

Beam Road | Charlotte, NC

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**COFFEY  
CREEK**

INTERNATIONAL BUSINESS PARK

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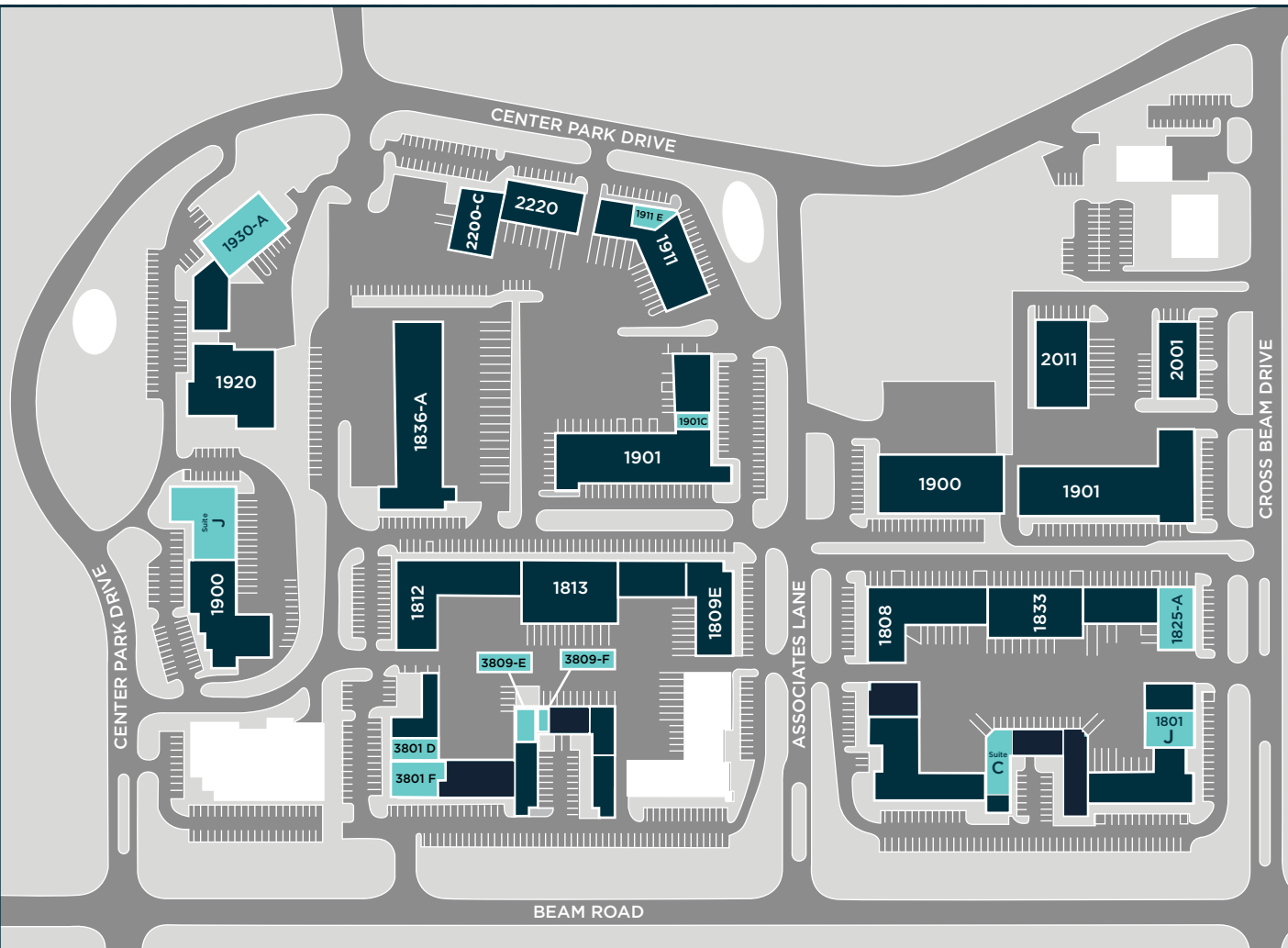
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# SITE PLAN



