

Beam Road | Charlotte, NC

---



**COFFEY  
CREEK**

INTERNATIONAL BUSINESS PARK

FRANCES CRISLER  
+1 704 620 6014  
[frances.crisler@cushwake.com](mailto:frances.crisler@cushwake.com)

FERMIN DEOCA  
+1 704 335 4436  
[fermin.deoca@cushwake.com](mailto:fermin.deoca@cushwake.com)

ERIN TURULSKI  
+1 704 916 1565  
[erin.turulski@cushwake.com](mailto:erin.turulski@cushwake.com)

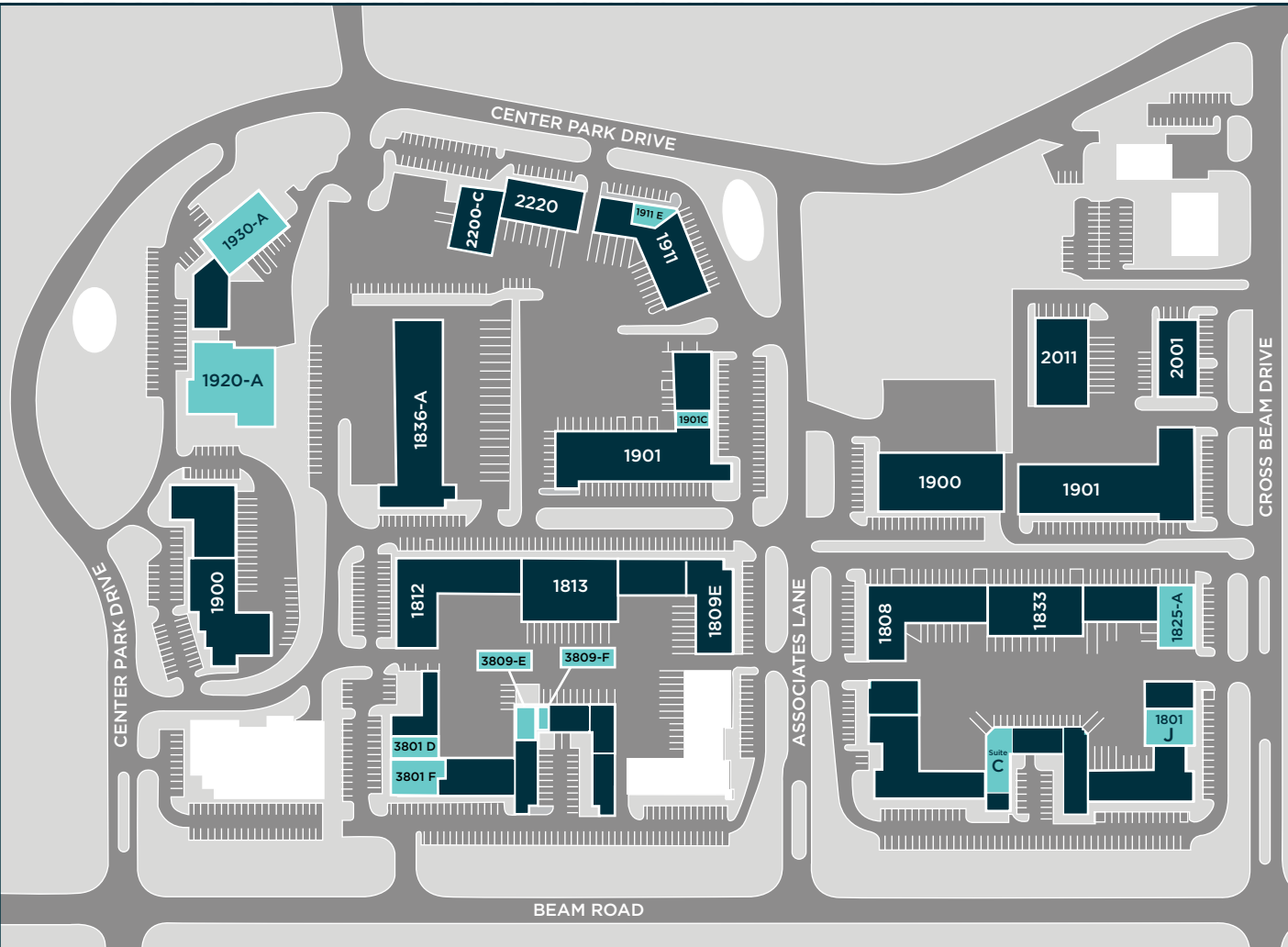




# SITE PLAN



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK



-  **1920-A Center Park**  
