

Beam Road | Charlotte, NC



**COFFEY
CREEK**

INTERNATIONAL BUSINESS PARK

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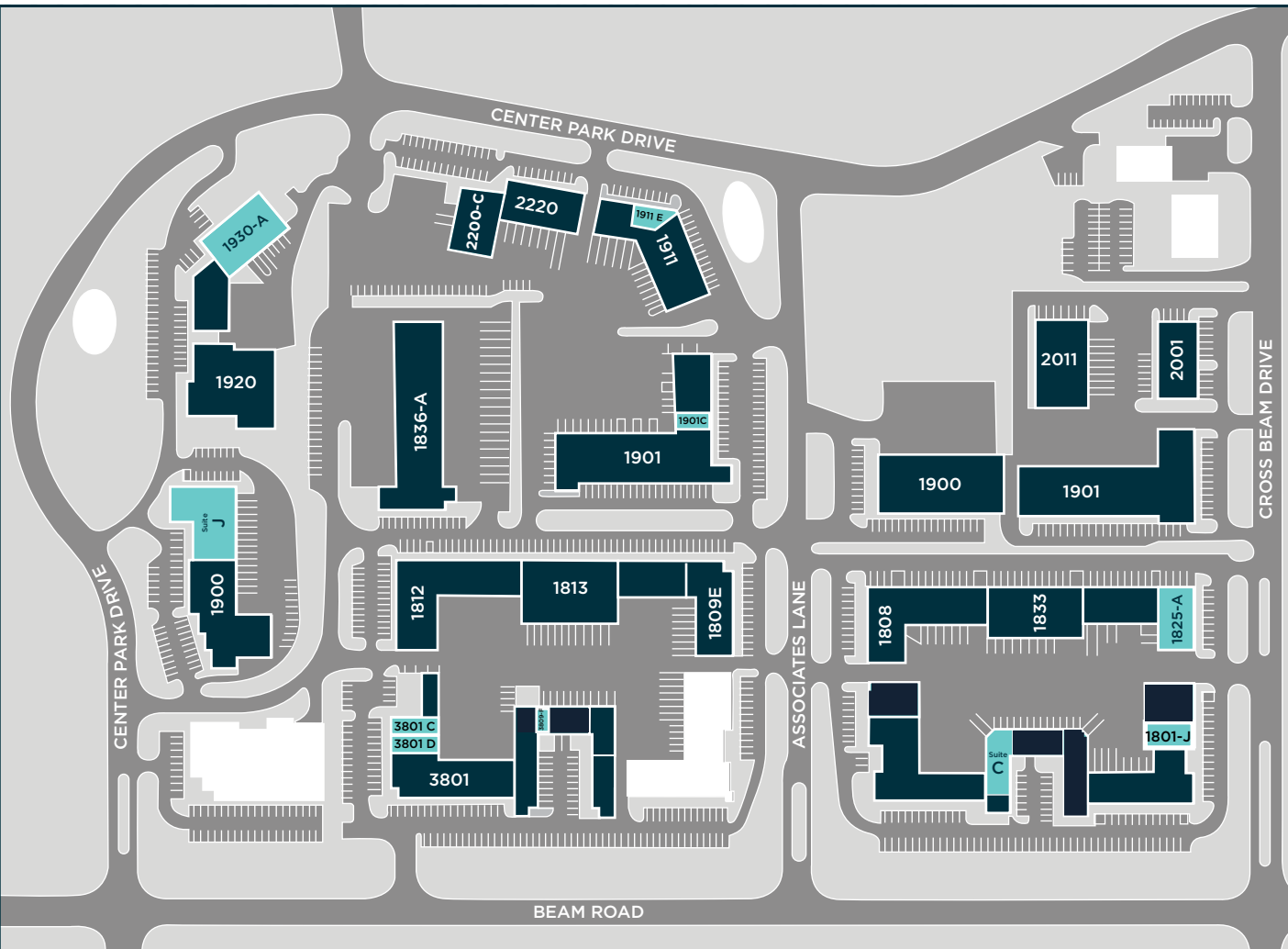
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SITE PLAN



