

Beam Road | Charlotte, NC



**COFFEY
CREEK**

INTERNATIONAL BUSINESS PARK

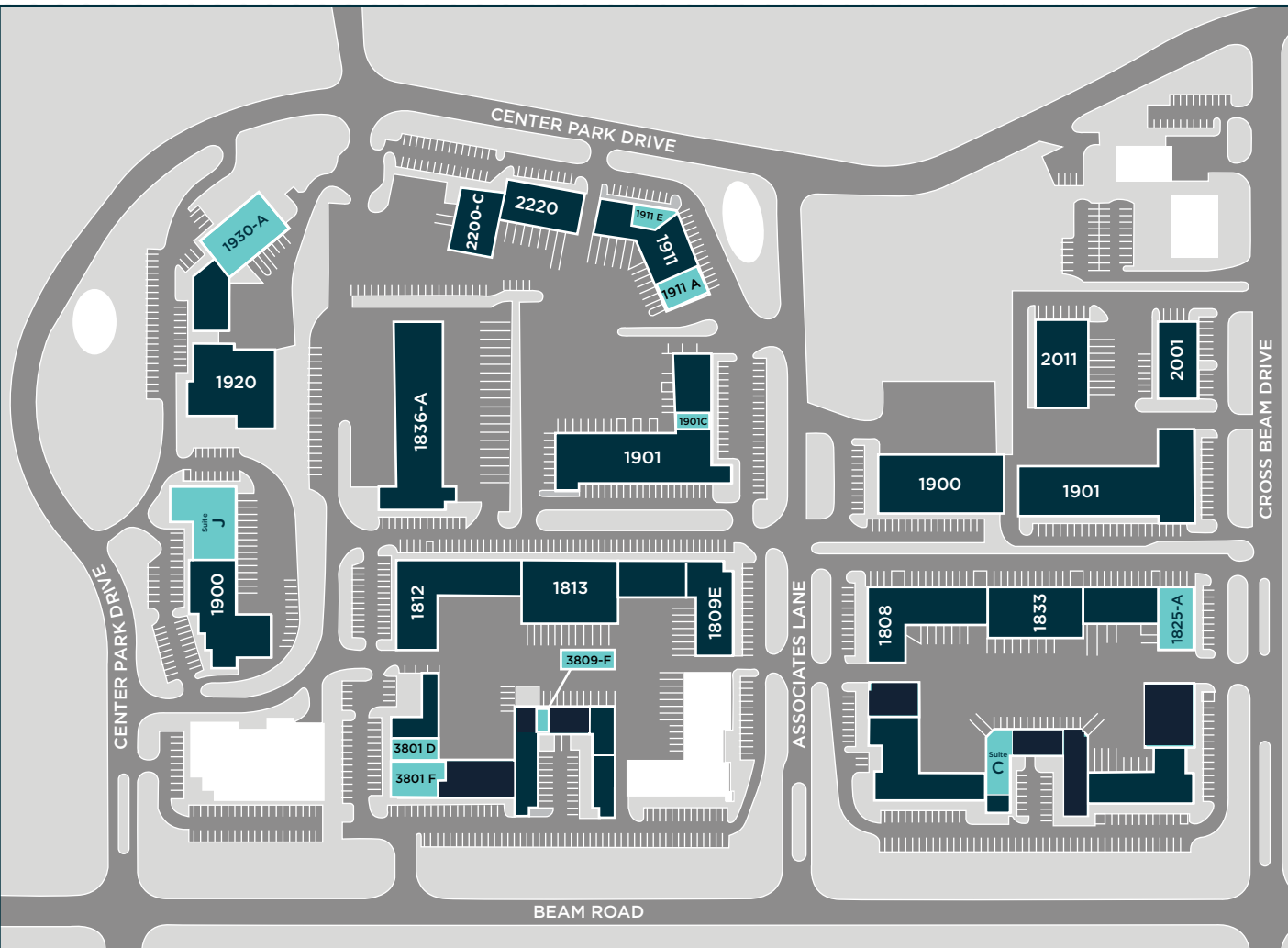
FRANCES CRISLER
+1 704 620 6014
frances.crisler@cushwake.com

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

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



SITE PLAN



-  **1900-J Center Park**
10,764 SF
-  **1930-A Center Park**
9,940 SF
-  **1911-A Associates**
8,009 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
-  **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



