

Beam Road | Charlotte, NC



COFFEY CREEK

INTERNATIONAL BUSINESS PARK

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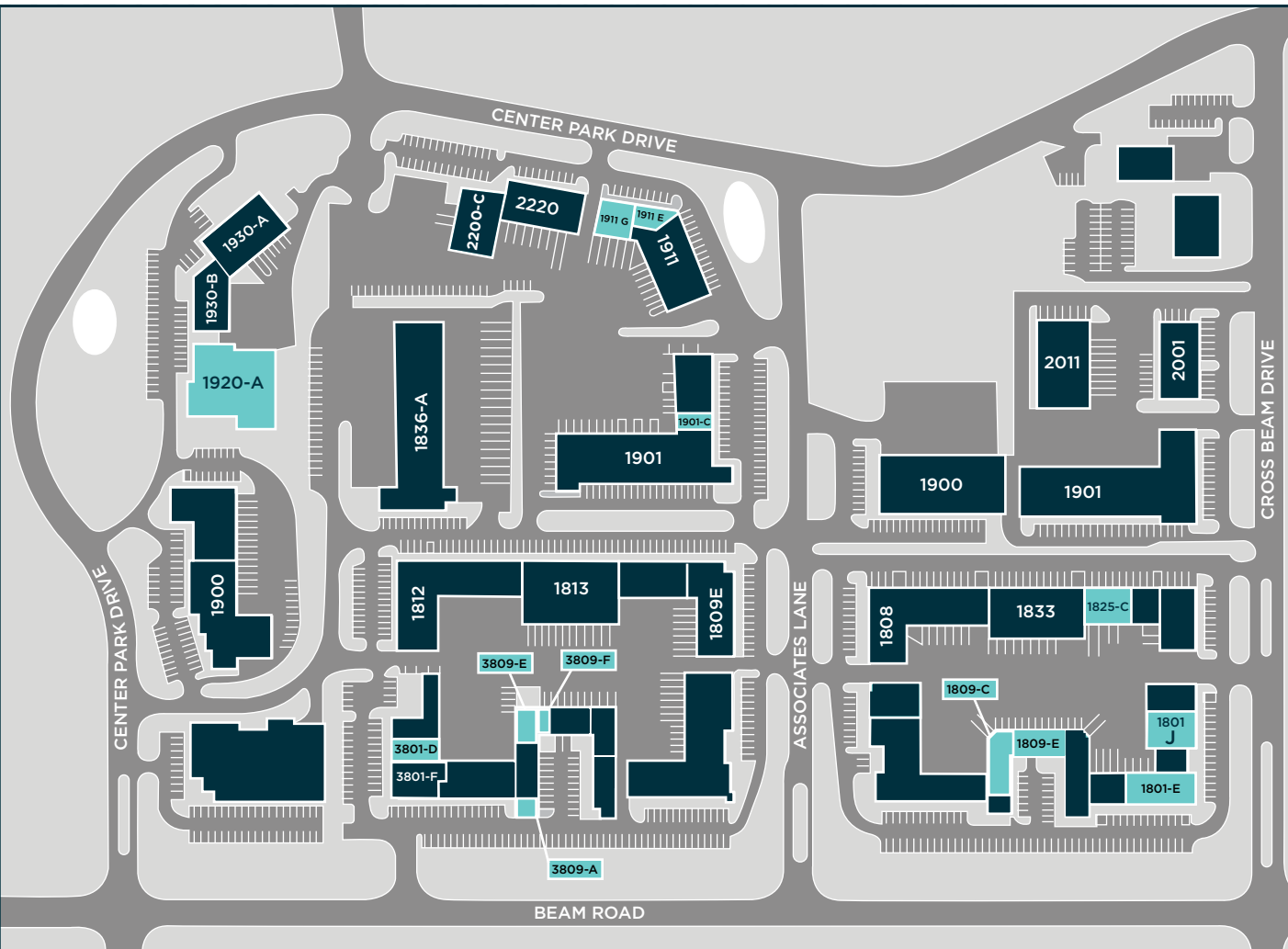
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SITE PLAN