16,900 SF
  -  **1930-A Center Park**  
9,940 SF
  -  **3801-F Beam Road**  
6,101 SF
  -  **1825-A Cross Beam**  
5,981 SF
  -  **1809-C Cross Beam**  
4,099 SF
  -  **3809-E Beam Road**  
2,590 SF
  -  **3801-D Beam Road**  
2,401 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



# 1920-A Center Park



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**16,900 SF**



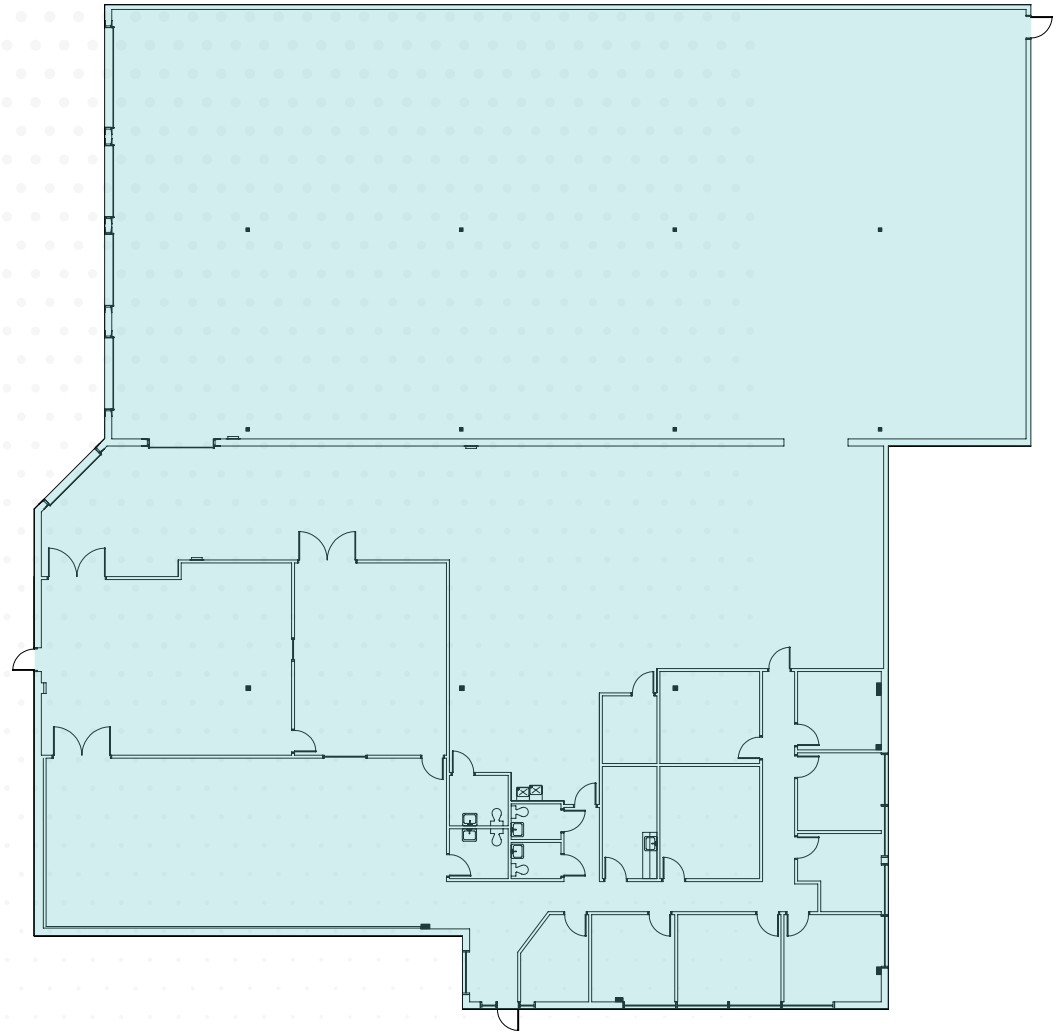
**5,396 SF** OFFICE SPACE



**4** DOCK HIGH DOORS



**1** DRIVE-IN DOOR



[Back to  
Site Plan](#)