12'-14' CLEAR HEIGHT



5 DOCK HIGH DOORS



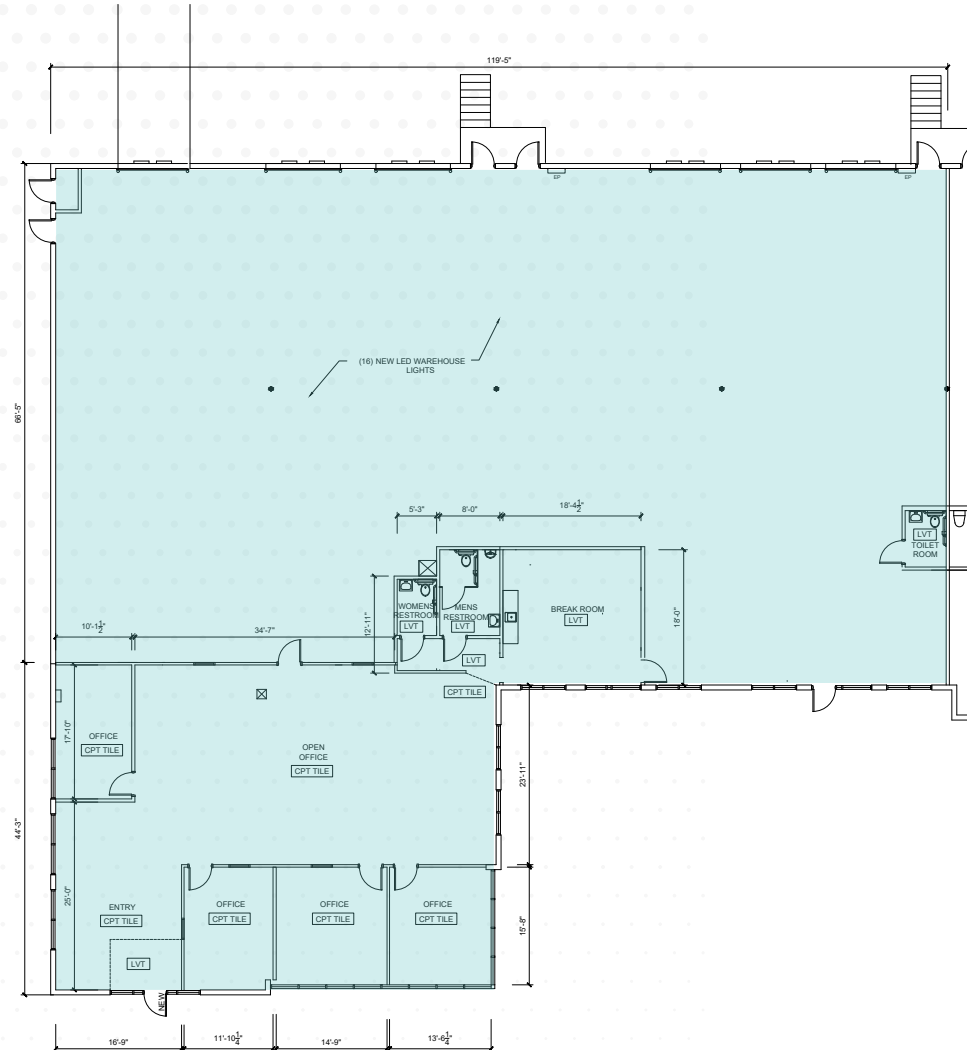
4 DOCK LEVELERS



1 DRIVE-IN DOOR



MAKE-READY COMPLETE



1930-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

9,940 SF



±1,327 SF OFFICE SPACE



16' CLEAR HEIGHT



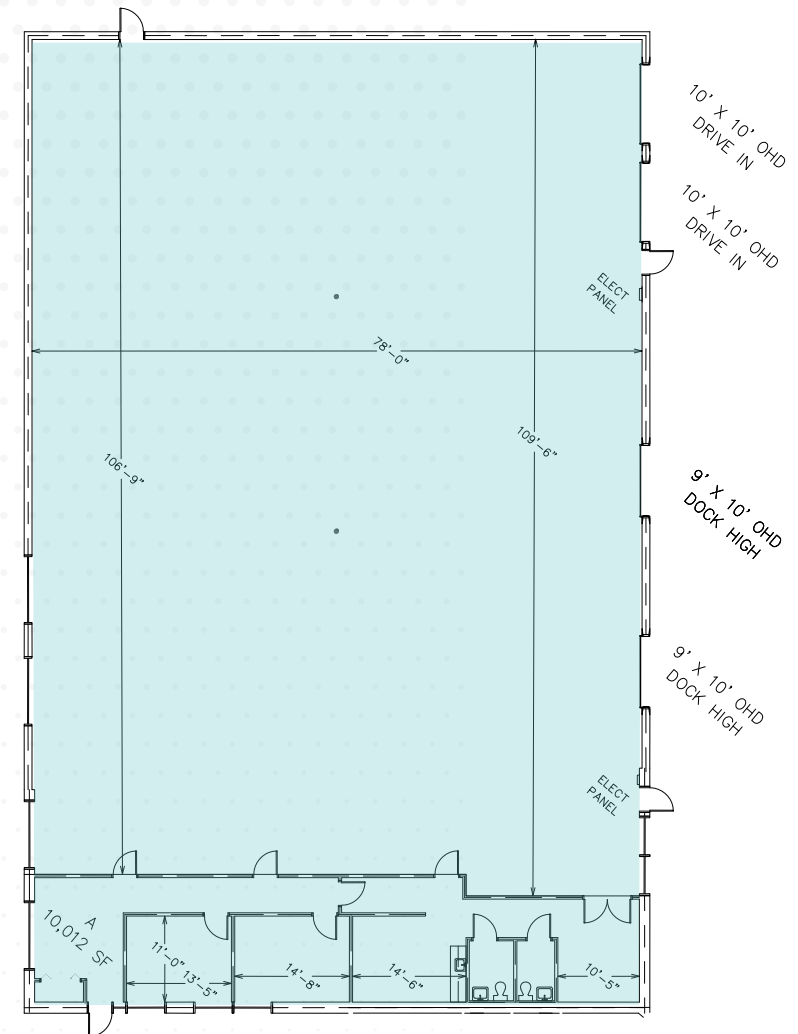
