



COFFEY CREEK

INTERNATIONAL BUSINESS PARK

FRANCES CRISLER
+1 704 620 6014
frances.crisler@cushwake.com

FERMIN DEOCA
+1 704 335 4436
fermin.deoca@cushwake.com

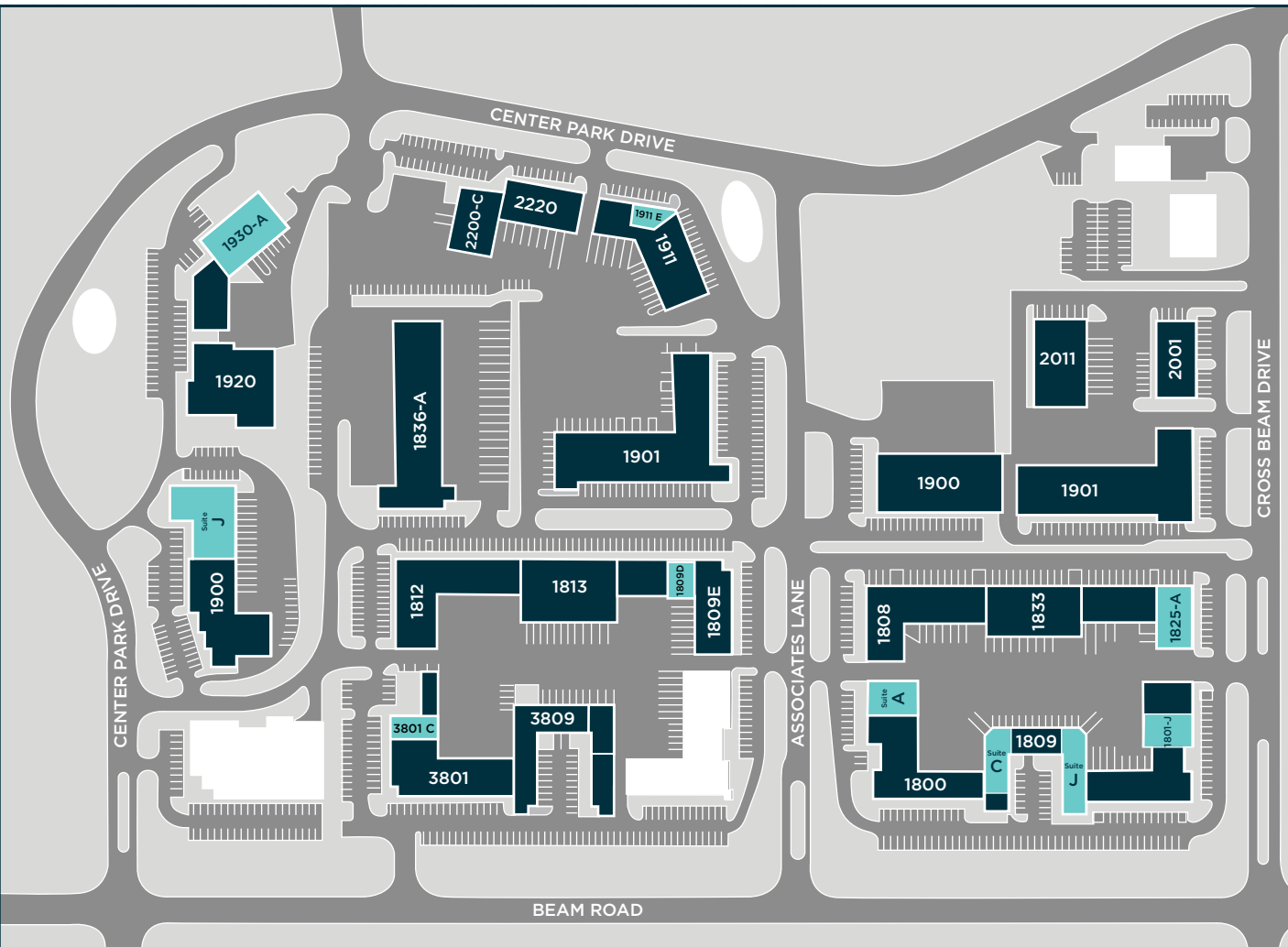
ERIN TURULSKI
+1 704 916 1565
erin.turulski@cushwake.com