# 1930-A Center Park



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**9,940 SF**



**±1,327 SF OFFICE SPACE**



**16' CLEAR HEIGHT**



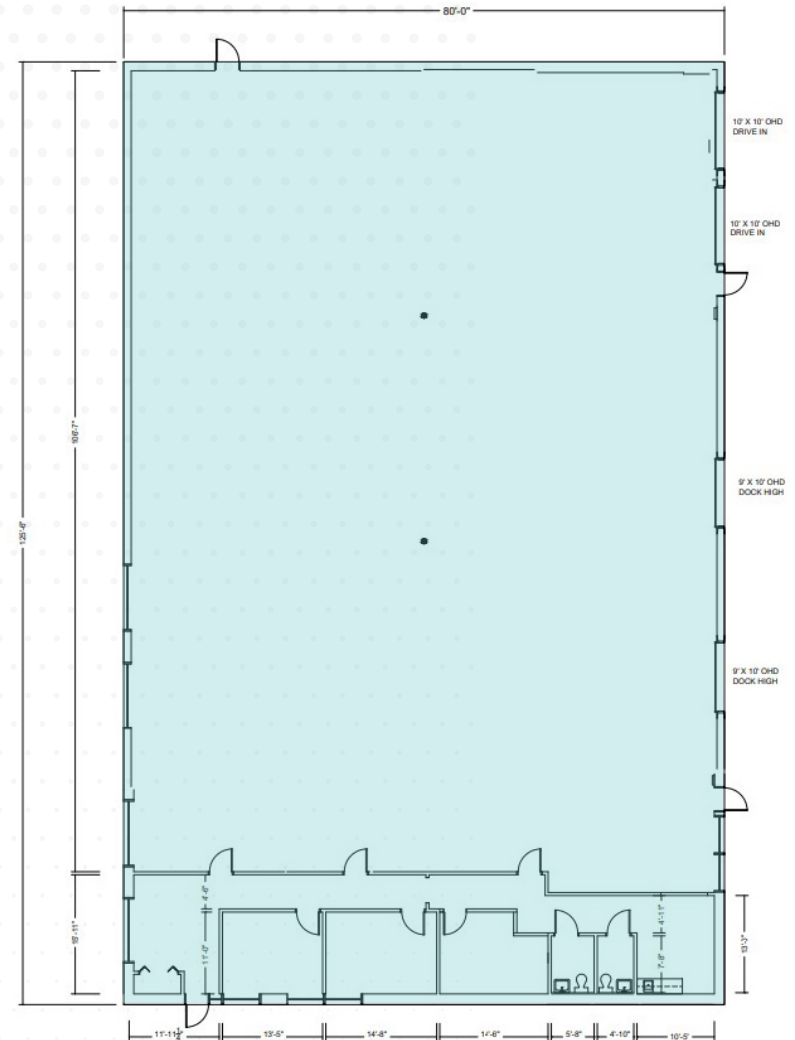
**2 DOCK HIGH DOORS**



**2 DRIVE-IN DOORS**



**MAKE-READY COMPLETE**



[Back to  
Site Plan](#)