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK



 **1900-J Center Park**  
10,764 SF

 **1930-A Center Park**  
9,940 SF

 **3801-F Beam Road**  
6,123 SF

 **1825-A Cross Beam**  
5,981 SF

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

 **3801-D Beam Road**  
2,400 SF

 **3809-E Beam Road**  
2,568 SF

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

 **1901-C Associates**  
1,282 SF

 **1809-F Beam Road**  
1,256 SF



Click Suite to  
View Floor Plan

# 1900-J Center Park

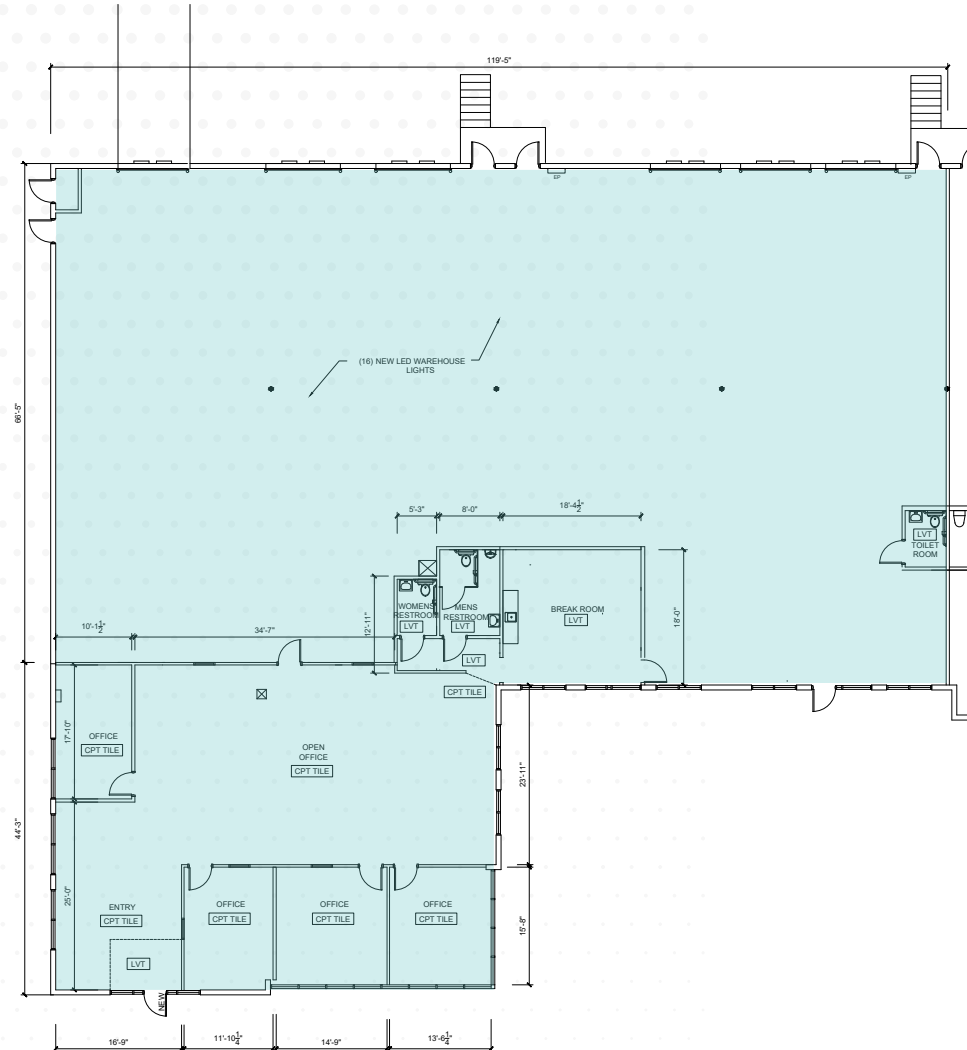