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



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



Click Suite to
View Floor Plan

1900-J Center Park



10,764 SF



±3,000 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



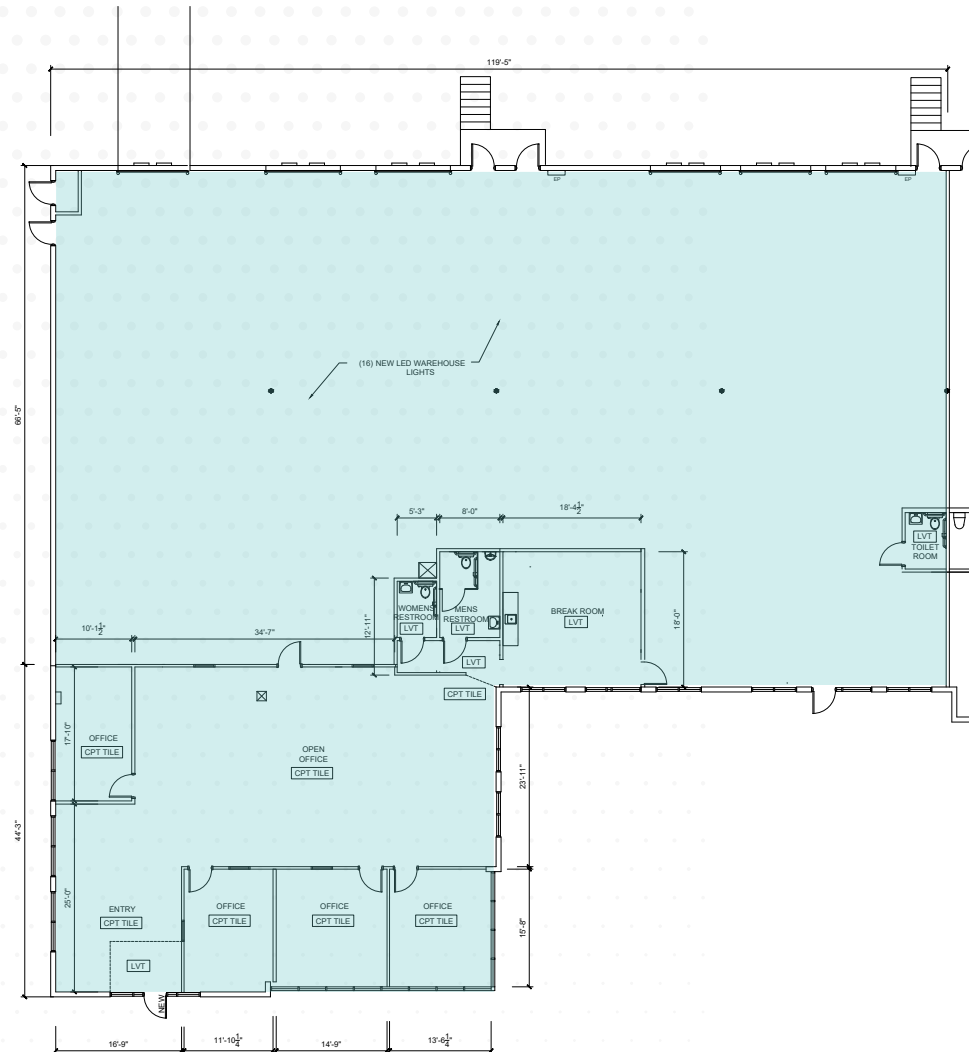
5 DOCK HIGH DOORS



4 DOCK LEVELERS



1 DRIVE-IN DOOR