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



 **1920-A Center Park**
16,956 SF

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

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

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

 **1911-G Associates**
3,459 SF

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

 **3801-D Beam Road**
2,401 SF

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

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

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

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

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

Beam Road | Charlotte, NC



Click Suite to
View Floor Plan

1920-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

16,956 SF



4,026 SF OFFICE SPACE



4 DOCK HIGH DOORS



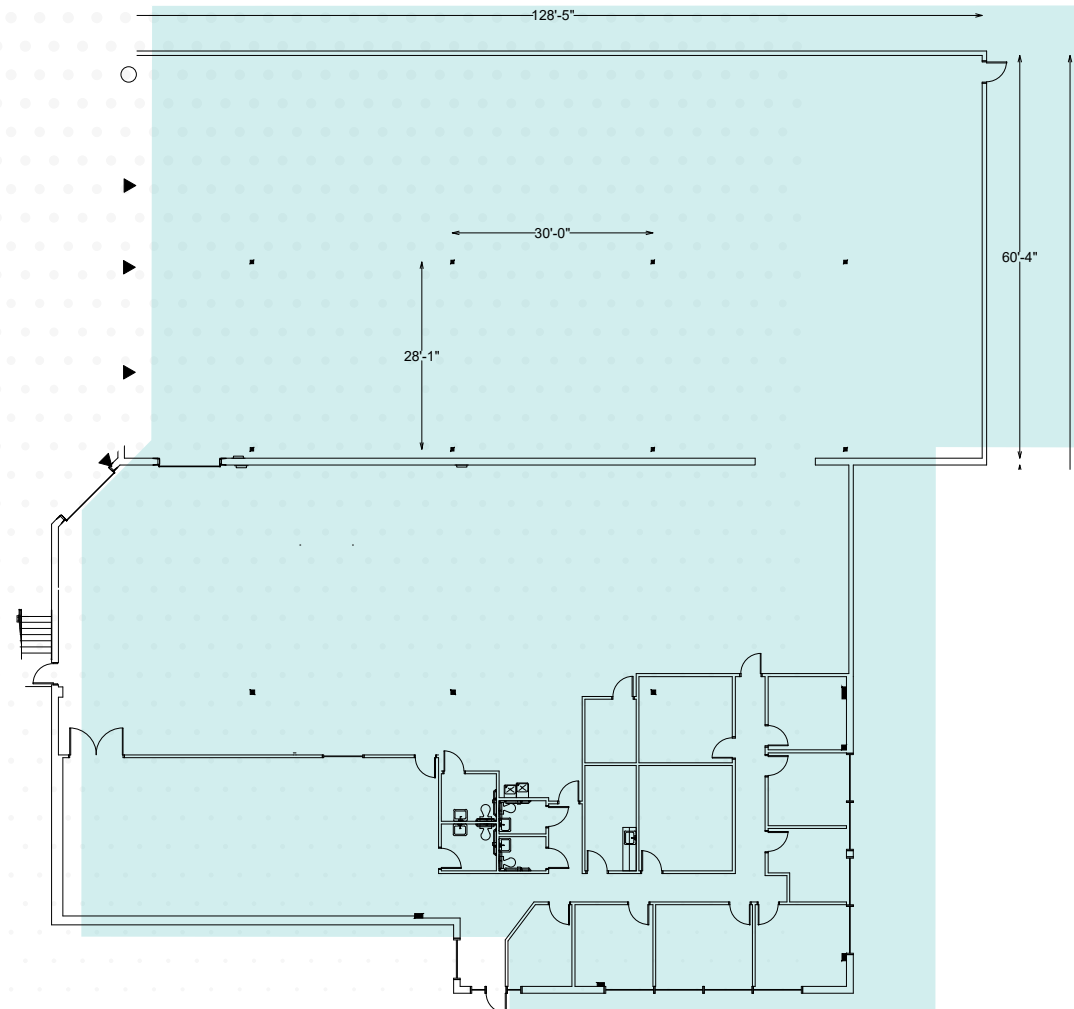
1 DRIVE-IN DOOR



14'-18' CLEAR HEIGHT



MAKE-READY IN PROGRESS



[Back to
Site Plan](#)

1801-E Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

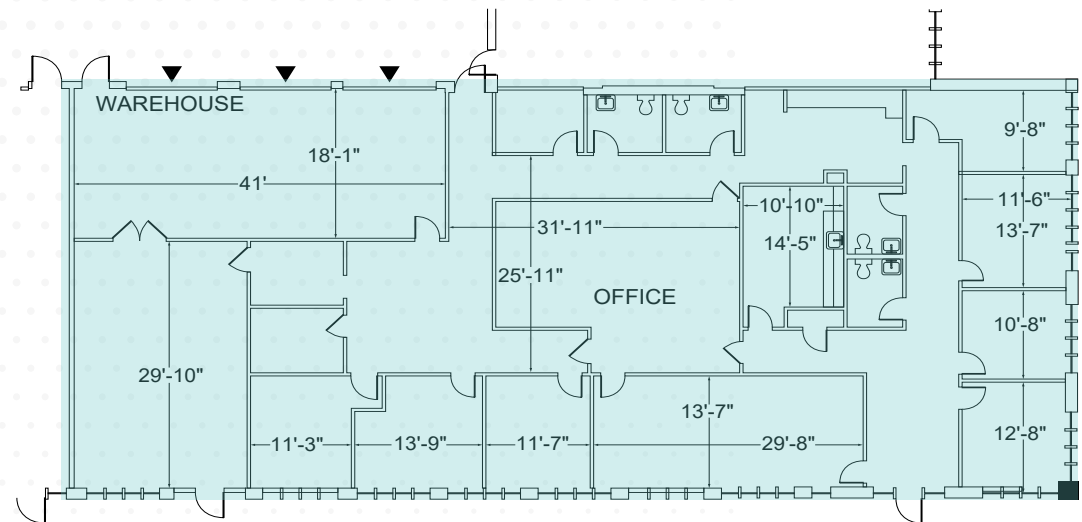
5,538 SF



4,730 SF OFFICE SPACE



3 DOCK HIGH DOORS



[Back to
Site Plan](#)

