



CAROLINA LOGISTICS PARK

12020 CAROLINA LOGISTICS DR, SUITE F | PINEVILLE, NC 28134

±50,450 SF INDUSTRIAL SPACE AVAILABLE



- ±50,450 SF available with ±2,380 SF of spec office
- 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.

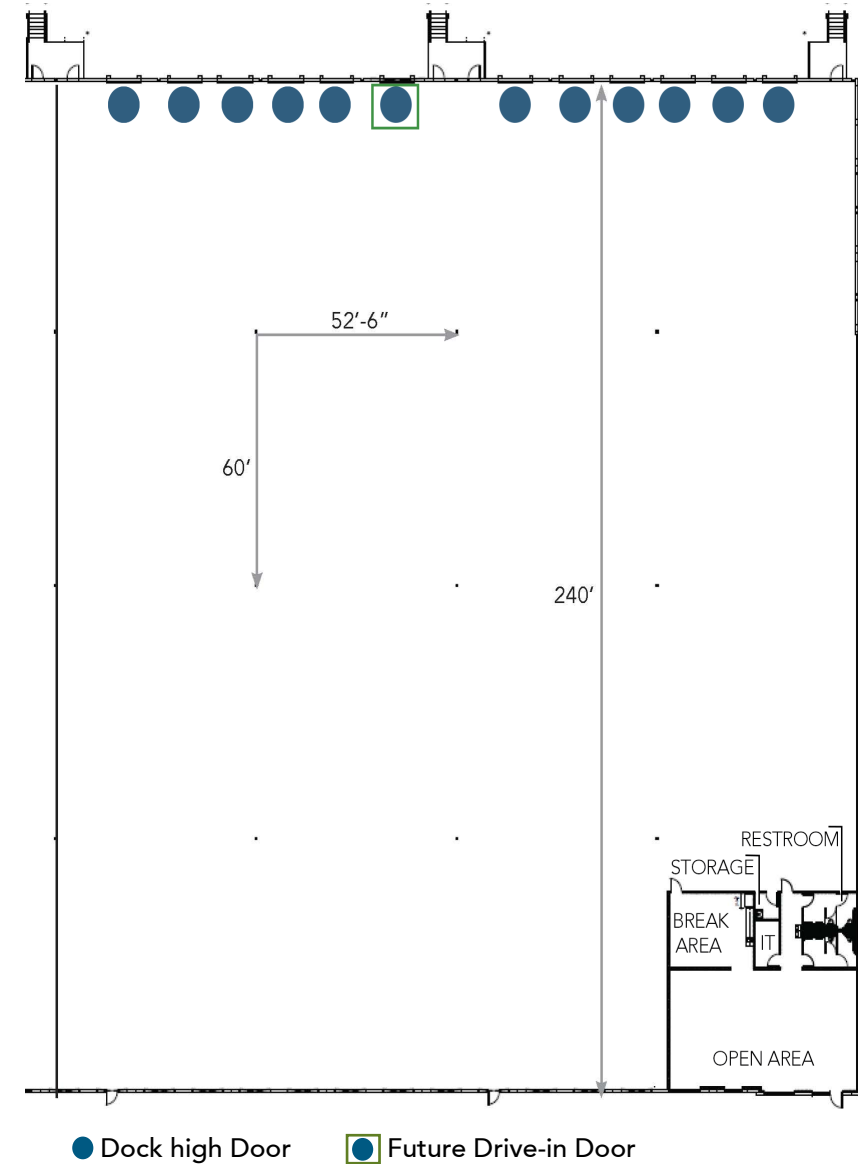
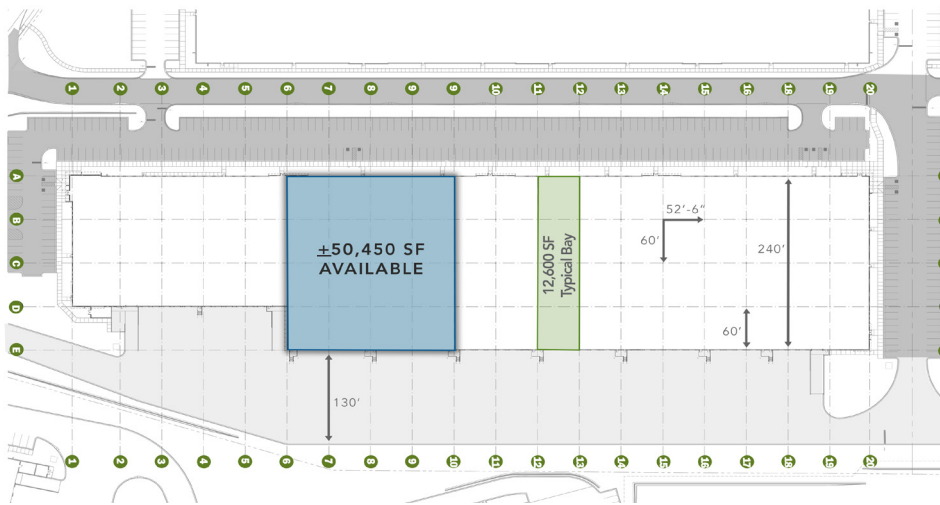
TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)
tim.robertson@beacondevelopment.com



**BEACON
PARTNERS**

ADDRESS	12020 Carolina Logistics Drive, Suite F Pineville, NC 28134
COUNTY	Mecklenburg
AVAILABLE SF	±50,450 SF
OFFICE SF	±2,380
ZONING	G-1
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
LOADING	Dock High: (12) 9' x 10' Future Drive-in Knockouts: (1) 14' x 16'
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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±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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