2 DOCK HIGH DOORS



2 DRIVE-IN DOORS



MAKE-READY IN PROGRESS



1911-A Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

8,009 SF



±3,023 SF EXISTING OFFICE SPACE



14' CLEAR HEIGHT



3 DOCK HIGH DOORS

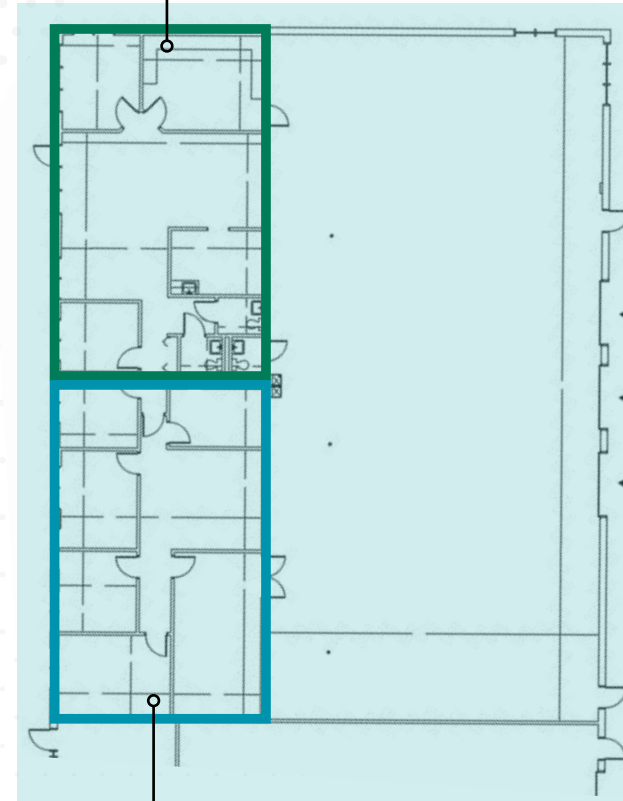


MAKE-READY IN PROGRESS



OPTION TO REDUCE OFFICE SF