1801-J Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,838 SF



859 SF OFFICE SPACE



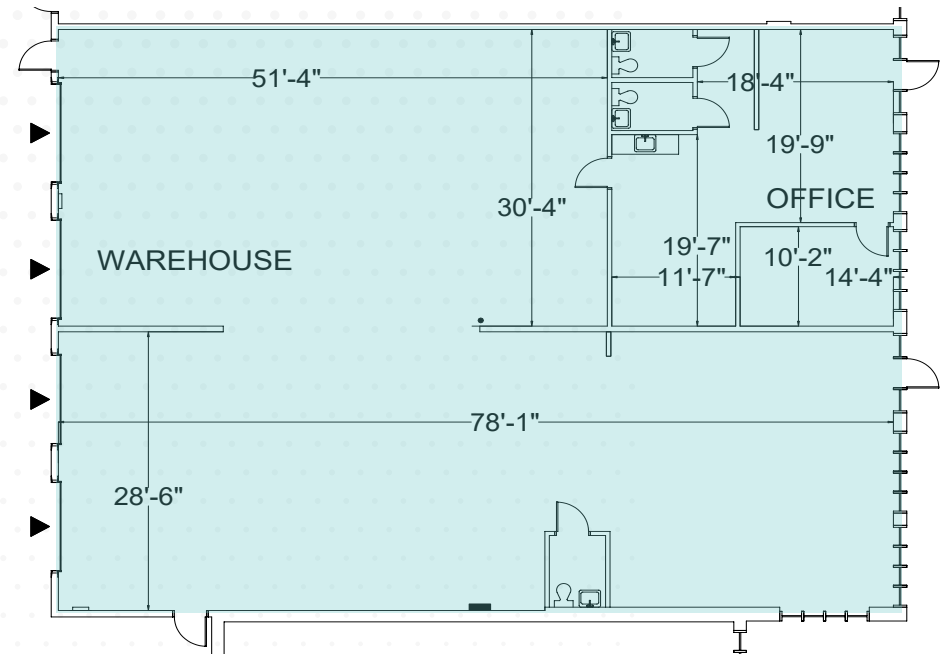
4 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



1825-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,709 SF



1,168 SF OFFICE SPACE



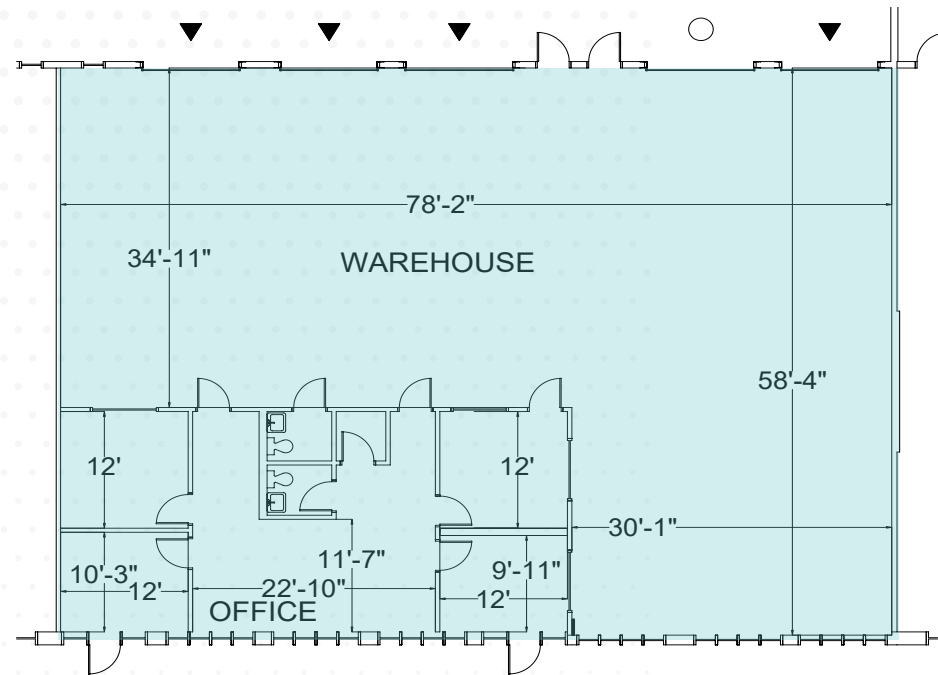
4 DOCK HIGH DOORS



1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



[Back to
Site Plan](#)