SITE PLAN



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



Click Suite to
View Floor Plan

1900-J Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

10,764 SF



±3,000 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



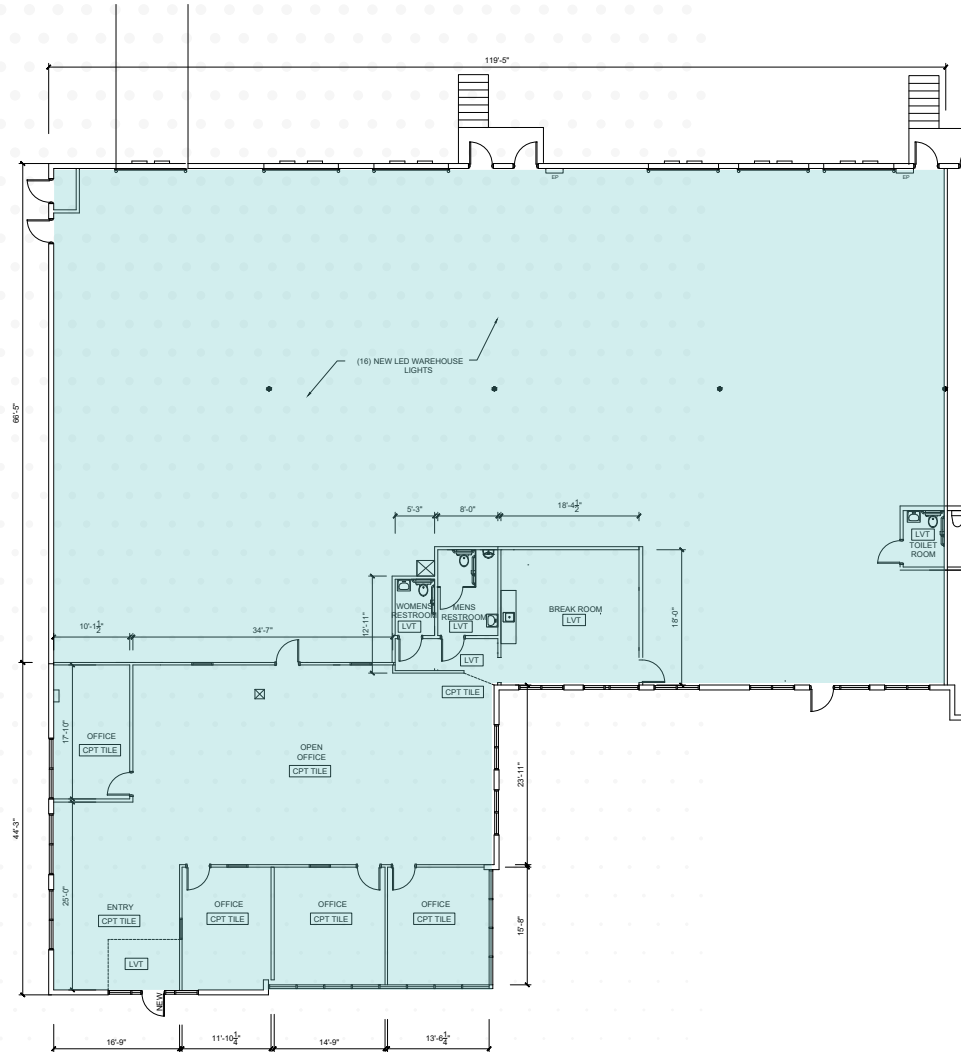
5 DOCK HIGH DOORS



4 DOCK LEVERS



1 DRIVE-IN DOOR



1930-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

9,940 SF



±1,327 SF OFFICE SPACE



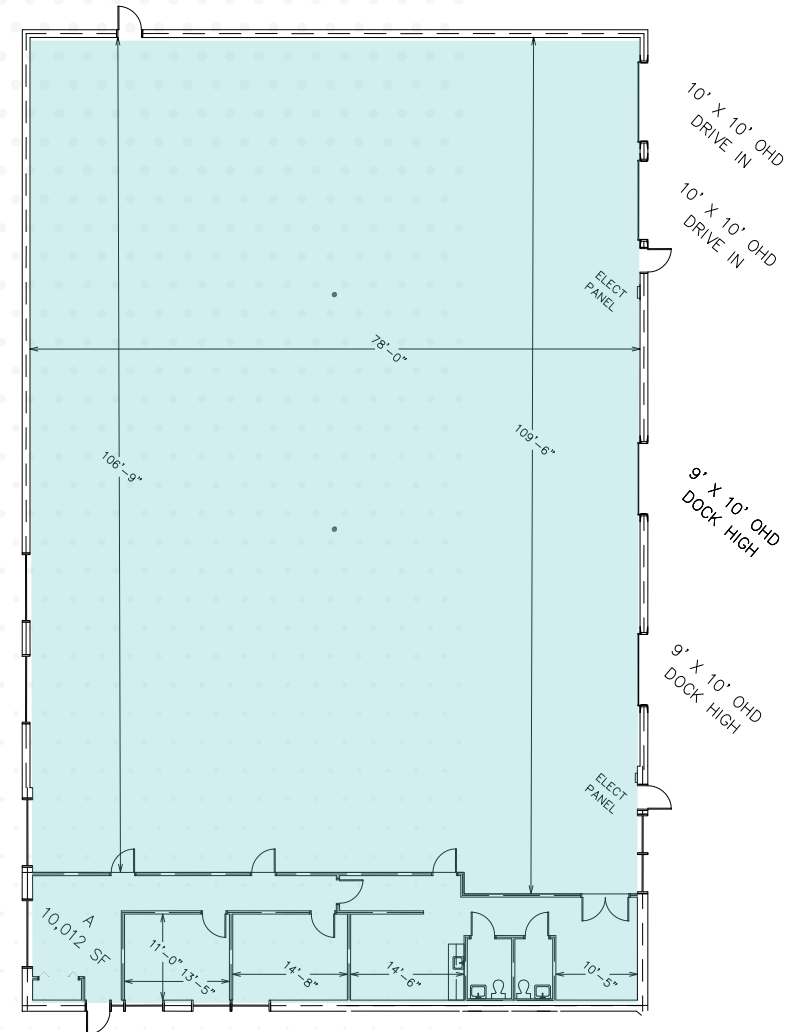
14' CLEAR HEIGHT



2 DOCK HIGH DOORS