1930-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

9,940 SF



±1,327 SF OFFICE SPACE



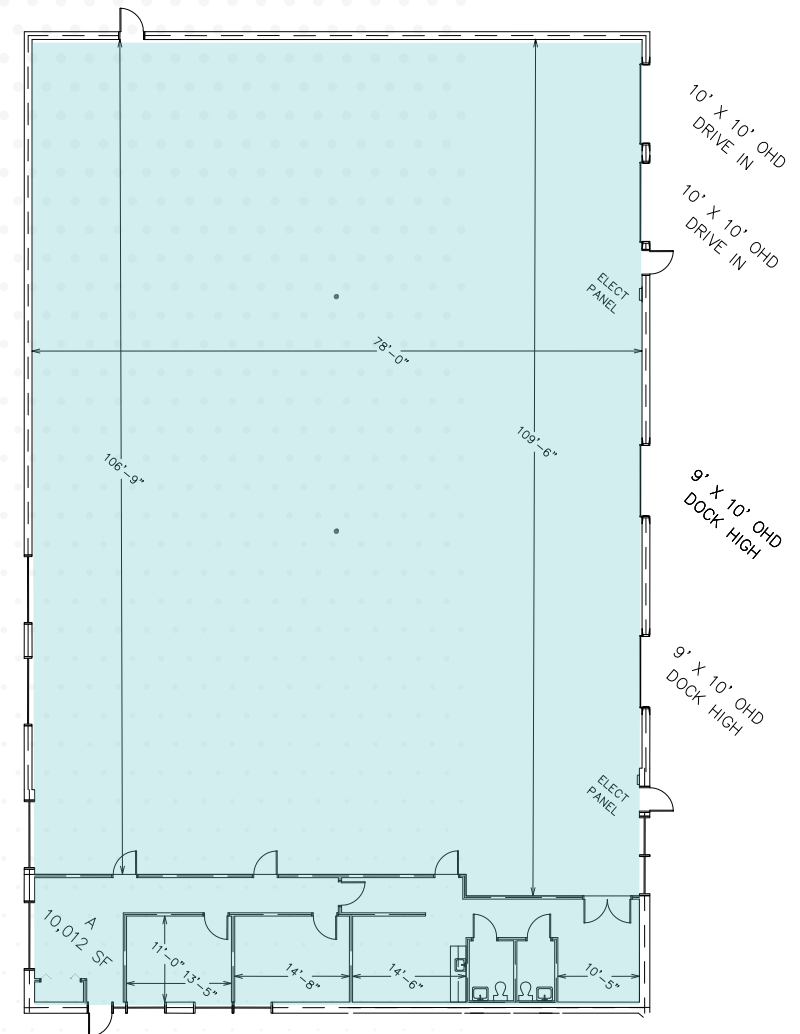
14' CLEAR HEIGHT



2 DOCK HIGH DOORS



2 DRIVE-IN DOORS



1825-A Cross Beam



5,981 SF



±3,278 SF OFFICE SPACE



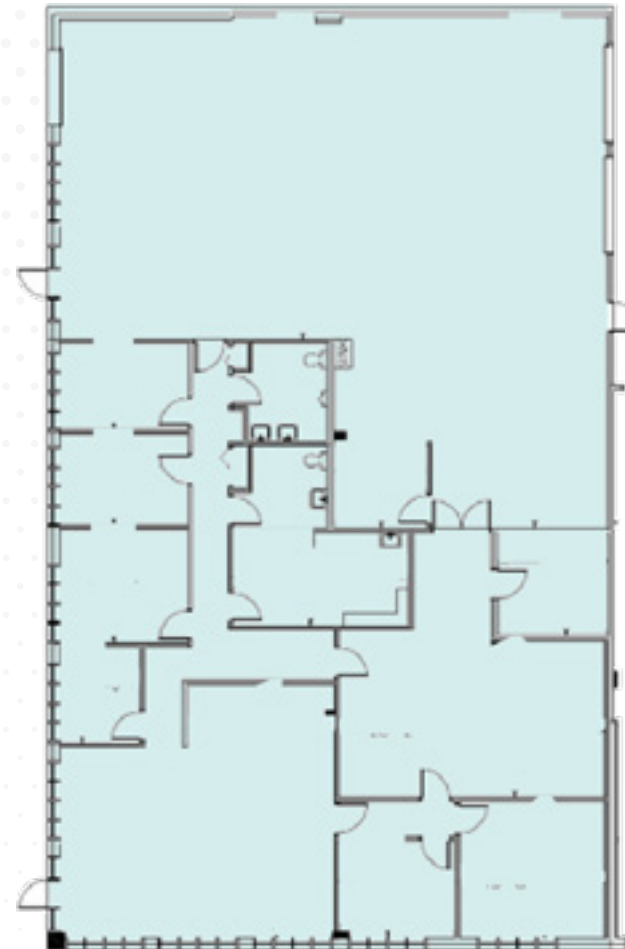
12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