1809-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,099 SF



1,958 SF OFFICE SPACE



1 DOCK HIGH DOOR



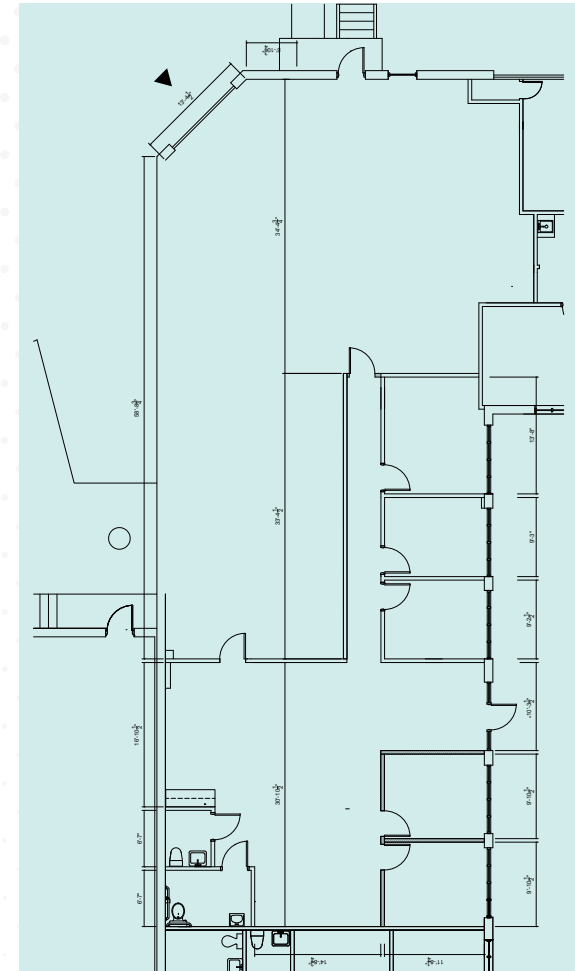
1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



[Back to
Site Plan](#)

1911-G Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

3,459 SF



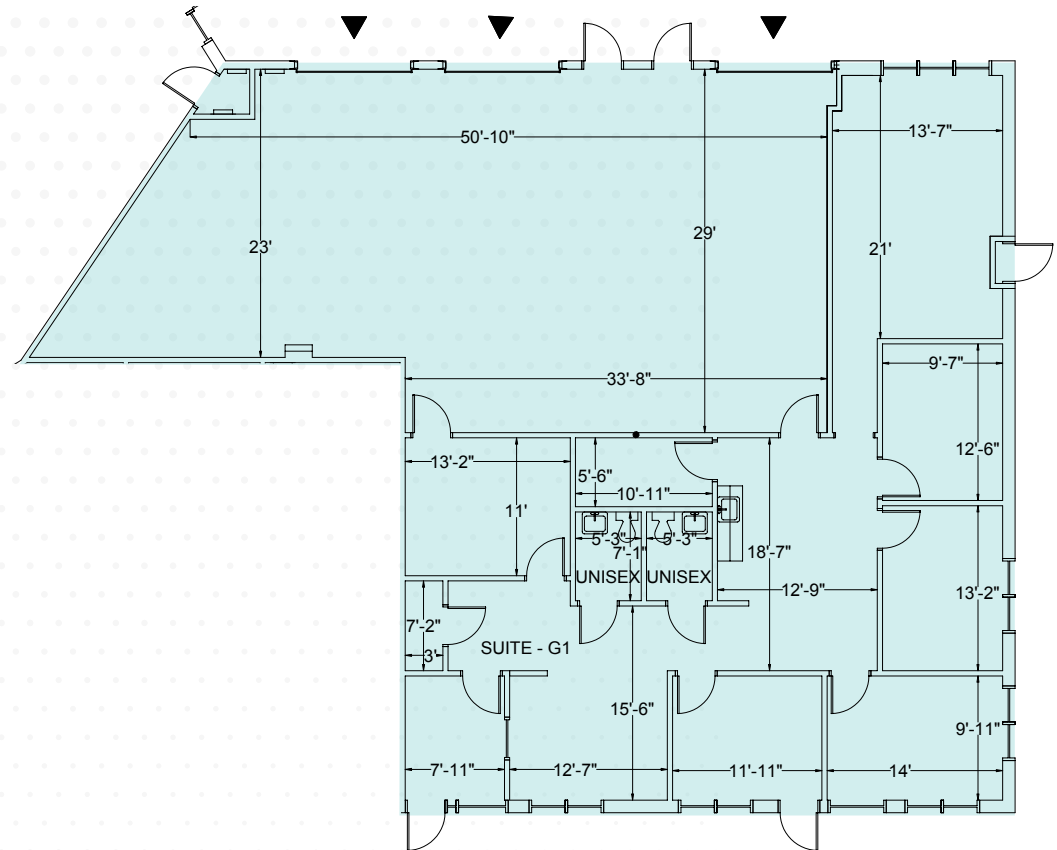
1,904 SF OFFICE SPACE



3 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



[Back to
Site Plan](#)