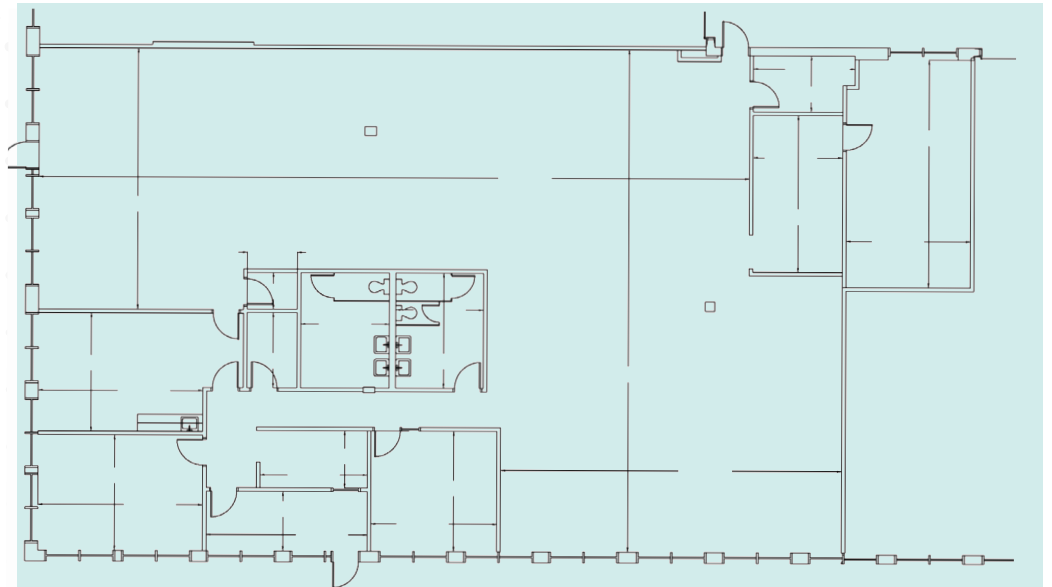
# 3801-F Beam Road



**6,101 SF**



**±5,711 SF OFFICE SPACE**





# 1825-A Cross Beam



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**5,981 SF**



**±2,488 SF OFFICE SPACE**



**12'-14' CLEAR HEIGHT**



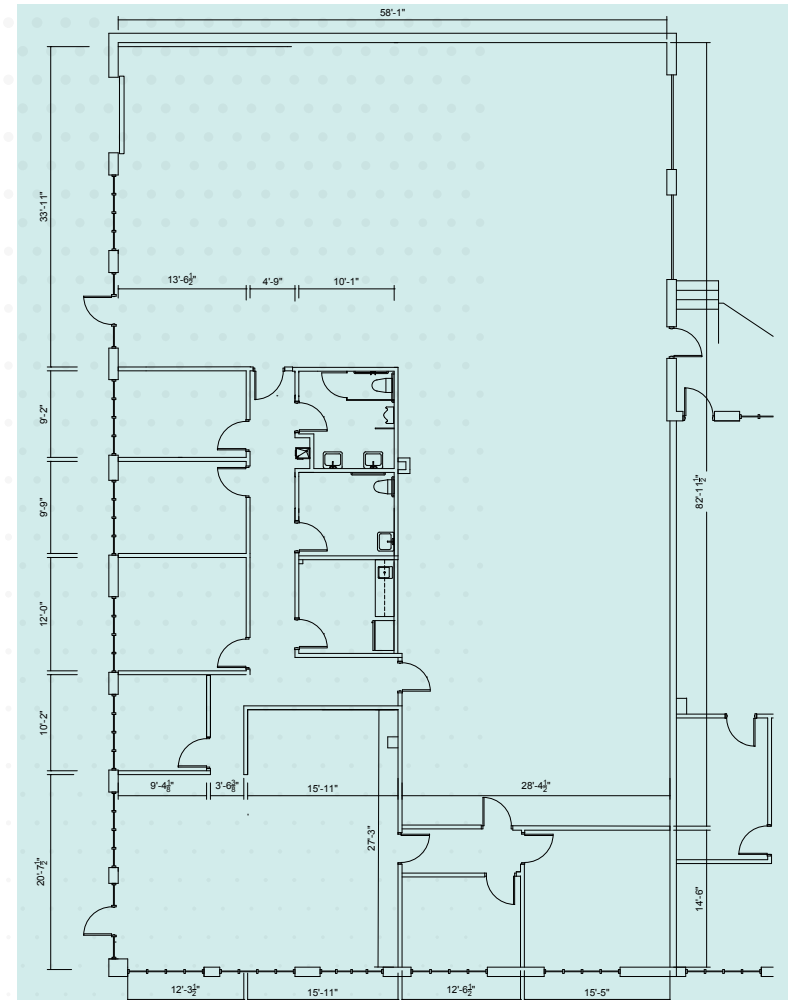
**2 DOCK HIGH DOORS**



**1 DRIVE-IN DOOR**



**MAKE-READY COMPLETE**



[Back to  
Site Plan](#)