**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**10,764 SF**



**±3,000 SF OFFICE SPACE**



# 1930-A Center Park



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**9,940 SF**



**±1,327 SF OFFICE SPACE**



**16' CLEAR HEIGHT**



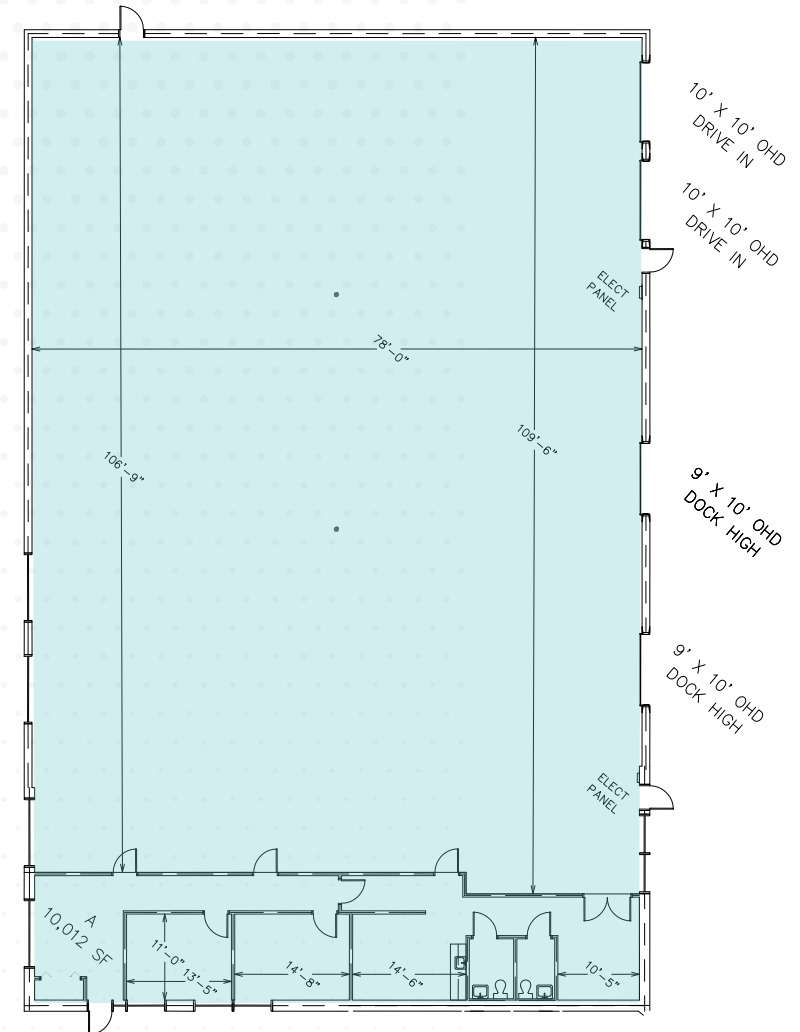
**2 DOCK HIGH DOORS**



**2 DRIVE-IN DOORS**



**MAKE-READY IN PROGRESS**



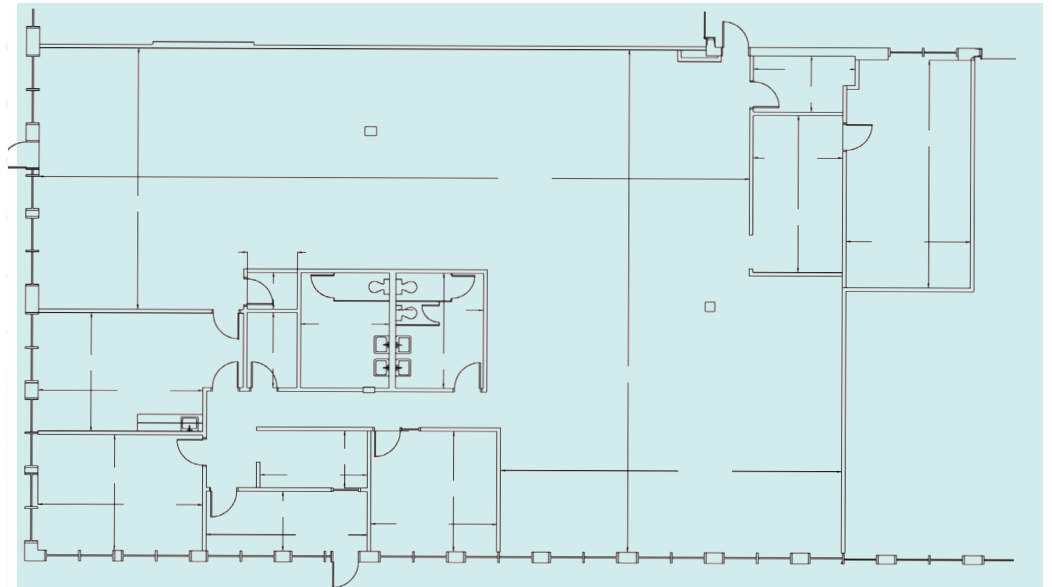
# 3801-F Beam Road



**6,123 SF**



**±5,711 SF OFFICE SPACE**



# 1825-A Cross Beam



**5,981 SF**

MAKE-READY



**±3,278 SF OFFICE SPACE**



**12'-14' CLEAR HEIGHT**



**2 DOCK HIGH DOORS**



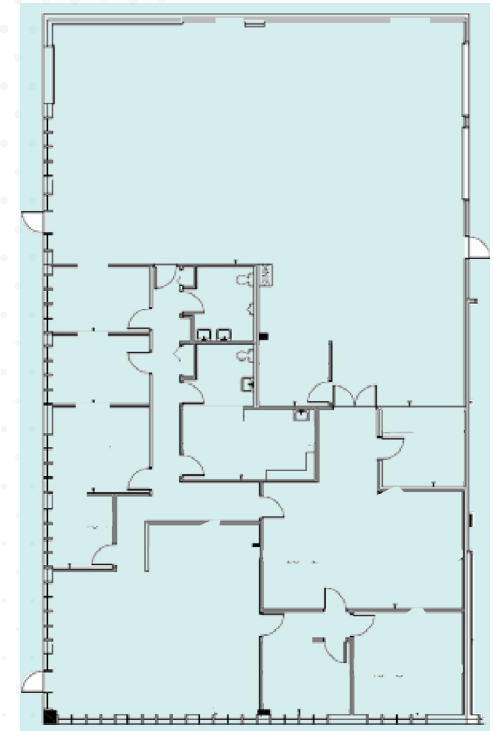
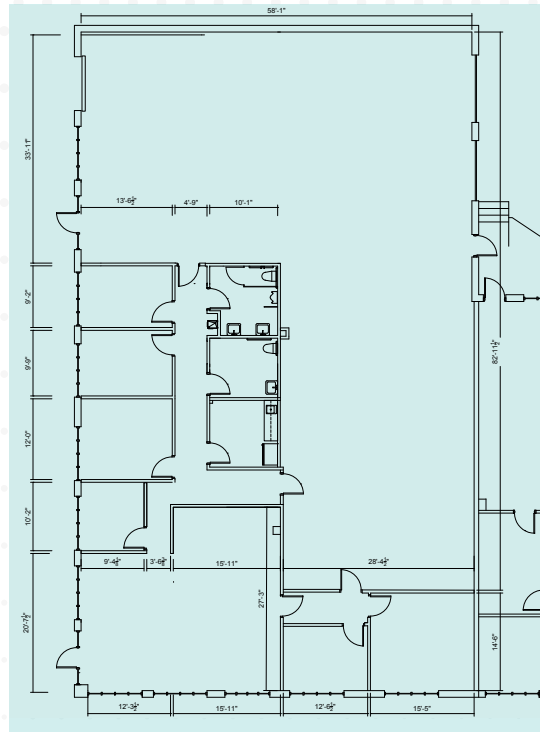
**1 DRIVE-IN DOOR**