WITH DEMO OPTION

MAKE-READY



POTENTIAL
DEMO AREA

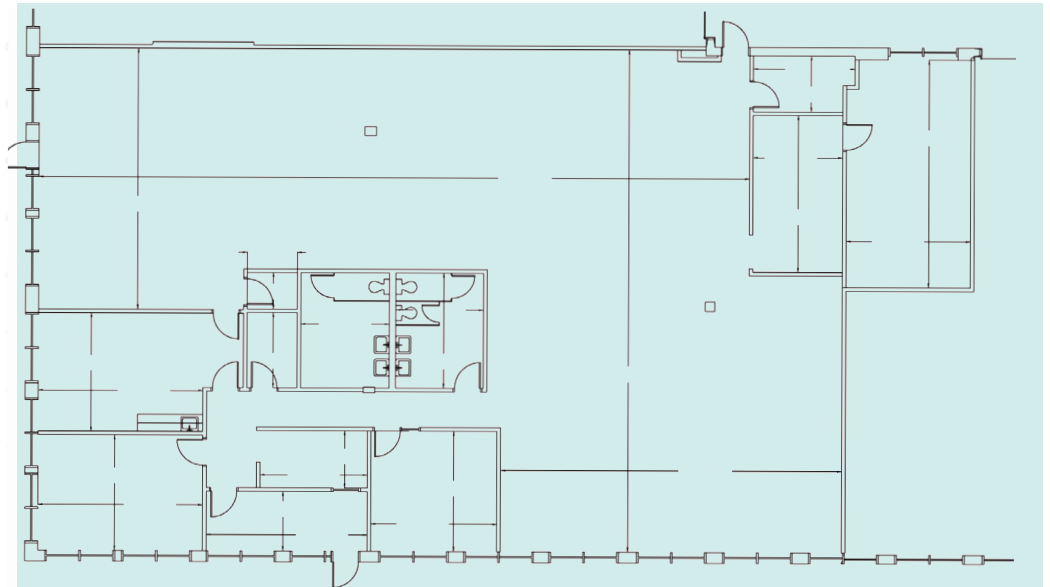
3801-F Beam Road



6,123 SF



±5,711 SF OFFICE SPACE



1825-A Cross Beam



**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

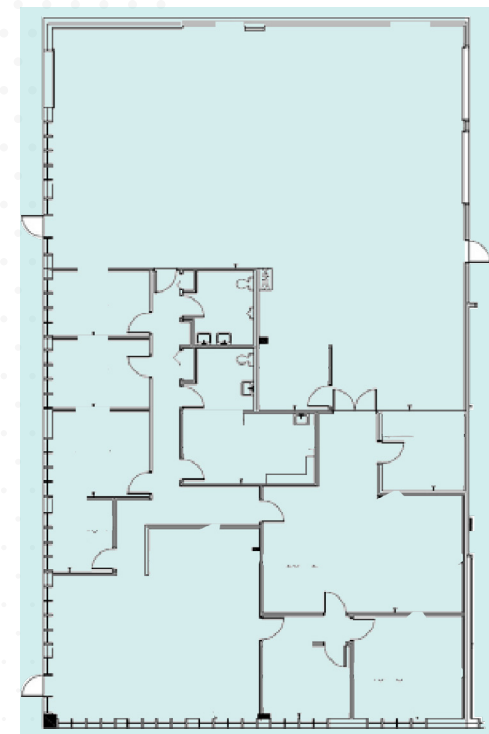
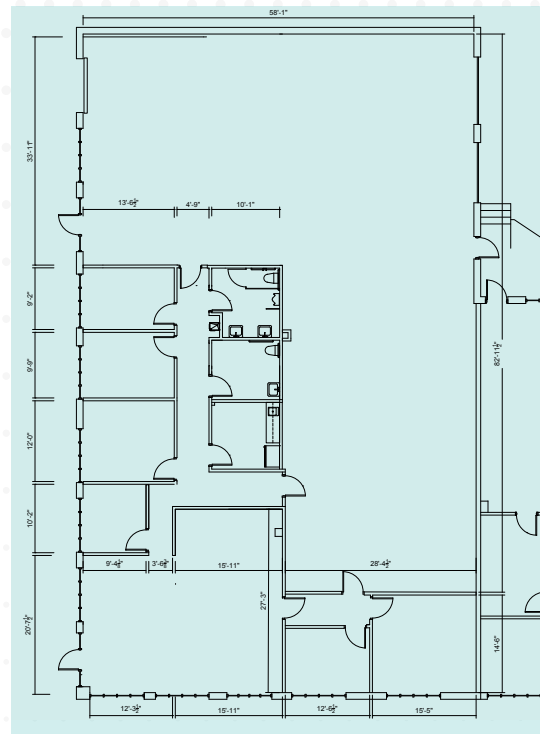