1 DRIVE-IN DOOR



1801-J Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,838 SF



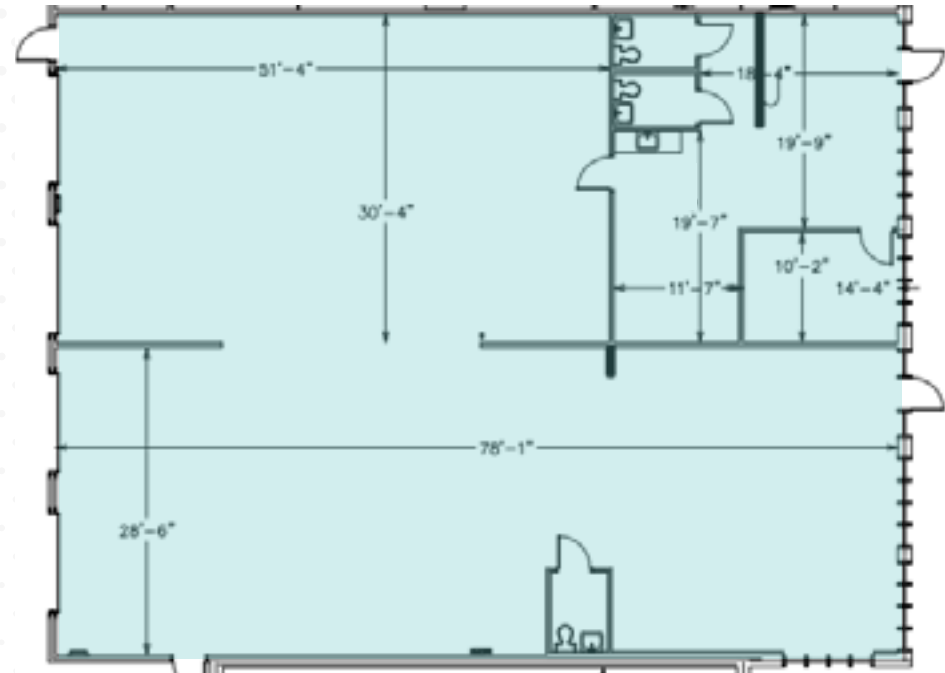
±900 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



4 DOCK HIGH DOORS



1809-C Cross Beam



4,099 SF



±2,969 SF OFFICE SPACE



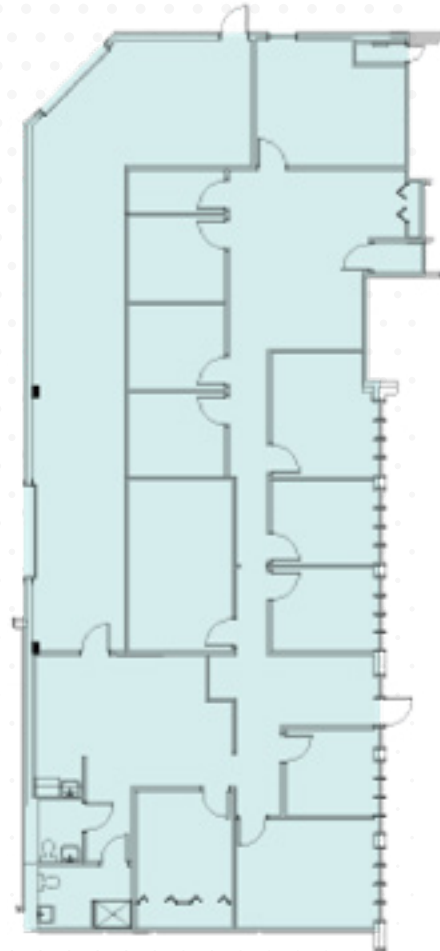
12'-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



1 DRIVE-IN DOOR



3801-C Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

3,193 SF



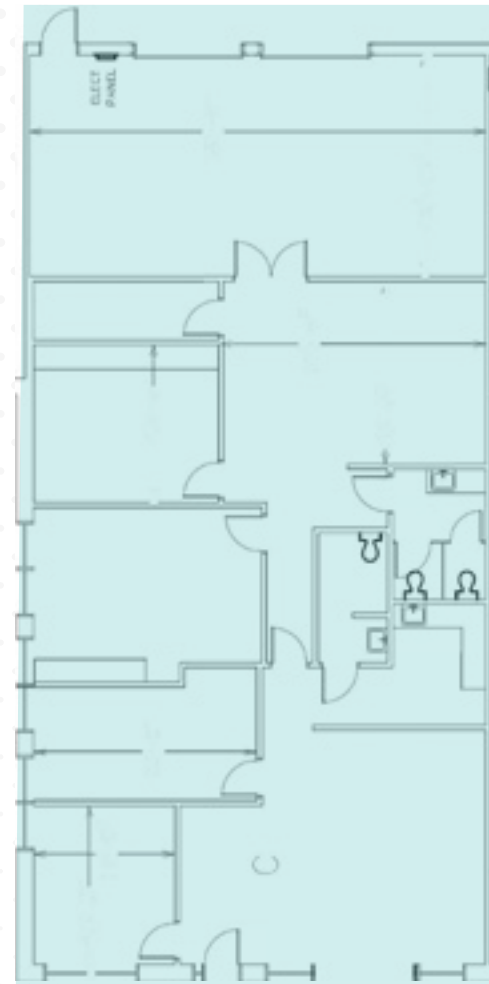
2,400 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