# 1801-J Cross Beam



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**4,838 SF**



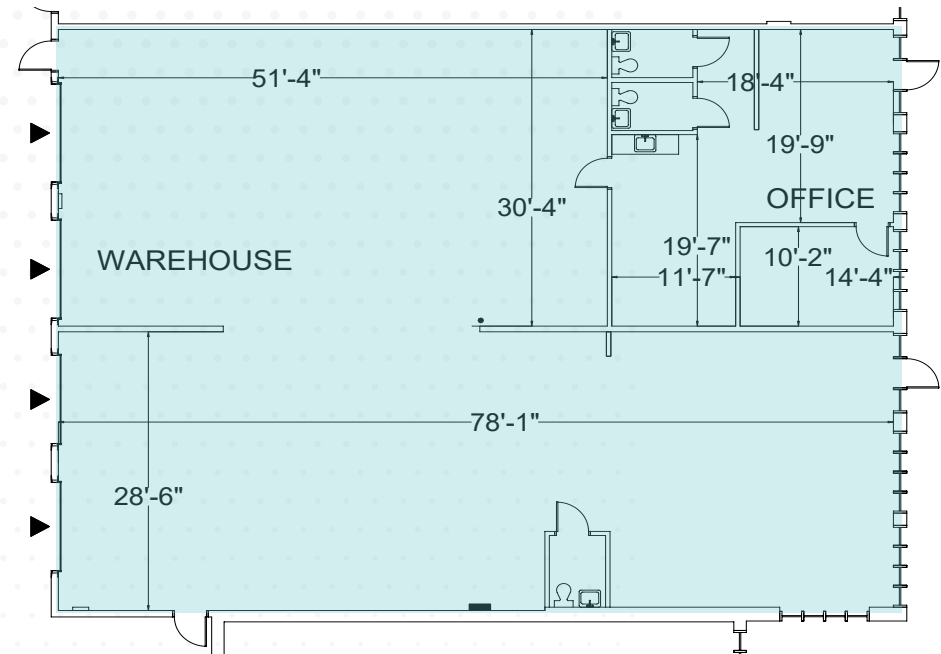
**859 SF** Office



**4** DOCK HIGH DOORS



**12'-14'** CLEAR HEIGHT



[Back to  
Site Plan](#)



# 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**

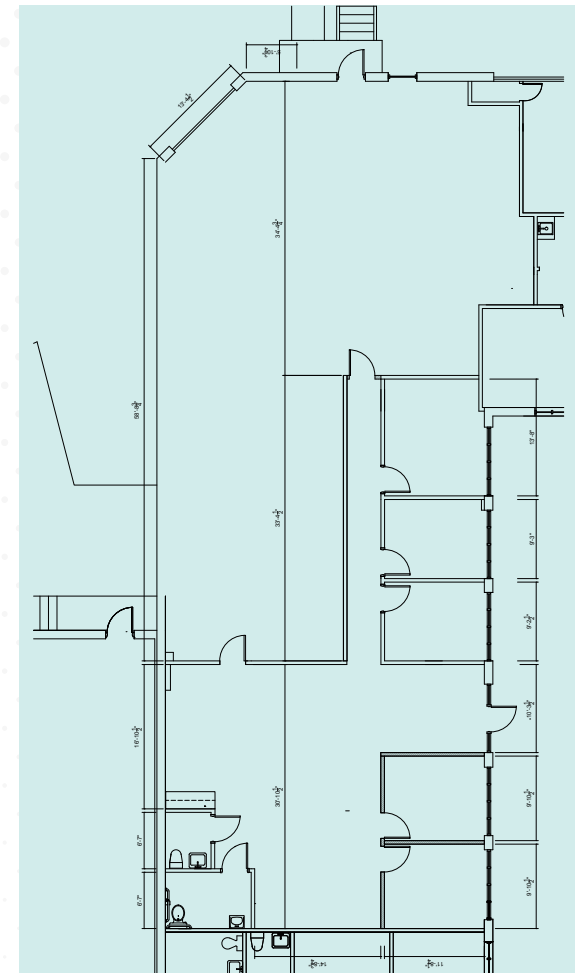


**MAKE-READY IN PROGRESS**

Office SF: 1,958

Warehouse SF: 2,141

MAKE-READY



[Back to  
Site Plan](#)