MAKE-READY IN PROGRESS

Office SF: 2,488

Warehouse SF: 3,533

MAKE-READY



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

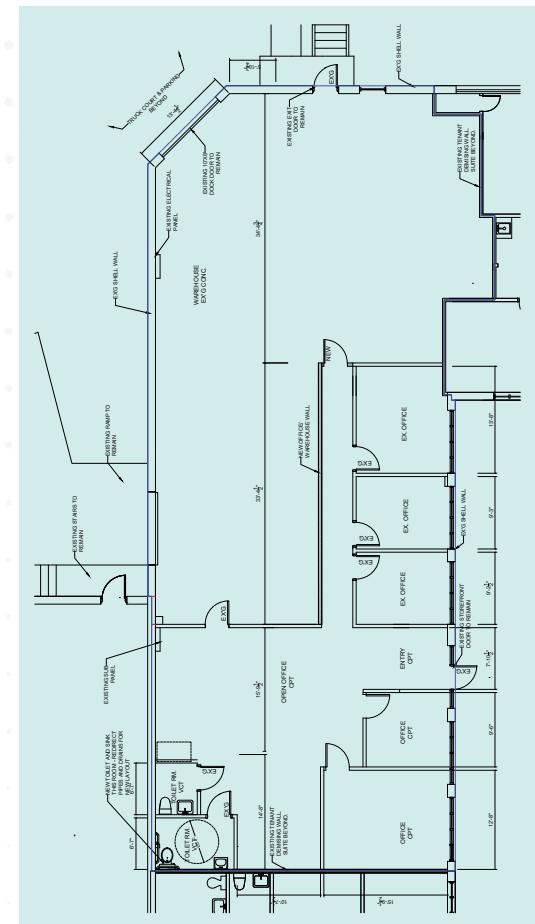
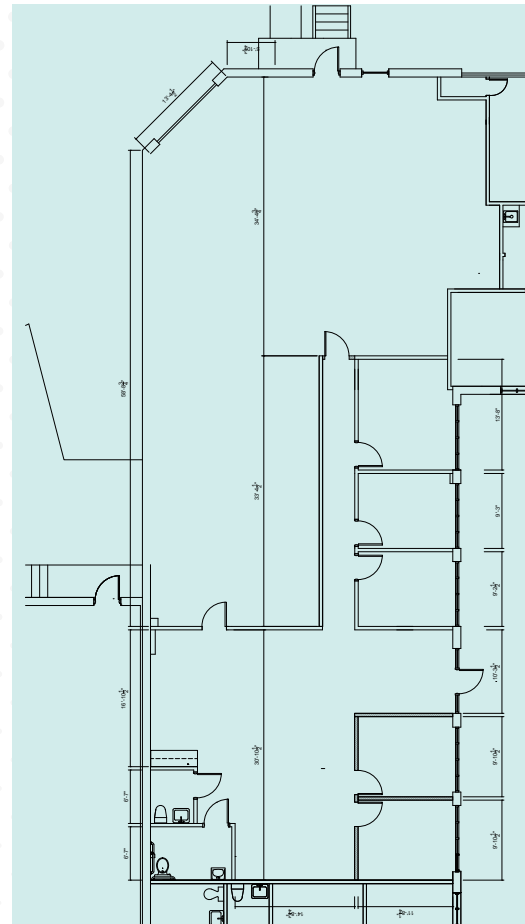


MAKE-READY IN PROGRESS

Office SF: 1,958

Warehouse SF: 2,141

MAKE-READY



3801-D Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,400 SF



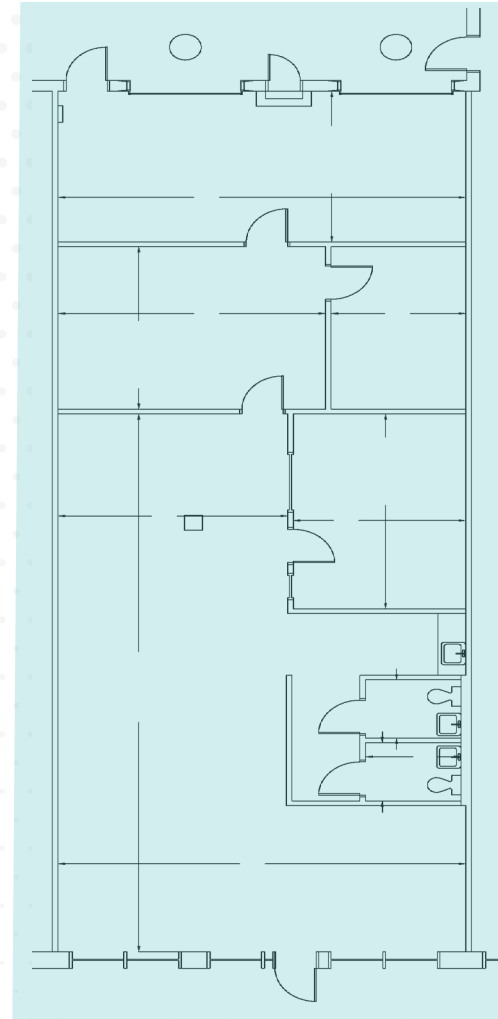
1,957 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