3801-D Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,400 SF



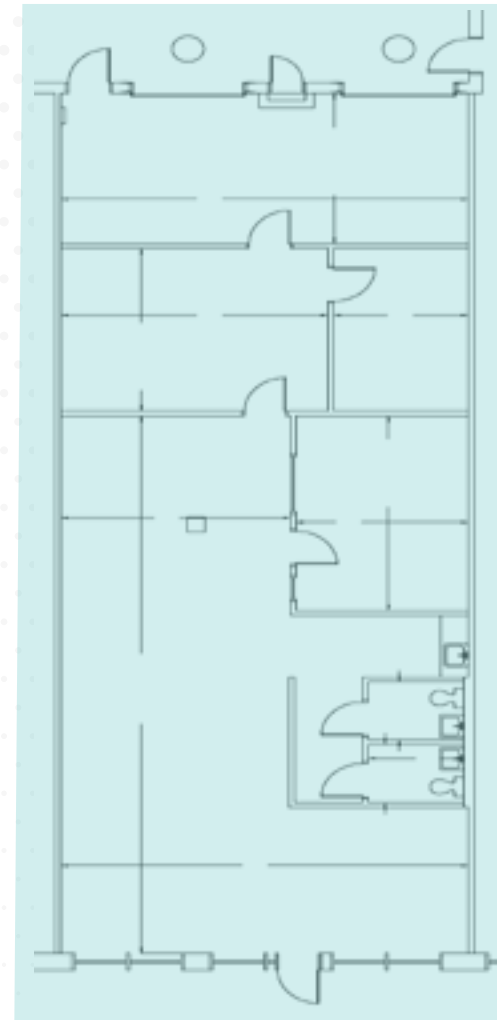
1,957 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



