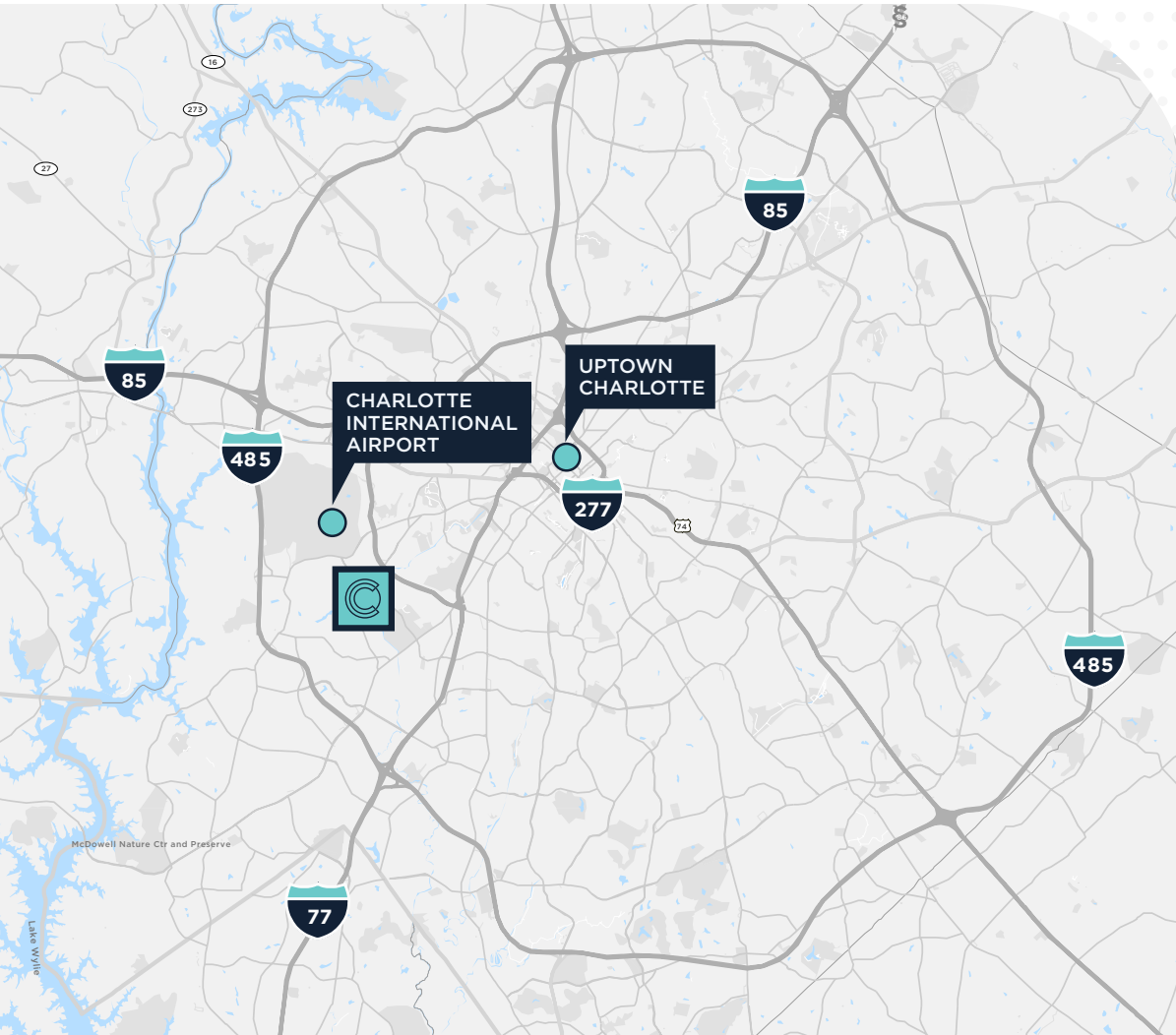
I-485
2.6 Miles



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



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