1911-E Associates

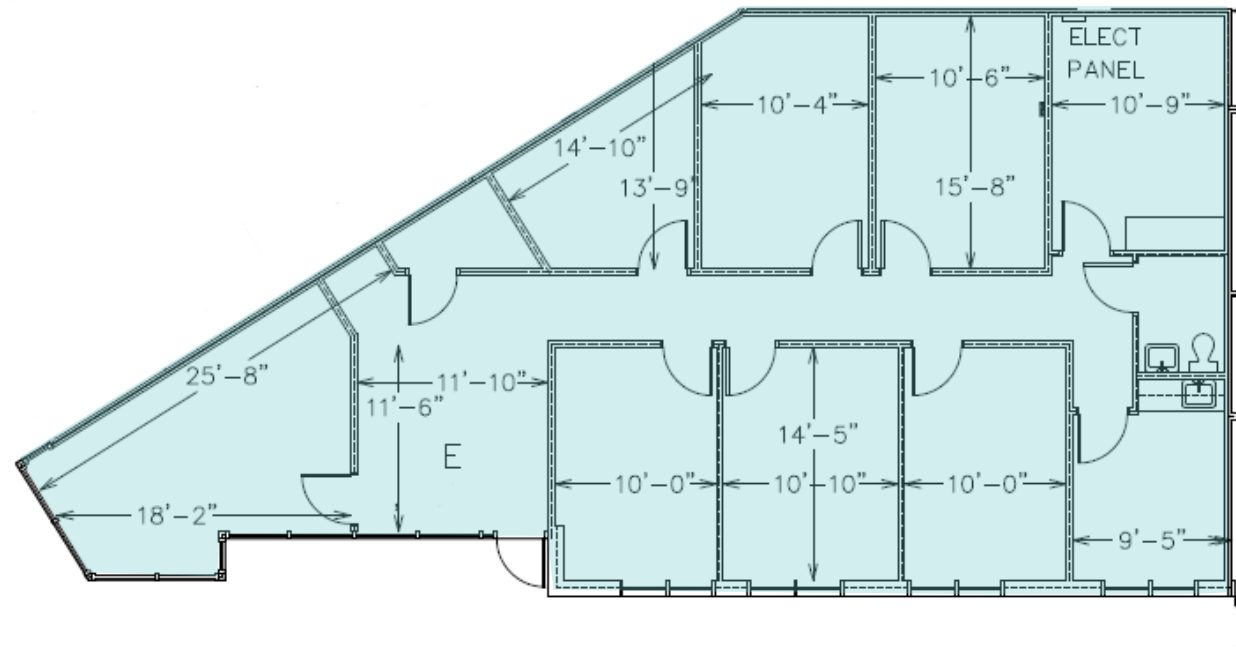


**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,960 SF



±1,960 SF OFFICE



1901-C Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,282 SF



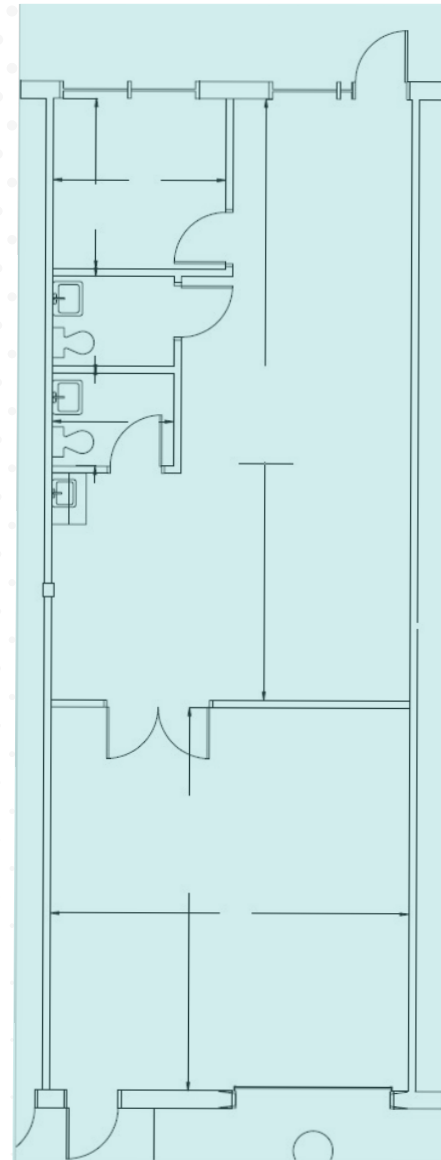
777 SF Office



12-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