1911-E Associates

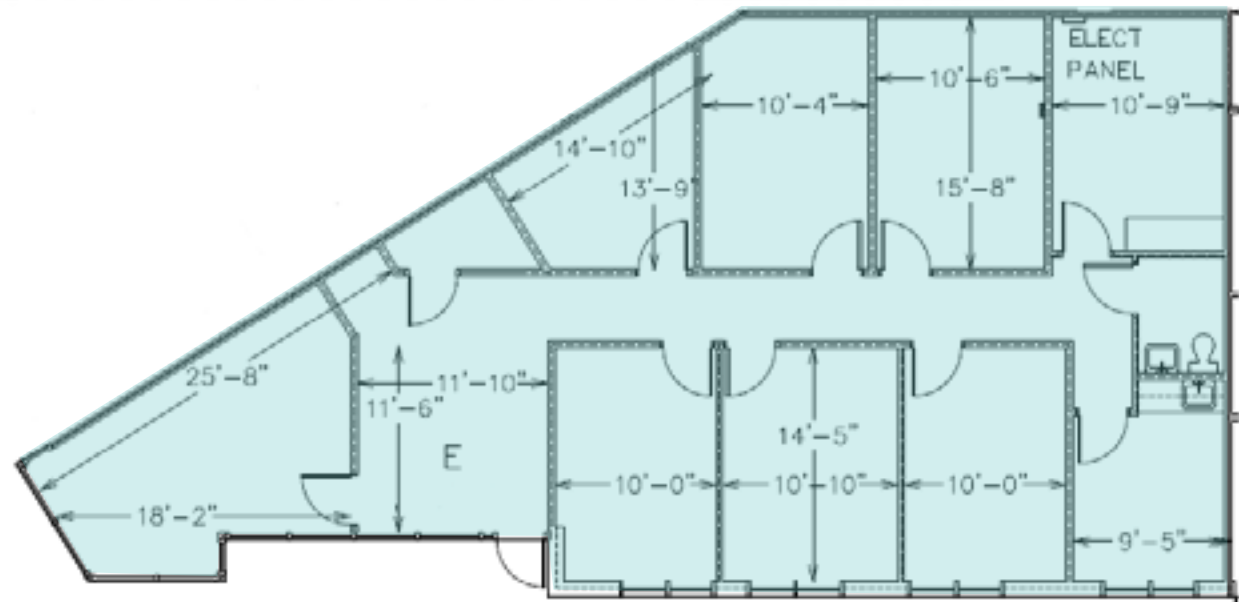


**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,960 SF



±1,960 SF OFFICE



1901-C Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,282 SF



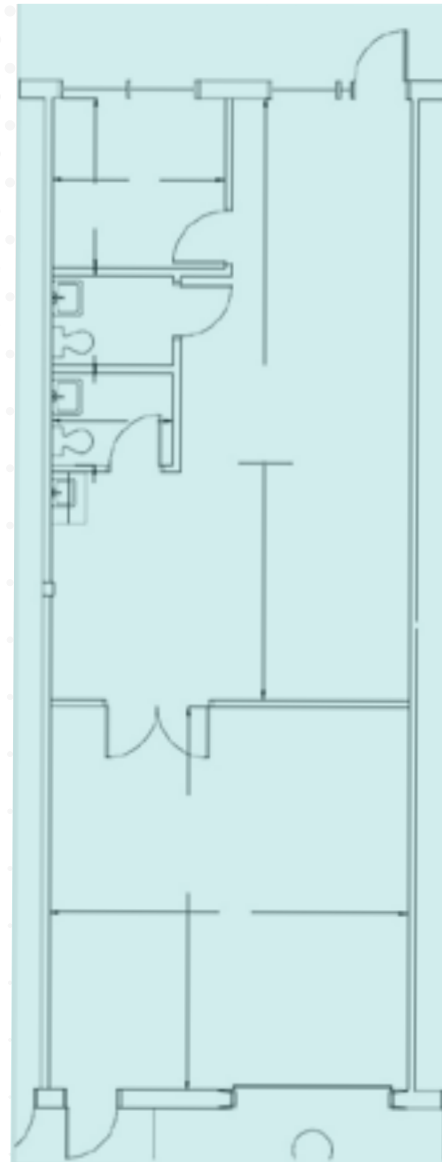
777 SF Office