3809-E Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,590 SF



1,052 SF OFFICE SPACE



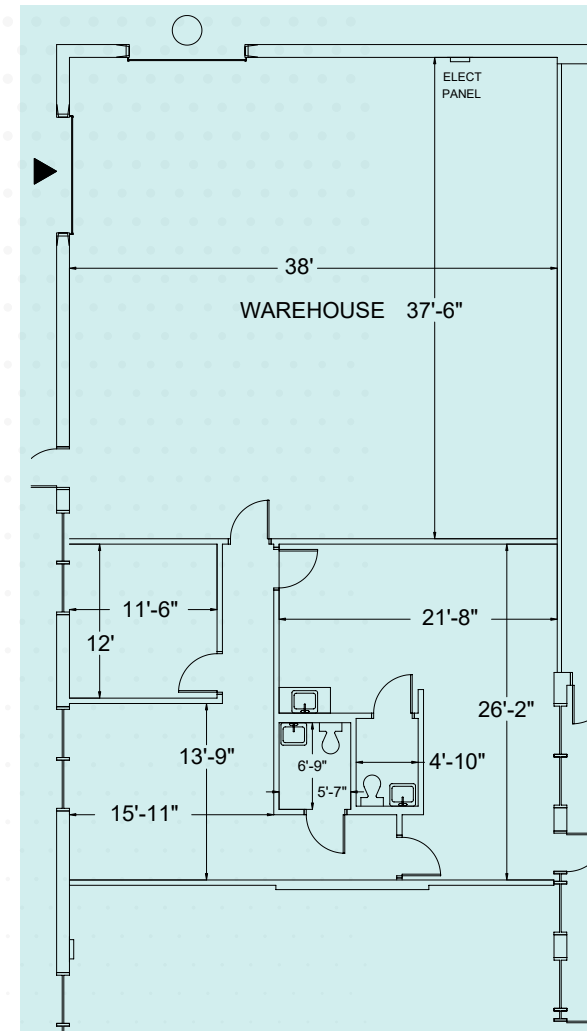
1 DOCK HIGH DOOR



1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



[Back to
Site Plan](#)

3801-D Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,401 SF



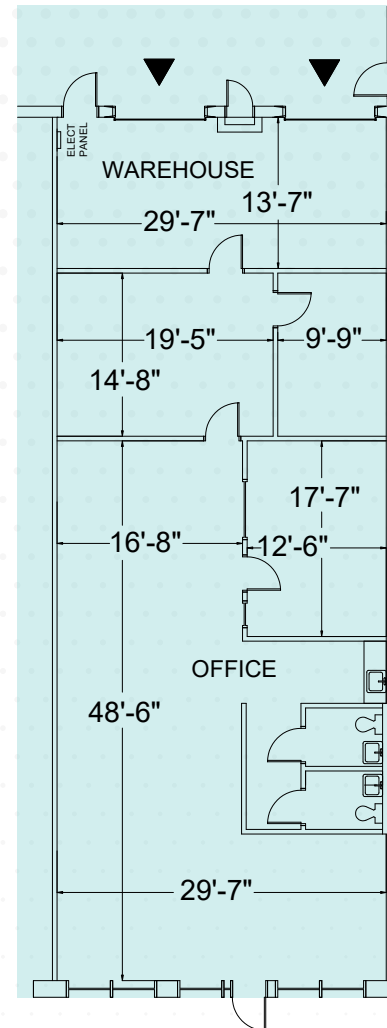
1,957 SF OFFICE SPACE



2 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



3809-A Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

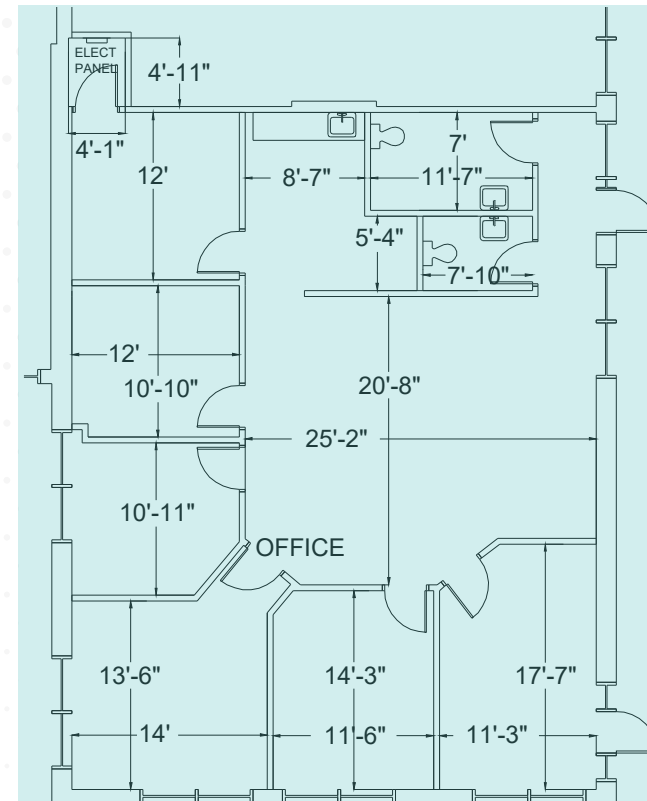
2,031 SF



2,031 SF OFFICE SPACE



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



1,960 SF



SPACE

14'-10"