1809-F Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

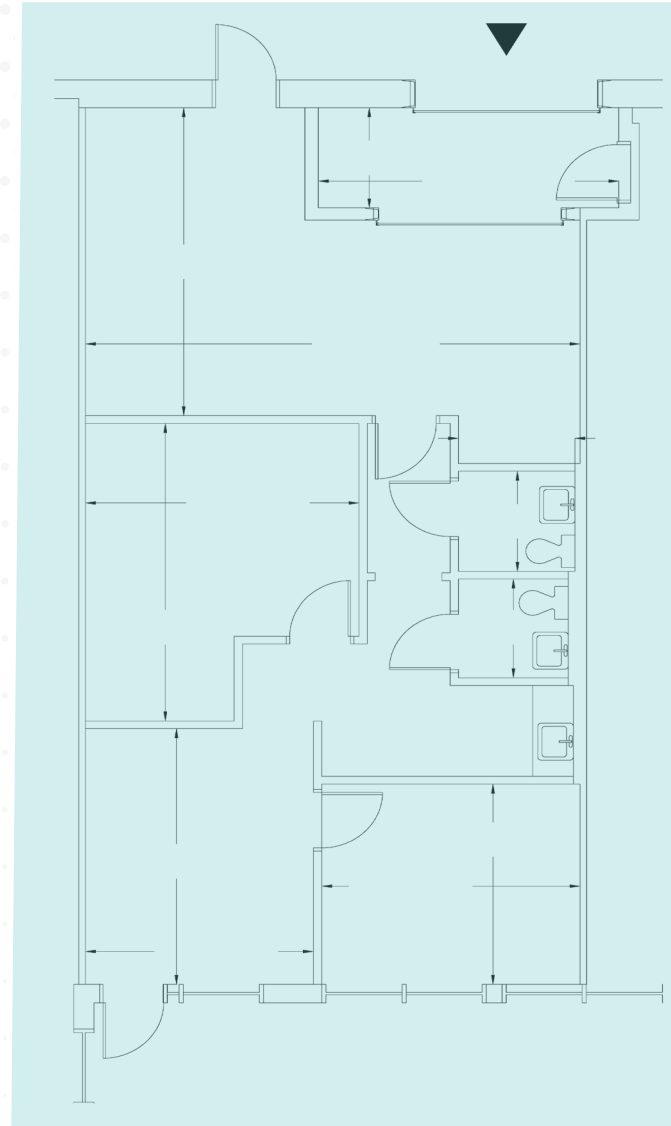
1,256 SF



761 SF Office



1 DOCK HIGH DOOR



ACCESS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

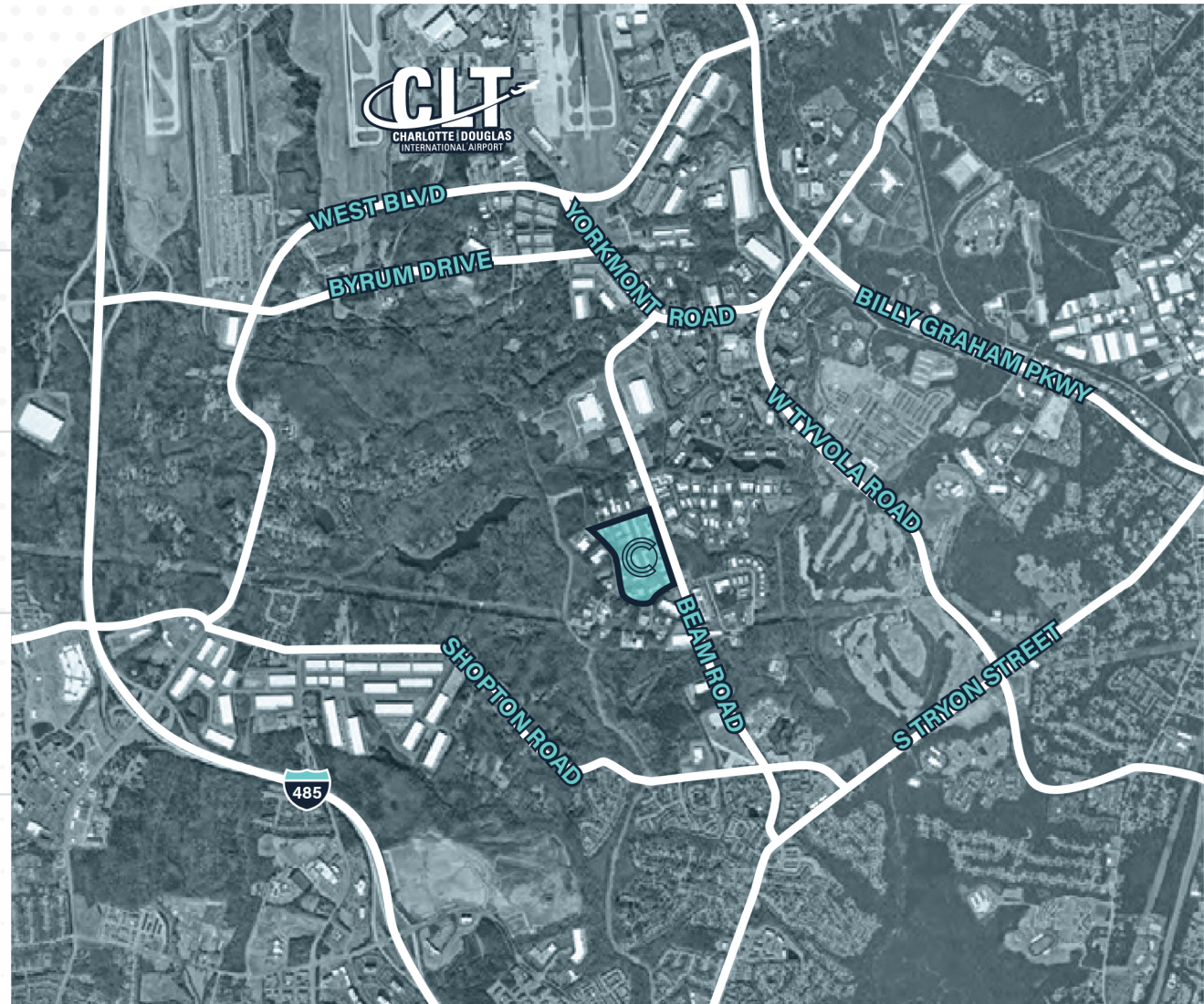
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