# 3809-E Beam Road



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**2,590 SF**



**1,052 SF** OFFICE SPACE



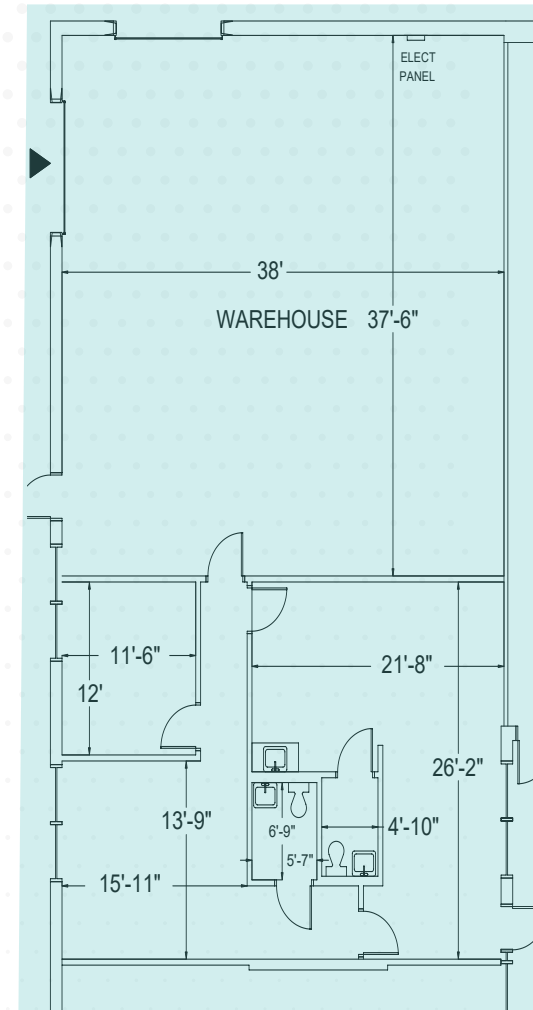
**1** DRIVE-IN DOOR



**1** DOCK HIGH DOOR



**12'-14'** CLEAR HEIGHT





# 3801-D Beam Road



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**2,401 SF**



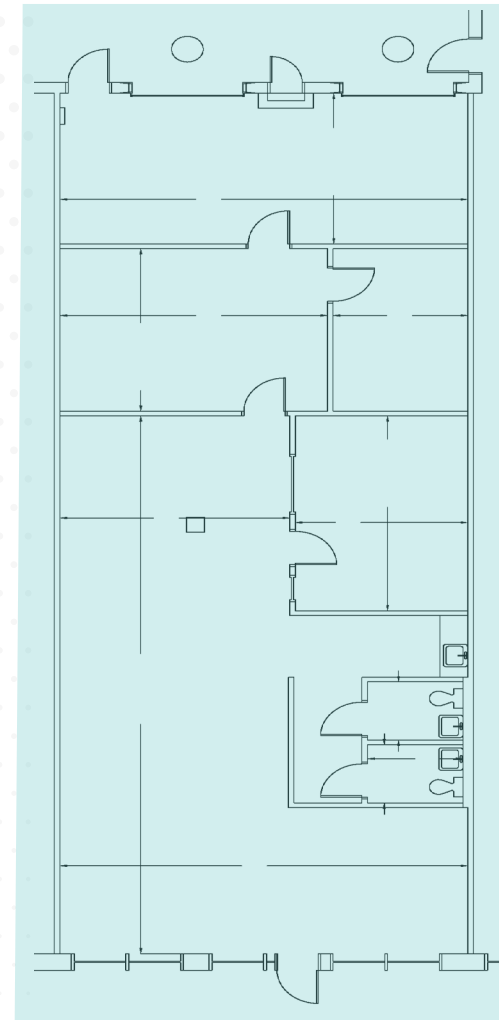
**1,957 SF** OFFICE SPACE



**12'-14'** CLEAR HEIGHT



**2** DOCK HIGH DOORS





# 1911-E Associates

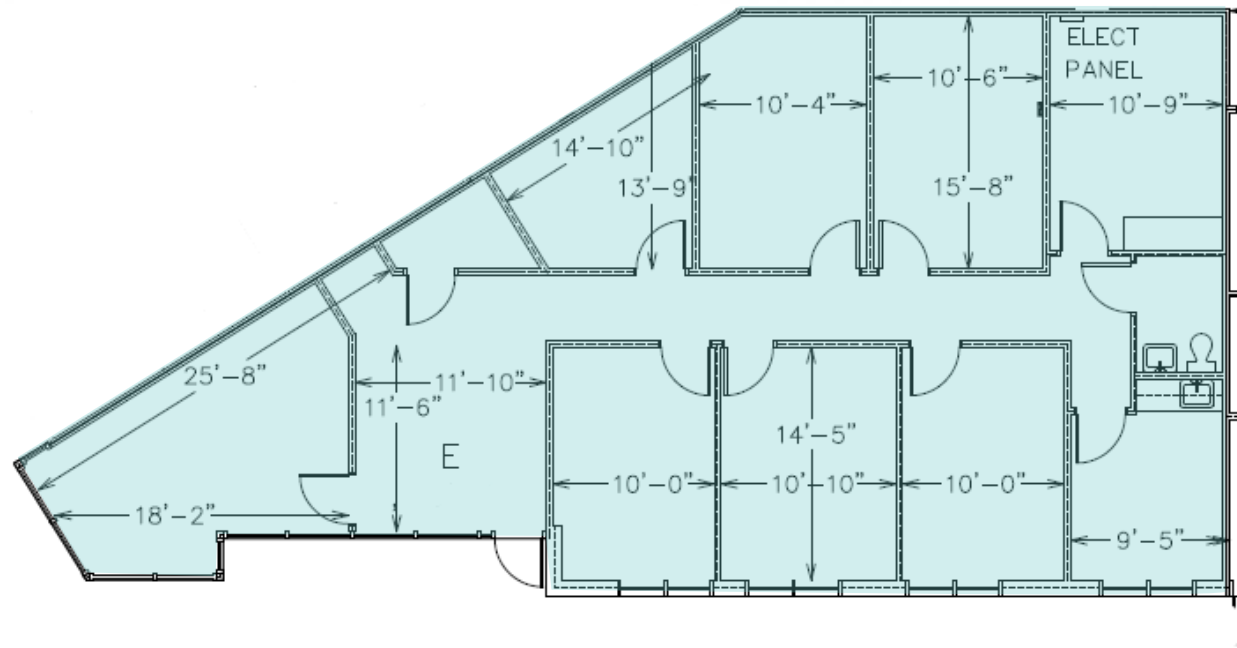