13'-9"

10'-4"

10'-6"

15'-8"

10'-9"

ELECT PANEL

25'-8"

11'-10"

11'-6"

E

18'-2"

14'-5"

10'-0"

10'-10"

10'-0"

9'-5"

[Back to Site Plan](#)

1901-C Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,280 SF



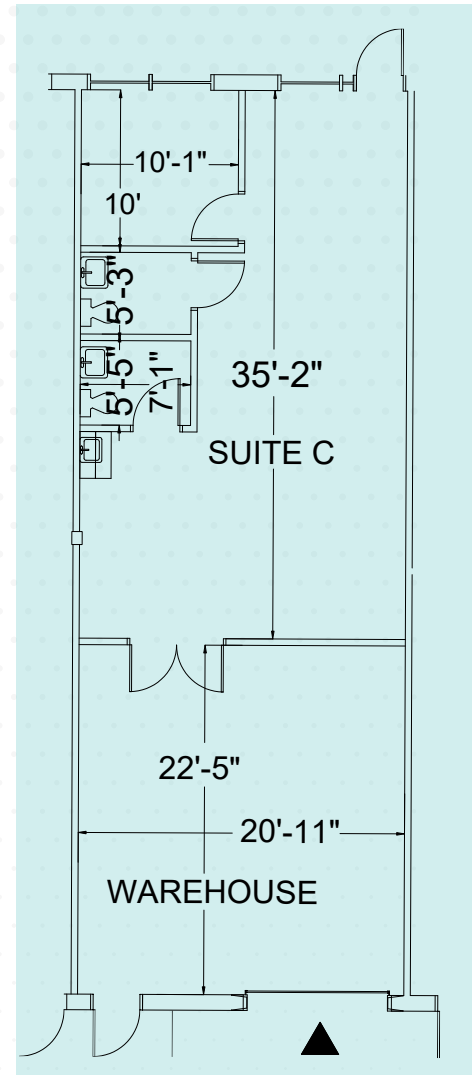
777 SF OFFICE SPACE



1 DOCK HIGH DOOR



12-14' CLEAR HEIGHT



[Back to
Site Plan](#)