**MAKE-READY IN PROGRESS**

Office SF: 2,488

Warehouse SF: 3,533



# 1809-C Cross Beam



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**4,099 SF**



**±2,969 SF OFFICE SPACE**



**12'-14' CLEAR HEIGHT**



**1 DOCK HIGH DOOR**



**1 DRIVE-IN DOOR**

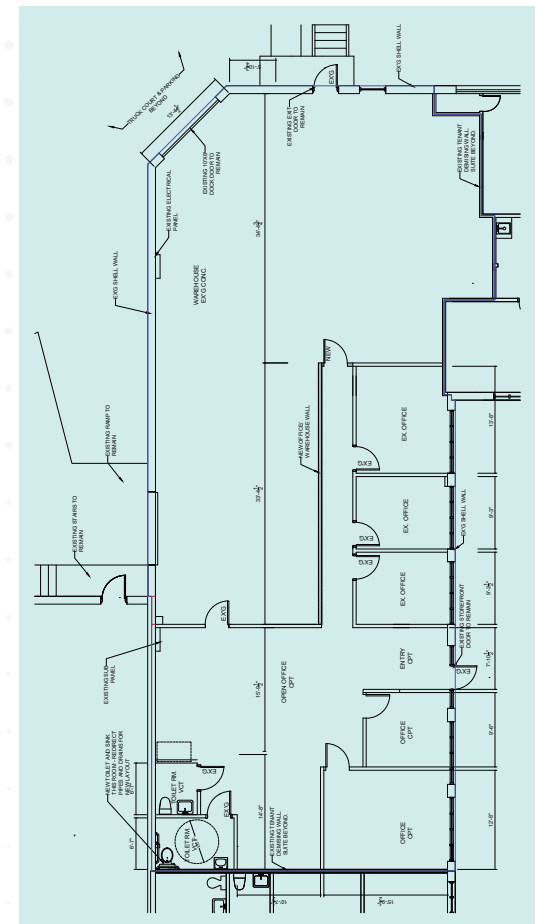
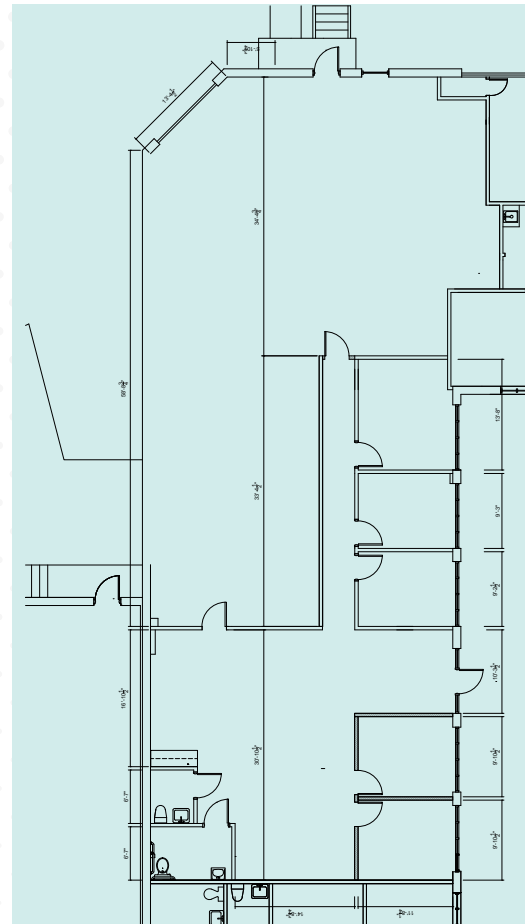


