



CAROLINA LOGISTICS PARK

12032 CAROLINA LOGISTICS DR, SUITE S | PINEVILLE, NC 28134

±23,100 – 46,366 SF INDUSTRIAL SPACE AVAILABLE



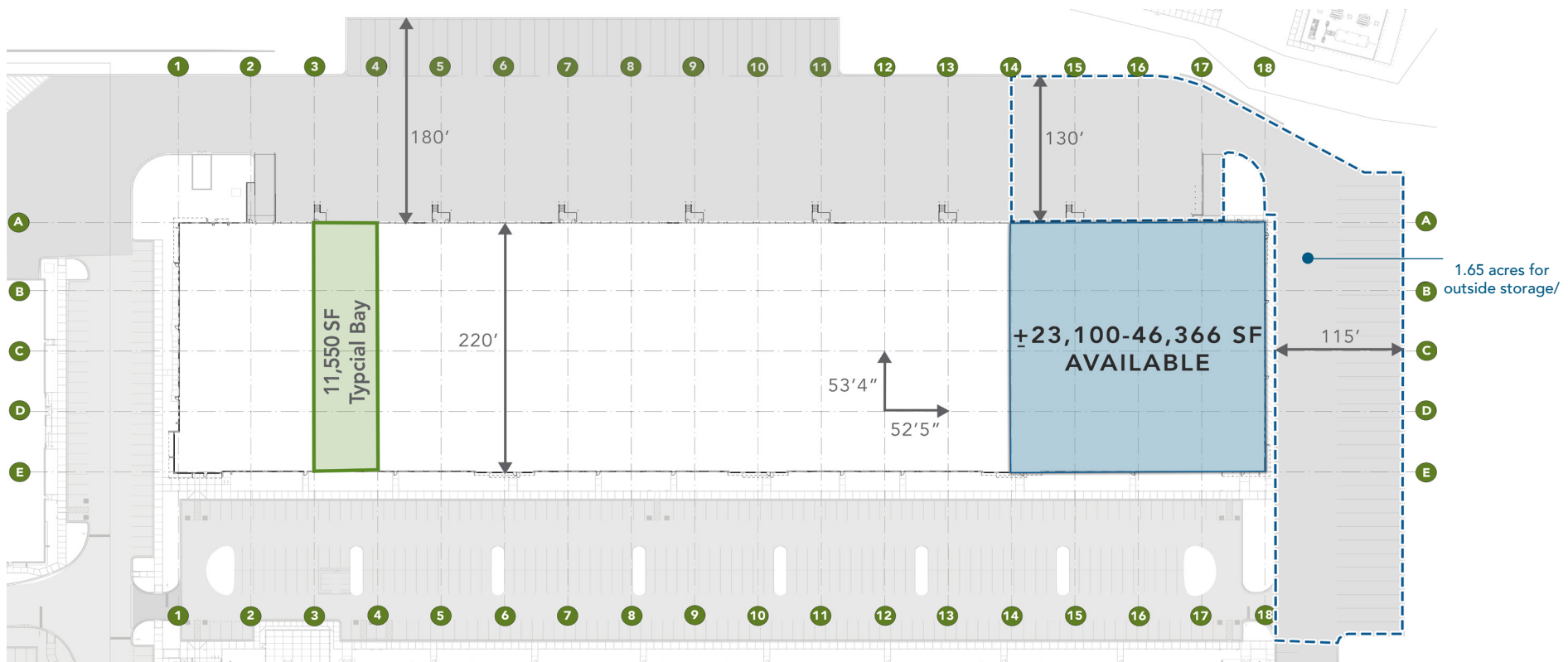
- ±23,100 - 46,366 SF available with 1.65 acres of outside storage/trailer parking
- Located within Carolina Logistics Park, a ±4 million square foot industrial park consisting of Class A distribution and manufacturing space
- Zoning - General Industrial (GI)
- The park features state-of-the-art building aesthetics and characteristics, a prime distribution location and access to an established workforce and amenities
- ESFR sprinkler system
- 32' clear height
- Excellent location in Southwest Charlotte, in close proximity to I-77, I-485, Charlotte Douglas International Airport and Charlotte's CBD

Developed and managed by Beacon Partners, the largest developer of industrial space in Charlotte, providing maximum flexibility and service to customers.

TIM ROBERTSON

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| | |
|-----------------|---|
| ADDRESS | 12032 Carolina Logistics Drive, Suite S Pineville, NC 28134 |
| COUNTY | Mecklenburg |
| AVAILABLE SF | ±23,100 - 46,366 SF |
| OFFICE SF | Build-to-Suit |
| ZONING | G-1 |
| CLEAR HEIGHT | 32' |
| FIRE PROTECTION | ESFR |
| LOADING | Dock High: (9) 9' x 10' Drive-in Door: (1) 14' x 16' Future Drive-in Knockouts: (1) 14' x 16' |

| | |
|-------------------|---|
| TRAILER PARKING | 210 Trailer Spaces |
| CAR PARKING | 34 Spaces |
| COLUMN SPACING | 52'6" x 63'4" Typical with 60' Speed Bay |
| CONSTRUCTION | Walls: Tilt Concrete Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3s at 18" O.C. Roof: 60 Mil TPO Membrane |
| ON-SITE UTILITIES | Water: CMUD Sewer: CMUD Power: Electricities Gas: Piedmont Natural Gas |

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BEACON PARTNERS



+129,872 SF AVAILABLE
12038 Carolina Logistics Dr






+23,100-46,366 SF AVAILABLE
12032 Carolina Logistics Dr

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 ±1.0 mile via Exit 1A | Westinghouse Blvd
 ±1.0 mile via Exit 90 | Carowinds Blvd
- 
 ±1.0 mile via Exit 67
 ±3.0 miles via Exit 65 | N Polk St
- 
 ±11.5 miles via Exit 38
- 
 ±10.0 miles
- 
 ±11.0 miles



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