3809-F Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

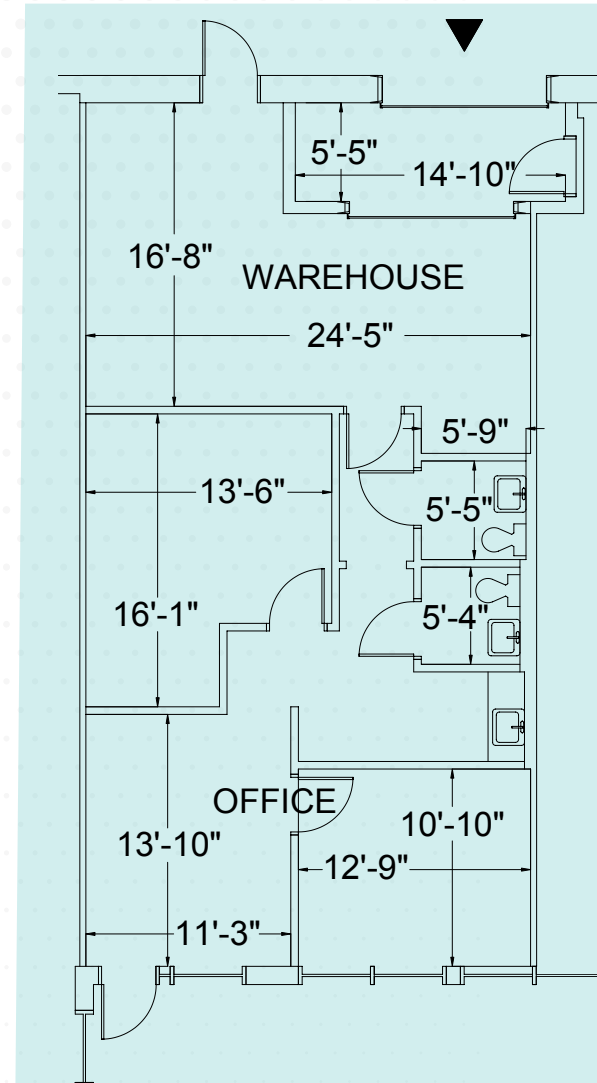
1,256 SF



761 SF OFFICE SPACE



1 DOCK HIGH DOOR



1809-E Cross Beam

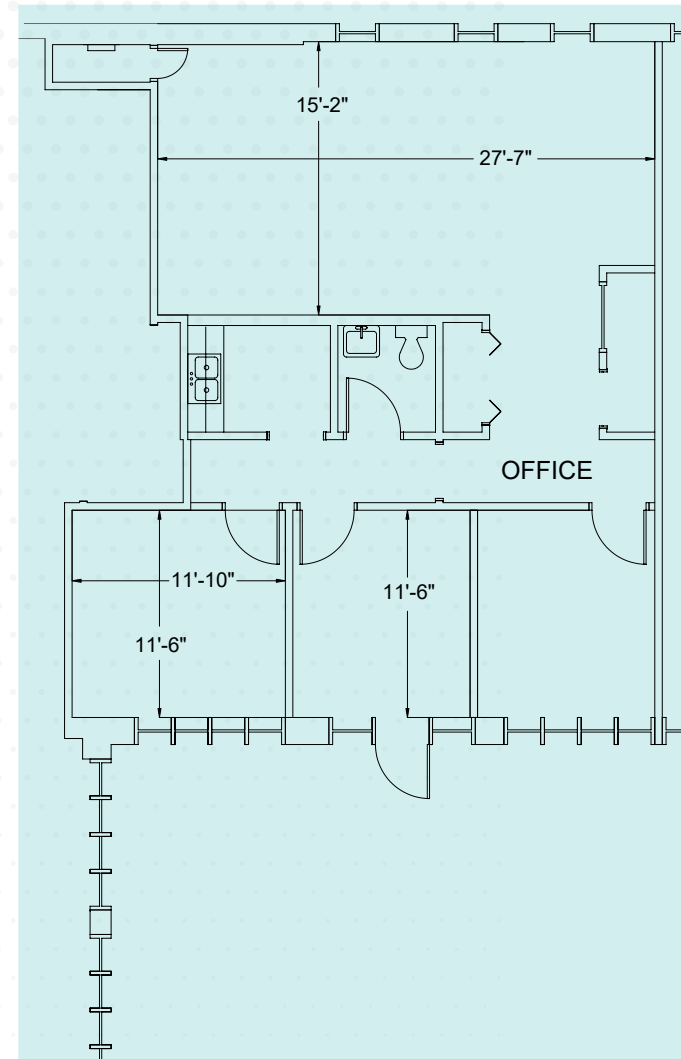


**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,229 SF



100% OFFICE SPACE



ACCESS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

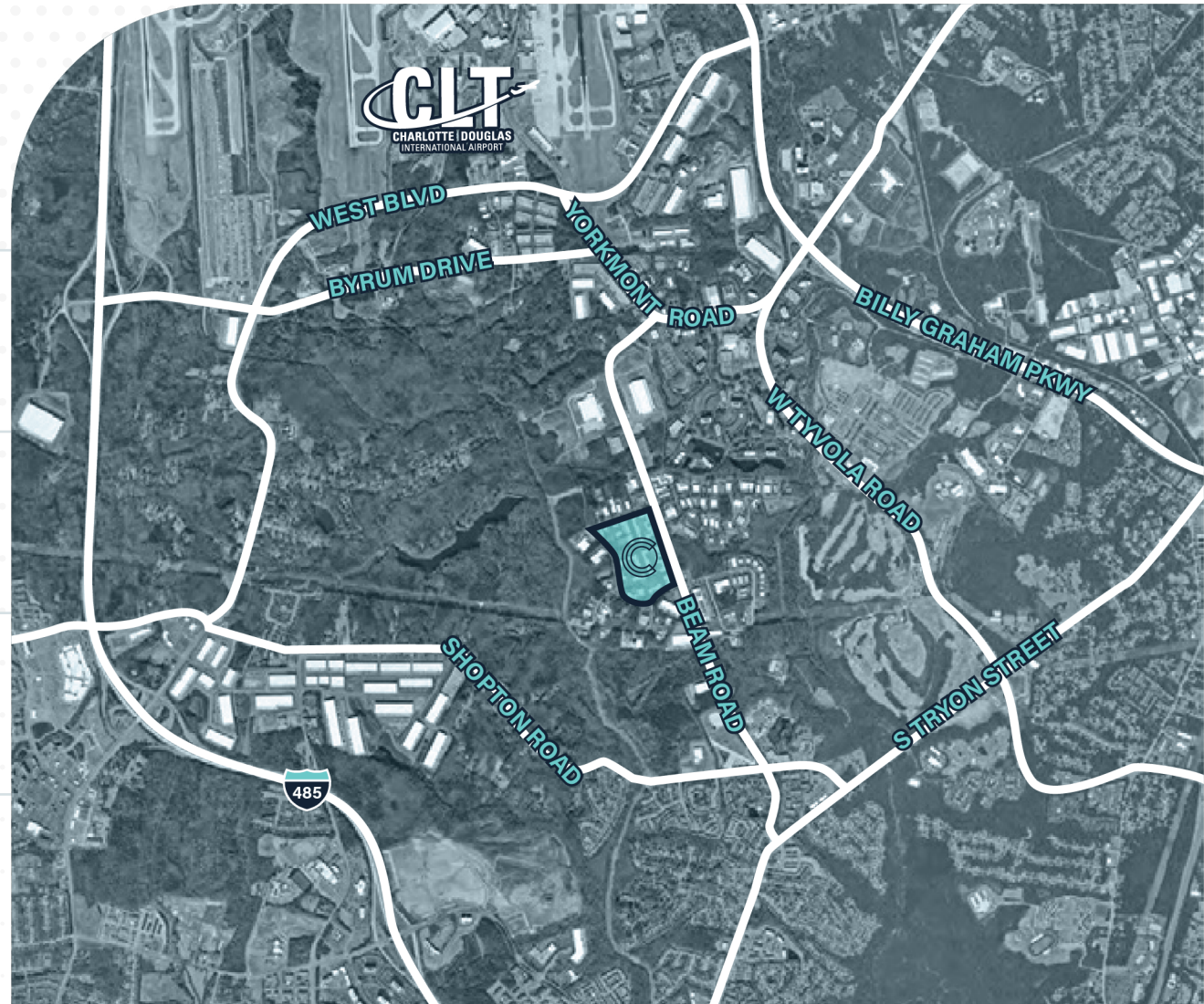
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