**MAKE-READY IN PROGRESS**

Office SF: 1,958

Warehouse SF: 2,141

**MAKE-READY**



# 3801-D Beam Road



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**2,400 SF**



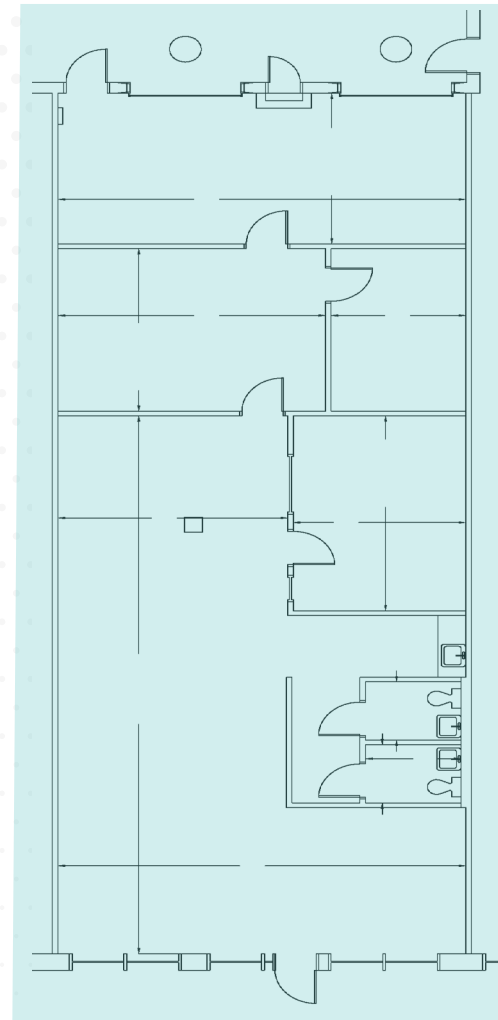
**1,957 SF** OFFICE SPACE



**12'-14'** CLEAR HEIGHT



**2** DOCK HIGH DOORS





# 3809-E Beam Road



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**2,568 SF**