2 DRIVE-IN DOORS



1825-A Cross Beam Drive



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

5,981 SF



±3,278 SF OFFICE SPACE



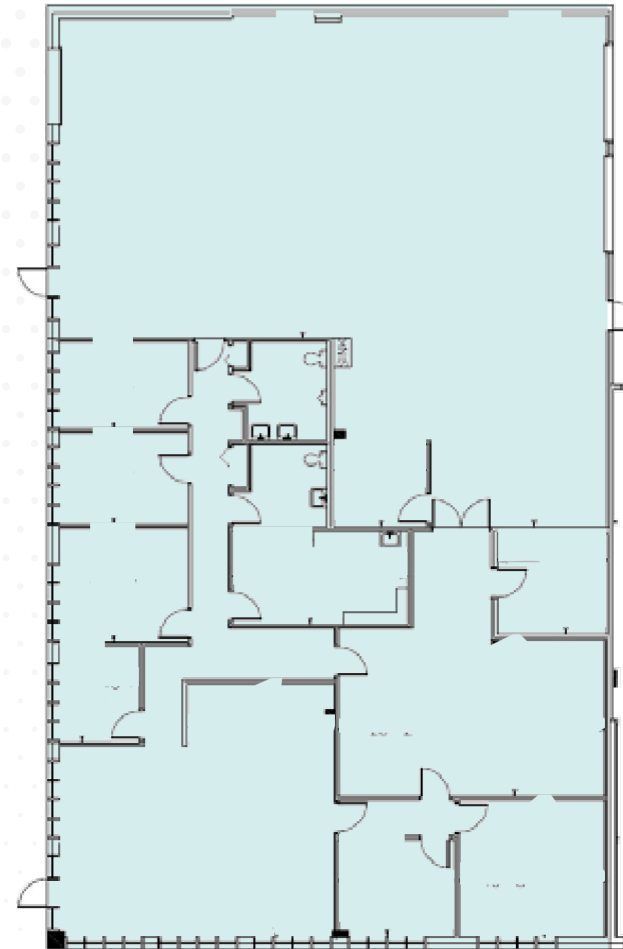
12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



1 DRIVE-IN DOOR



1809-J Cross Beam Drive



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

5,468 SF

- **±4,768 SF** KITCHEN/
COOLERS/OFFICE/RESTROOMS/BREAK RM
- **±700 SF** WAREHOUSE



12'-14' CLEAR HEIGHT



COOLERS (APPROXIMATE
OUTSIDE DIMENSIONS):