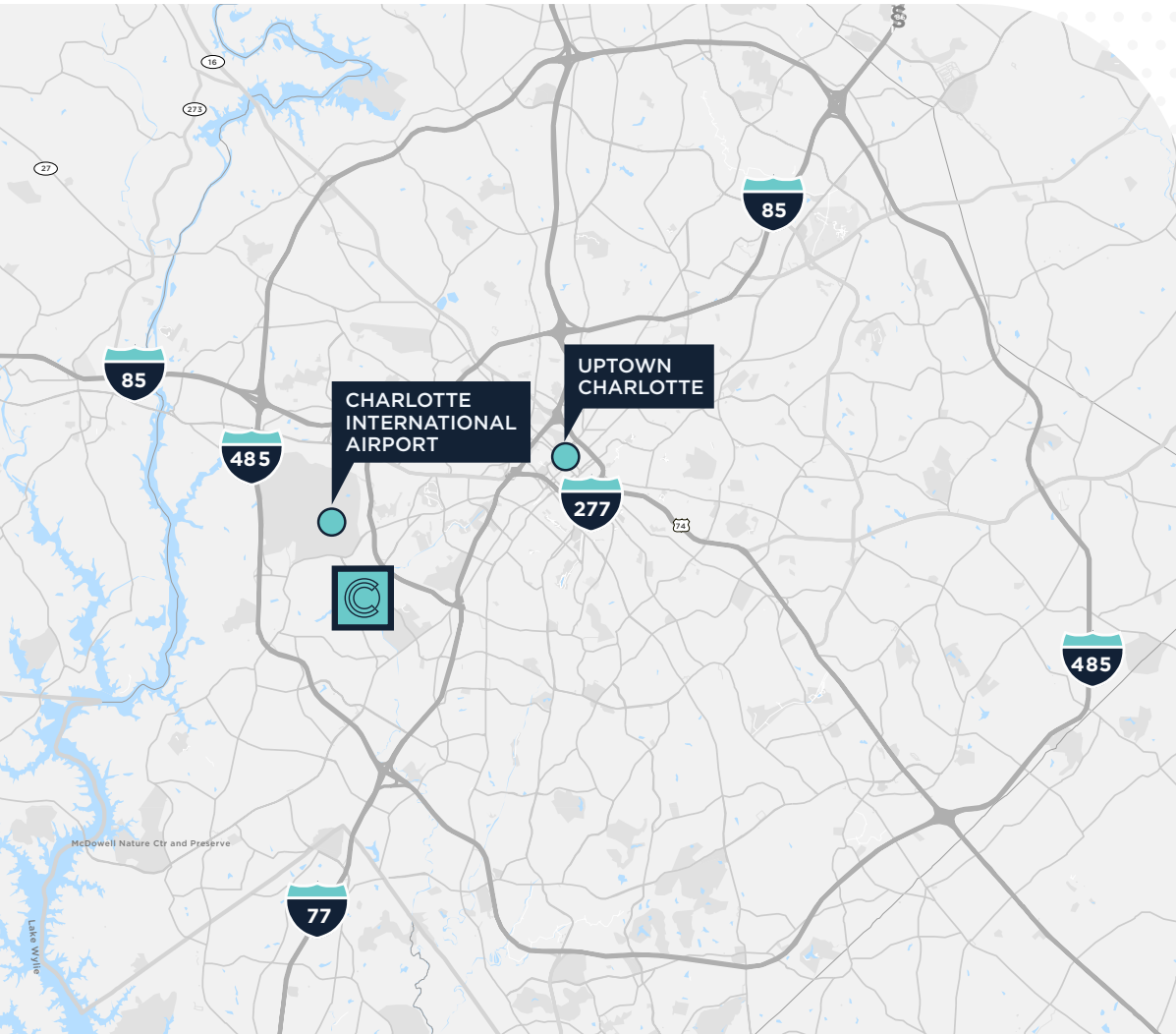
I-485
2.6 Miles



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

©2025 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.