**1,052 SF** OFFICE SPACE



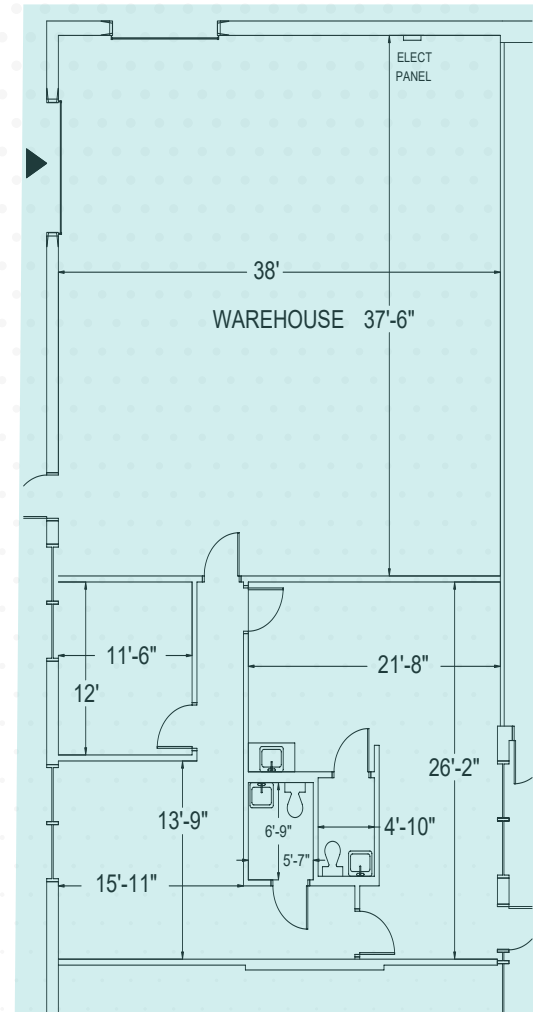
**1,516 SF** WAREHOUSE AREA



**1** GRADE LEVEL DOOR



**1** DOCK HIGH DOOR



# 1911-E Associates

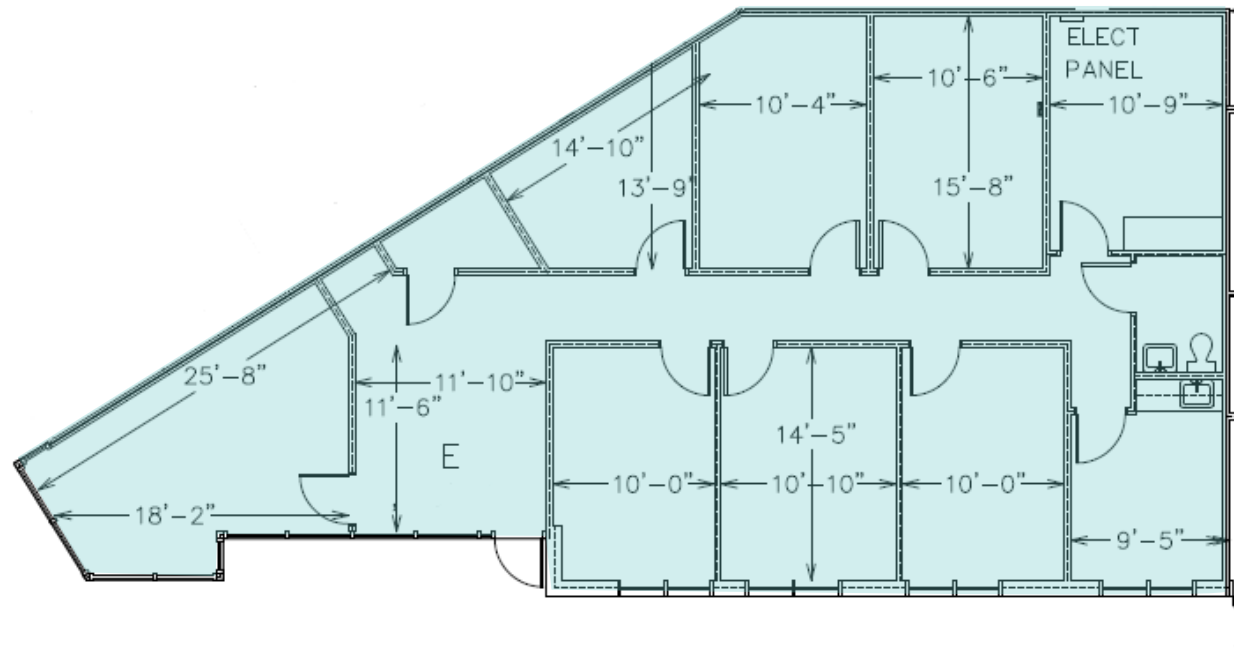


**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**1,960 SF**



**±1,960 SF OFFICE**



# 1901-C Associates



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**1,282 SF**



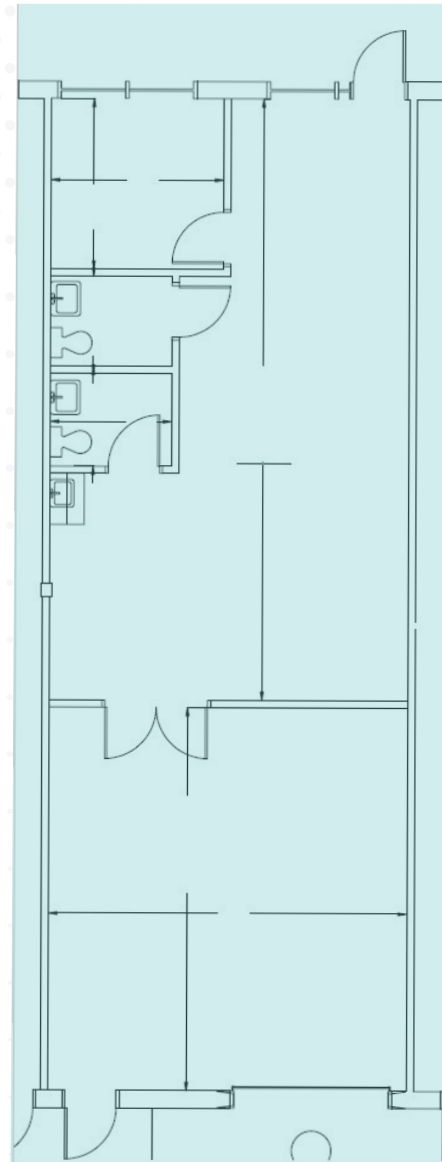