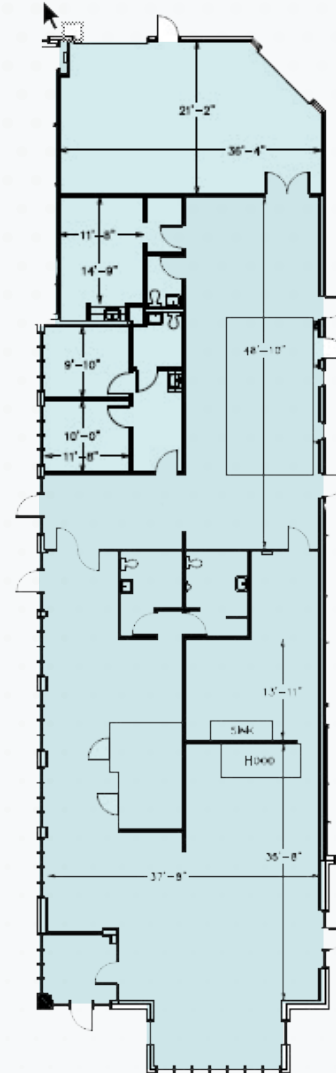
- 1- ± 8' x 12'
- 2- ± 8' x 8'
- 3- ± 12' x 32'



2 DOCK HIGH DOORS



KITCHEN AREA WITH **4** LARGE
FLOOR DRAINS, HOOD VENT,
MULTIPLE STAINLESS-STEEL SINKS



[Back to
Site Plan](#)

1801-J Cross Beam Drive



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,838 SF



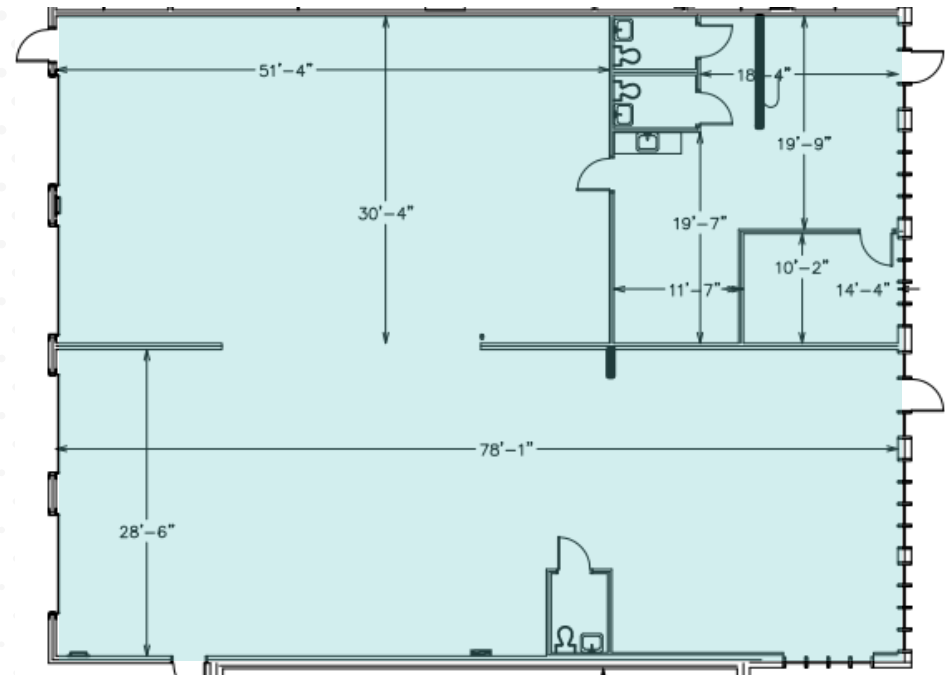
±900 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