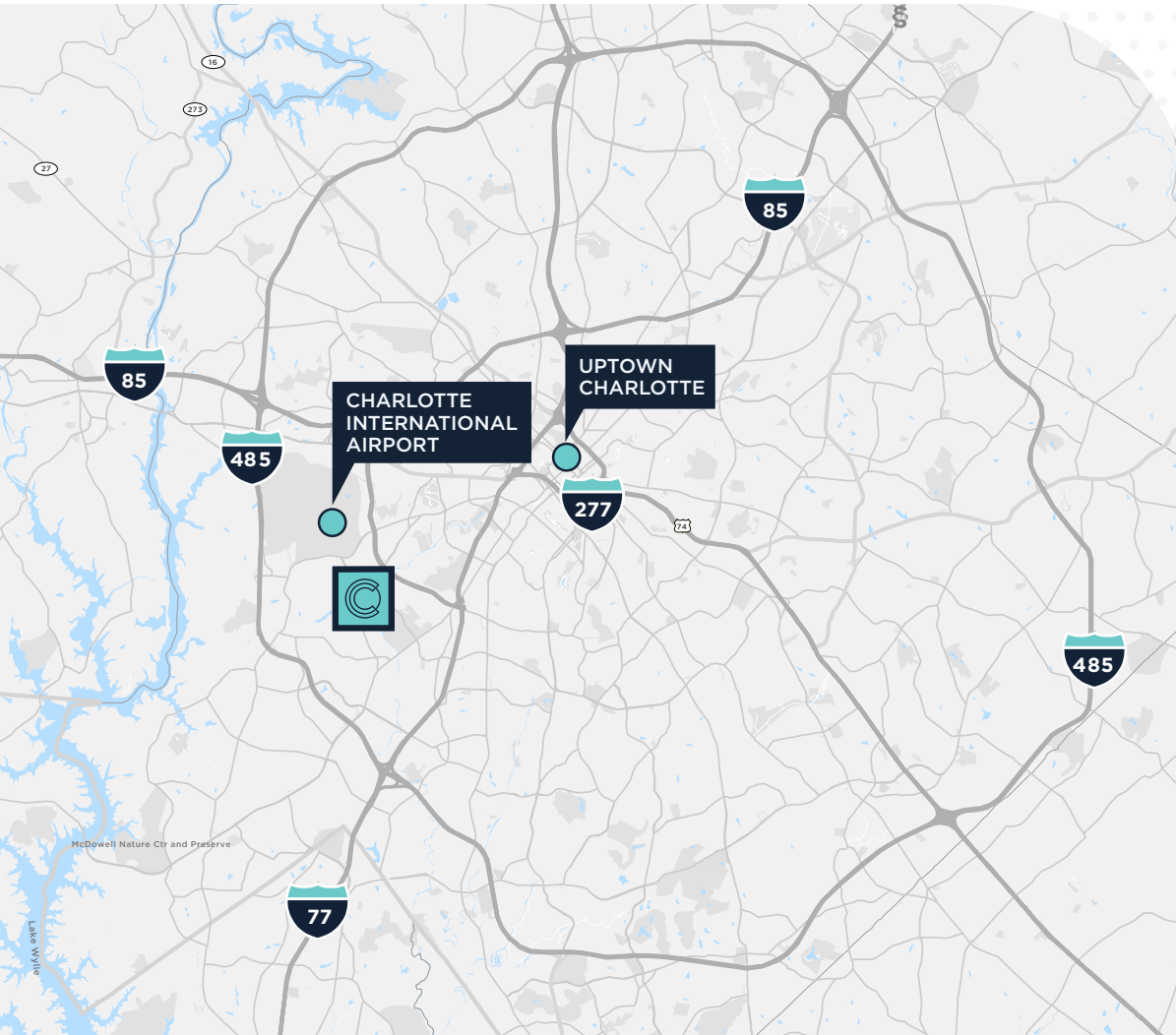
I-485
2.6 Miles



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



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For More Information, Please Contact:

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