12-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



3809-F Beam Road



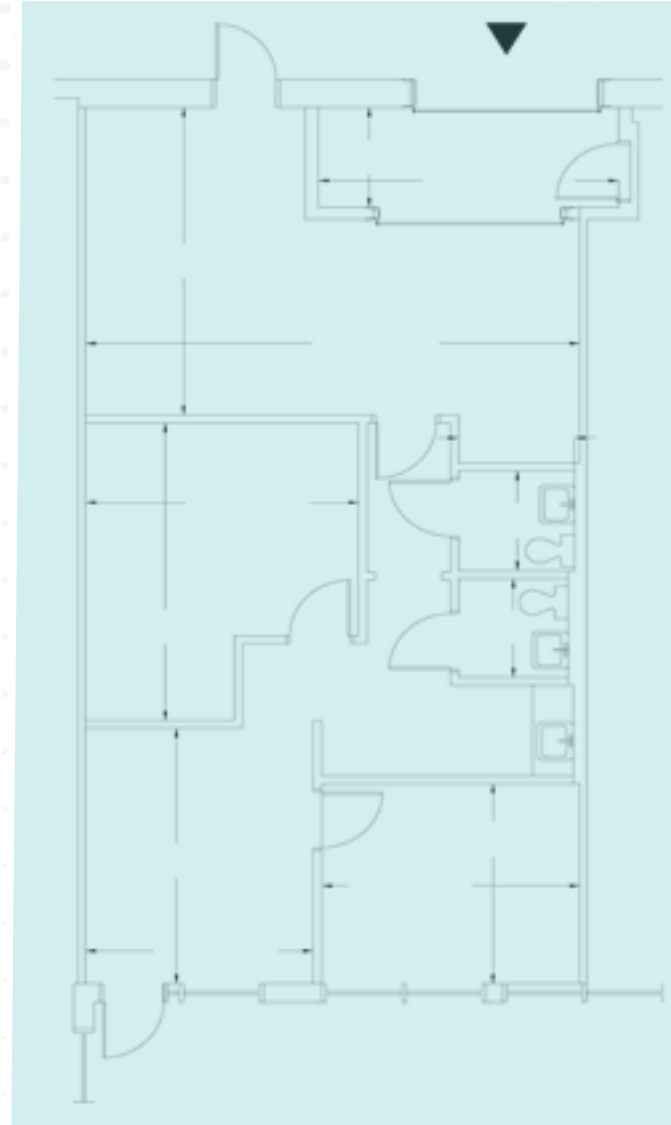
1,256 SF



761 SF Office



1 DOCK HIGH DOOR



ACCESS



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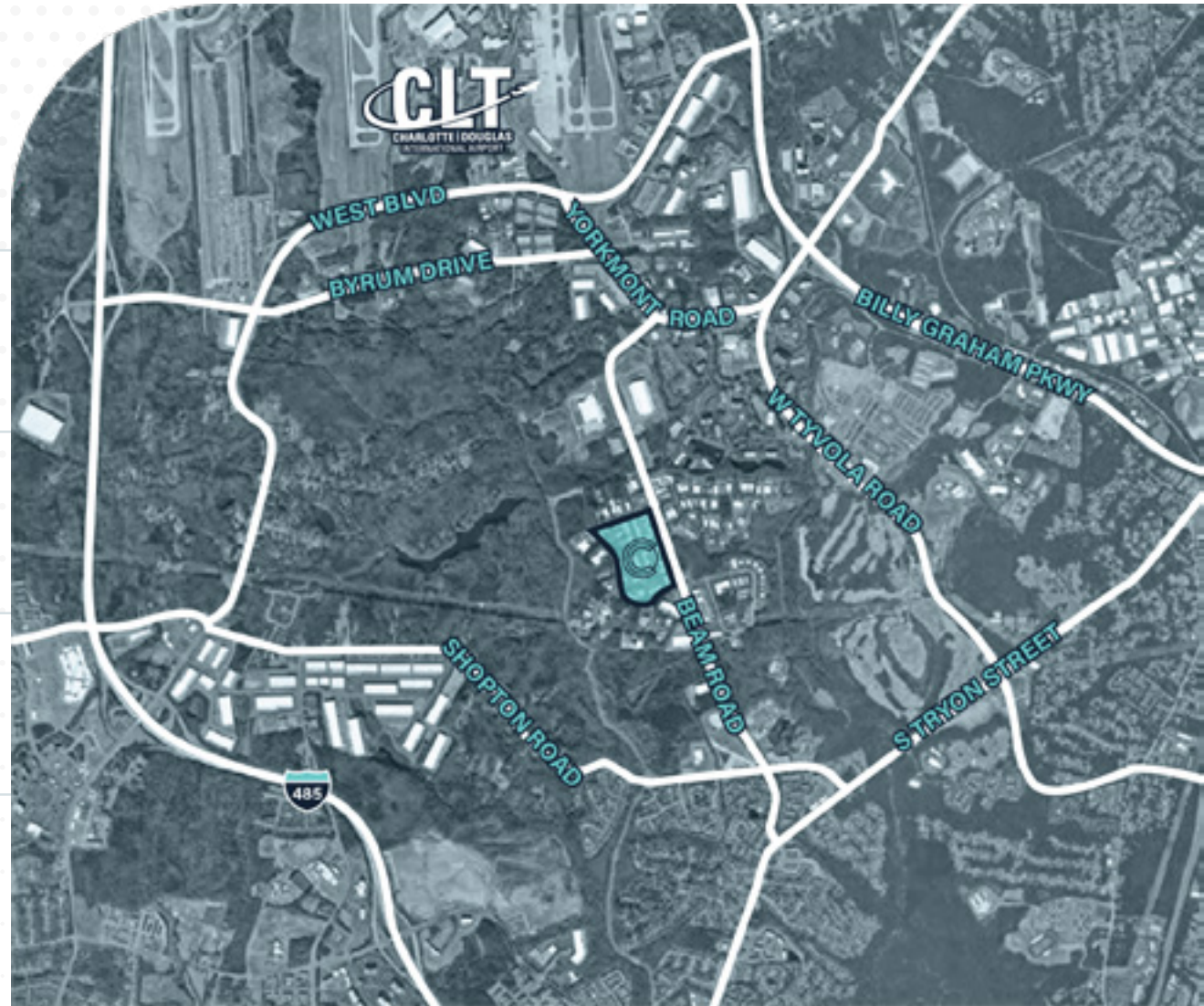
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