4 DOCK HIGH DOORS



1800-A Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,401 SF



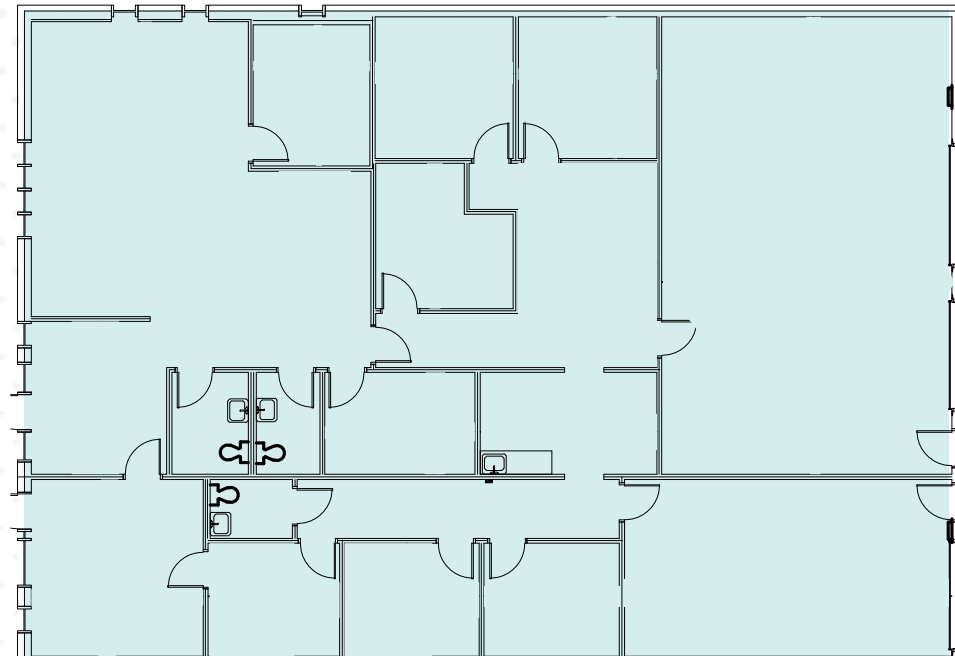
±2,984 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



3 DOCK HIGH DOORS



1809-C Cross Beam Drive



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,099 SF



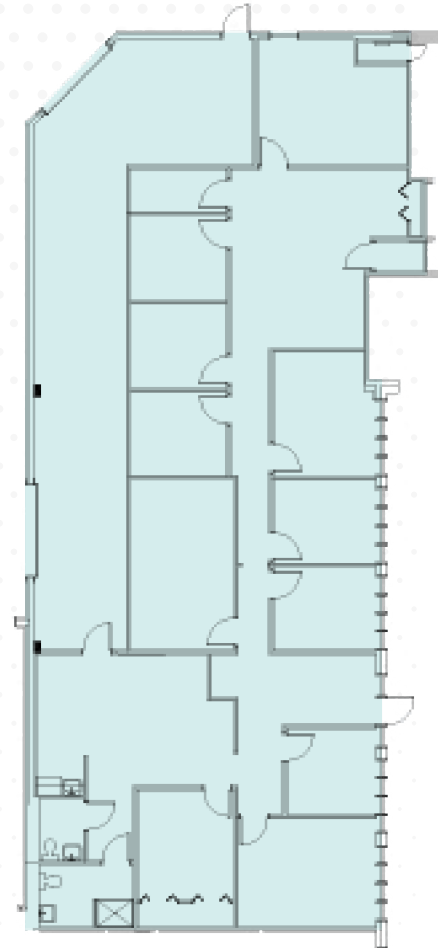
±2,969 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