**777 SF** Office



**12-14'** CLEAR HEIGHT



**1 DOCK HIGH DOOR**



# 1809-F Beam Road



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

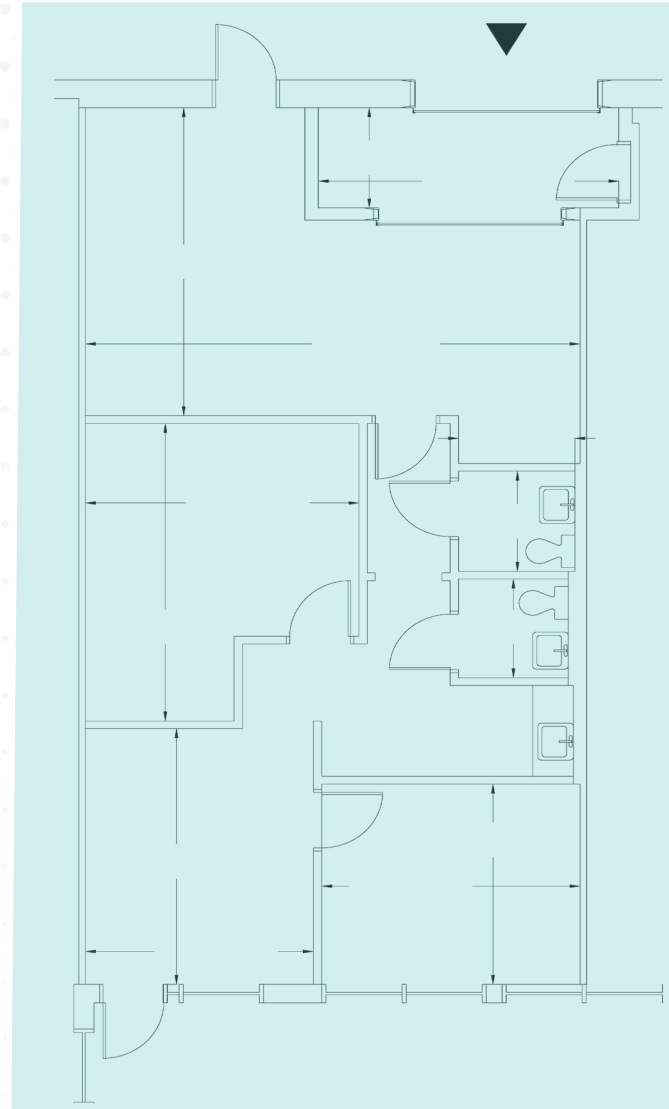
**1,256 SF**



**761 SF** Office



**1 DOCK HIGH DOOR**



# 1801-J Cross Beam



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**4,829 SF**



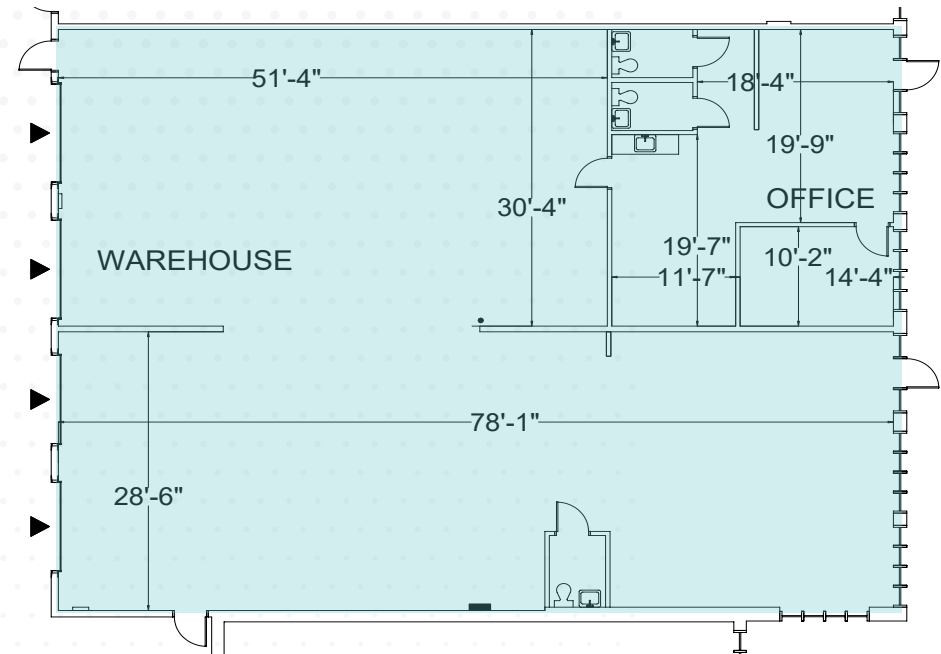