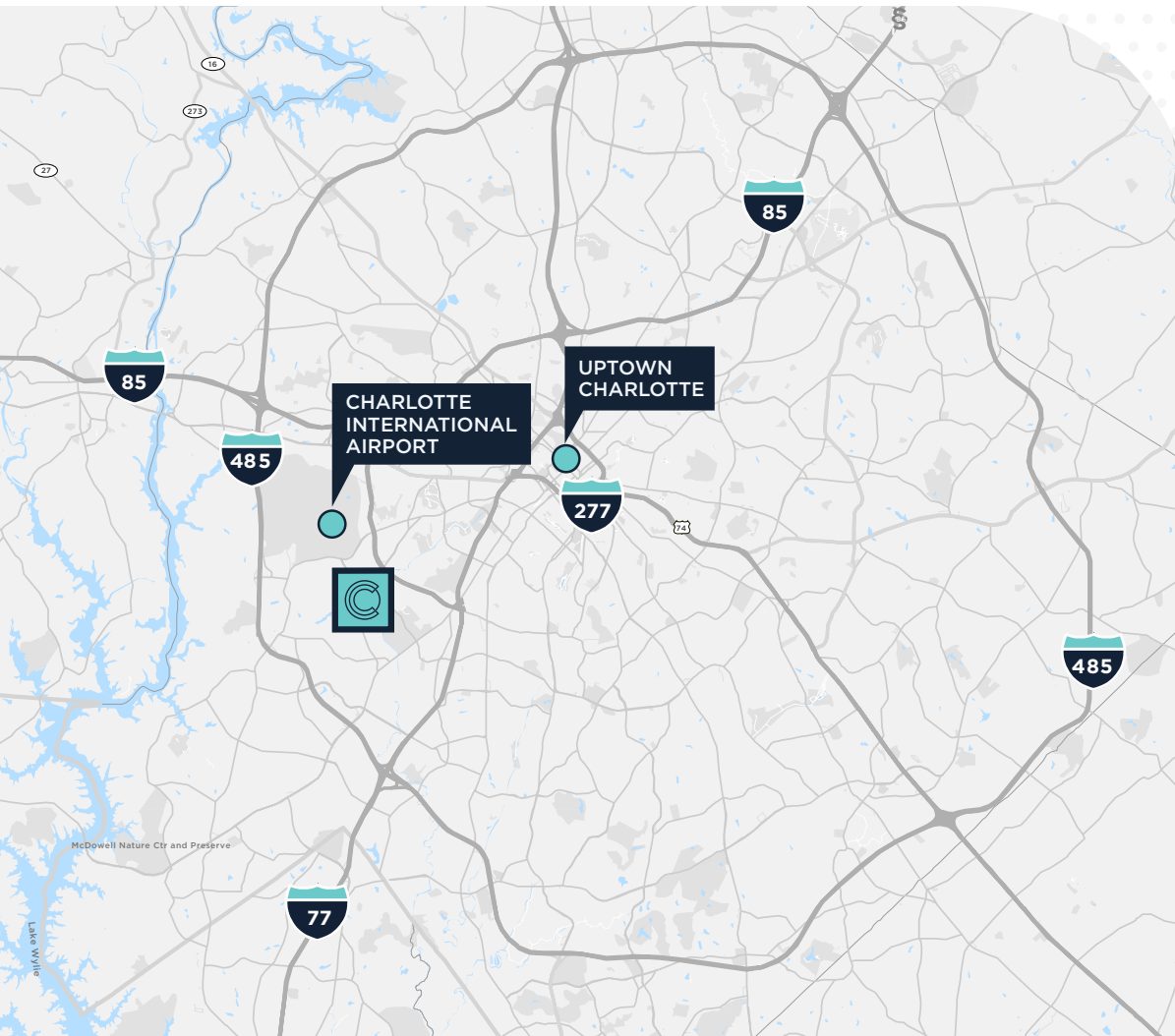
I-485
2.6 Miles



DRIVE TIMES



**COFFEY
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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

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