3801-C Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

3,193 SF



2,400 SF OFFICE SPACE

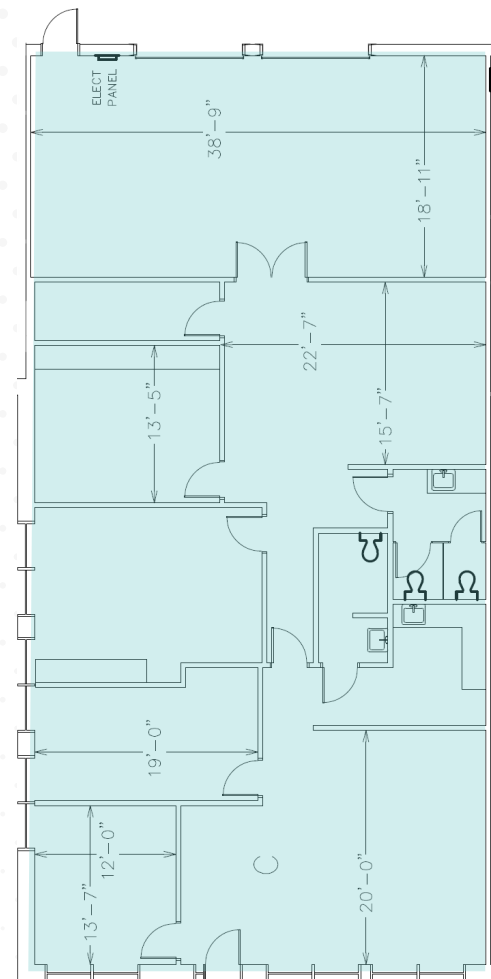


12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS

9' X 10' OHD



1911-E Associates

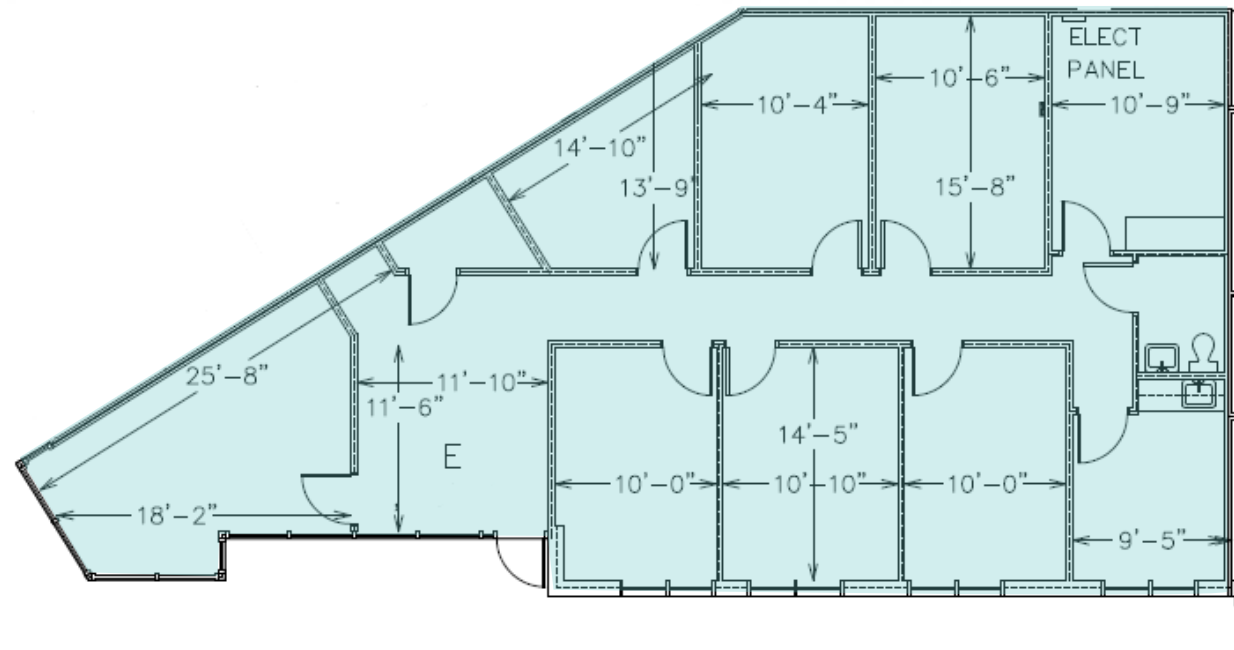


**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,960 SF



±1,960 SF OFFICE