**859 SF** Office



**3,970 SF** WAREHOUSE AREA



**4** DOCK HIGH DOOR



# ACCESS



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

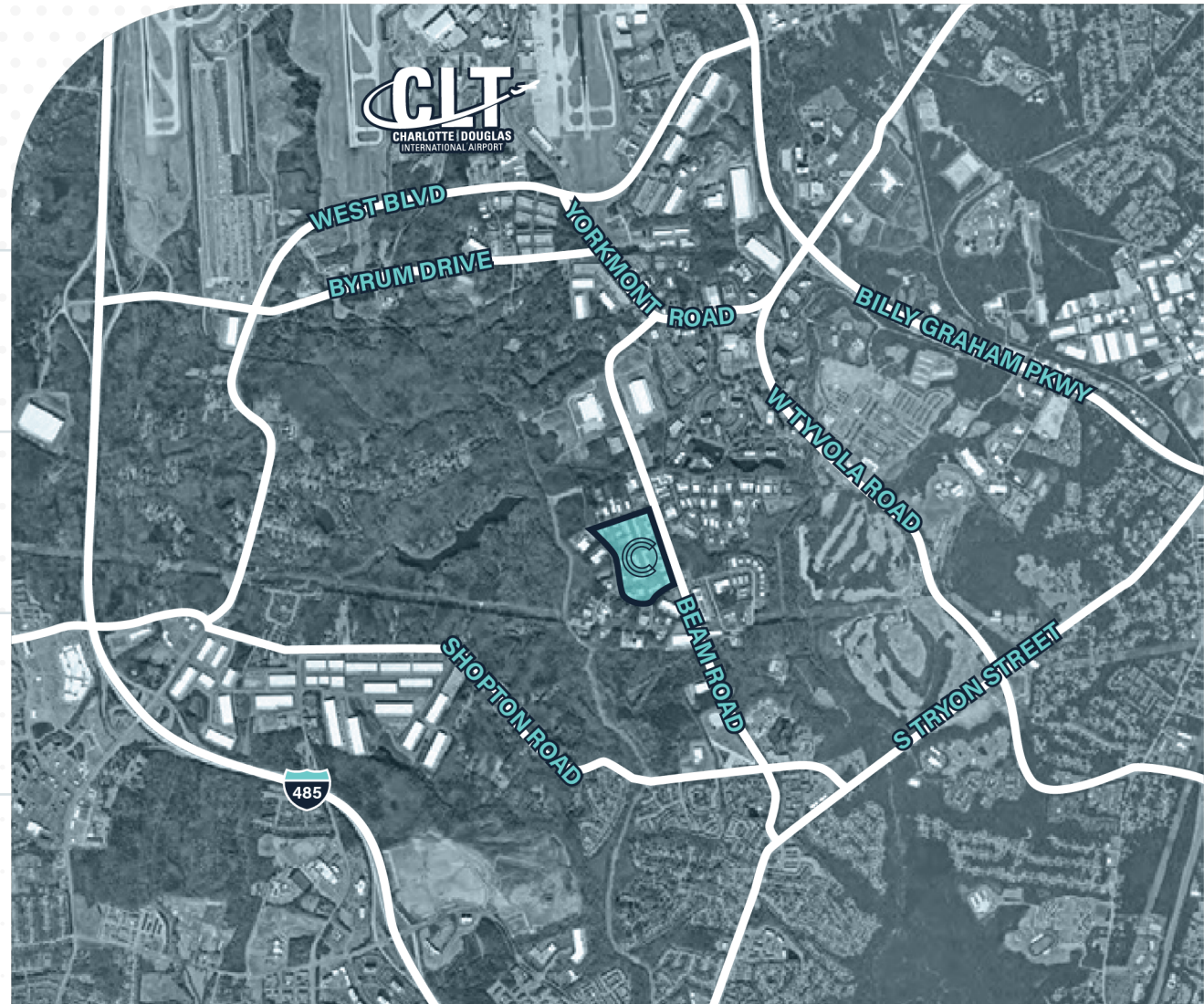
BEAM ROAD  
Adjacent

SHOPTON ROAD  
1.0 Mile

S TRYON STREET  
1.4 Miles

W TYVOLA ROAD  
2.2 Miles

I-485  
2.6 Miles

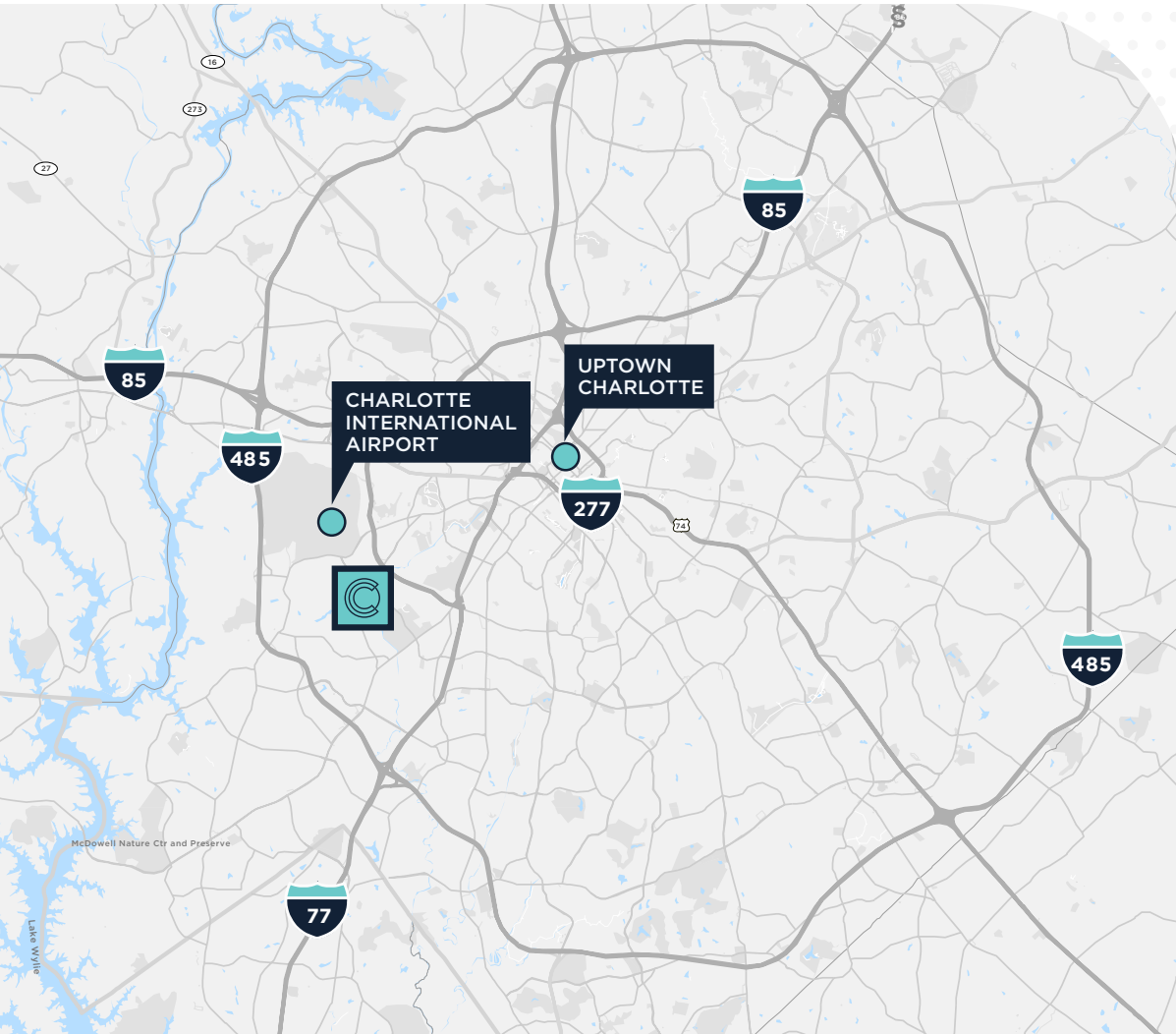




# DRIVE TIMES



**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:

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