1809-D Associates Lane



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,811 SF



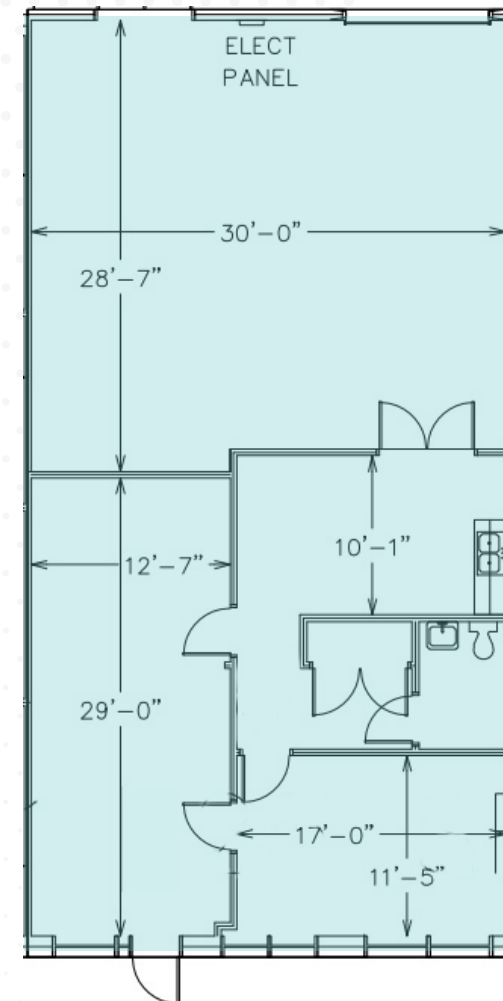
±900 SF OFFICE SPACE



12-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



ACCESS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

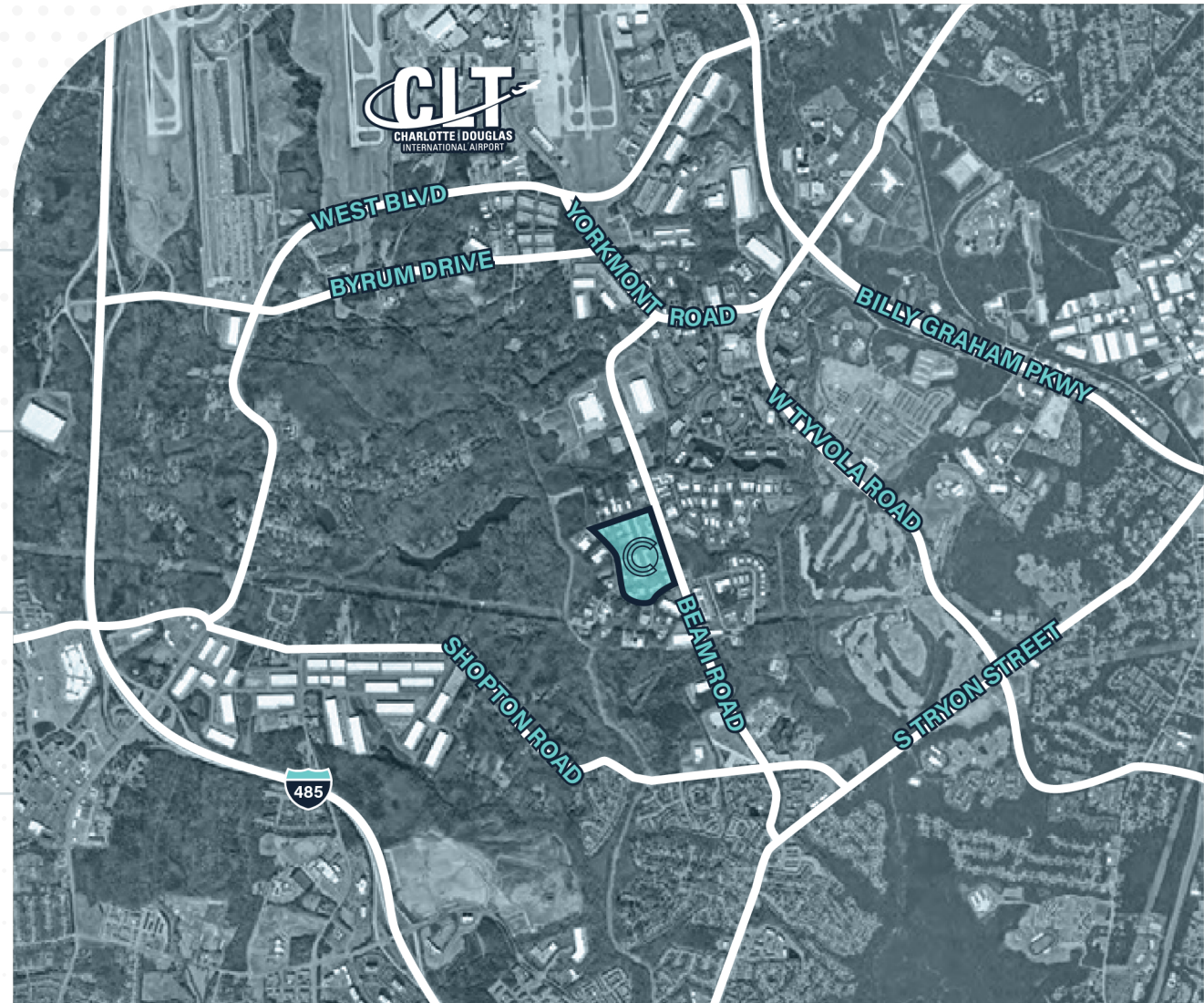
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

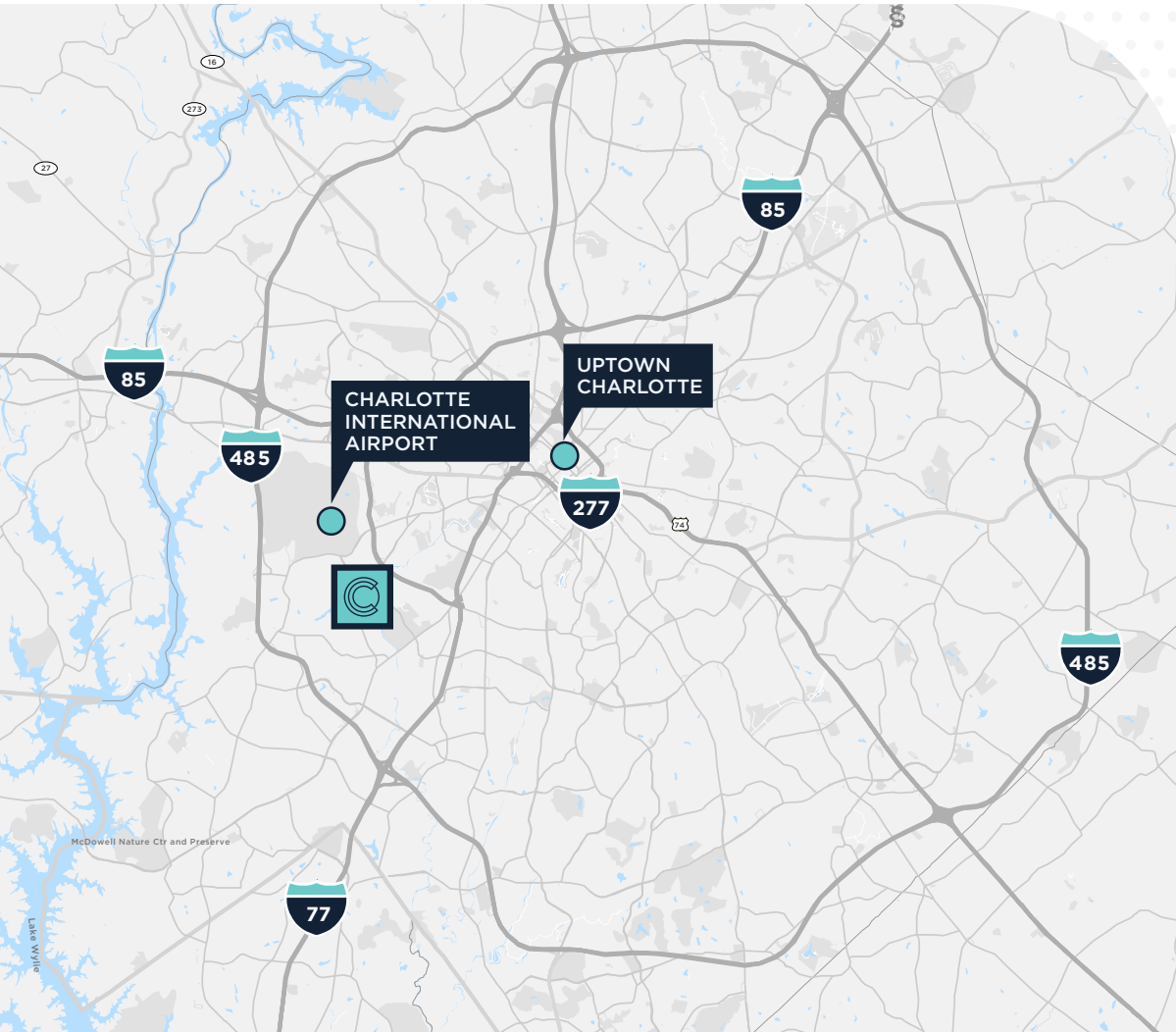
I-485
2.6 Miles



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:

FRANCES CRISLER

+1 704 620 6014

frances.crisler@cushwake.com

FERMIN DEOCA

+1 704 335 4436

fermin.deoca@cushwake.com

ERIN TURULSKI

+1 704 916 1565

erin.turulski@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