**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**1,960 SF**



**±1,960 SF OFFICE**





# 1901-C Associates



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**1,282 SF**



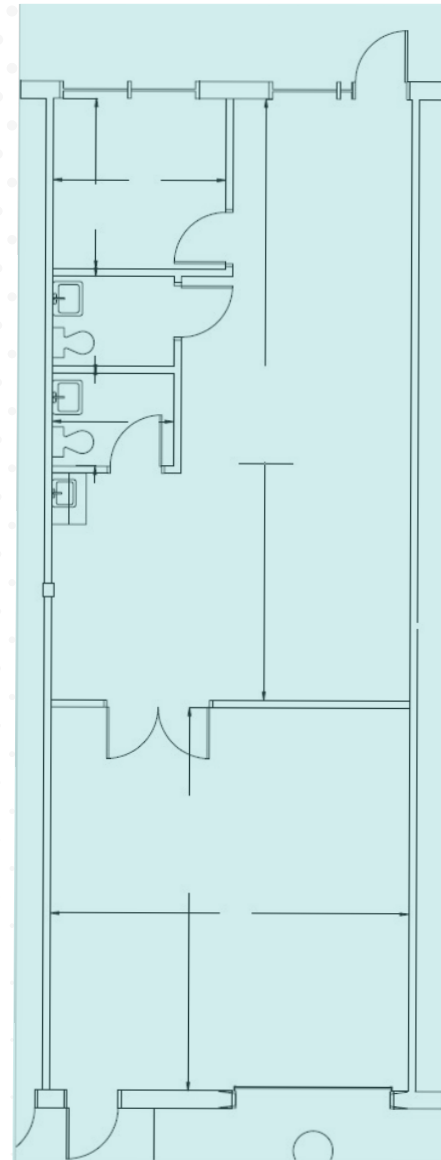
**777 SF** Office



**12-14'** CLEAR HEIGHT



**1** DOCK HIGH DOOR



[Back to  
Site Plan](#)



# 1809-F Beam Road



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

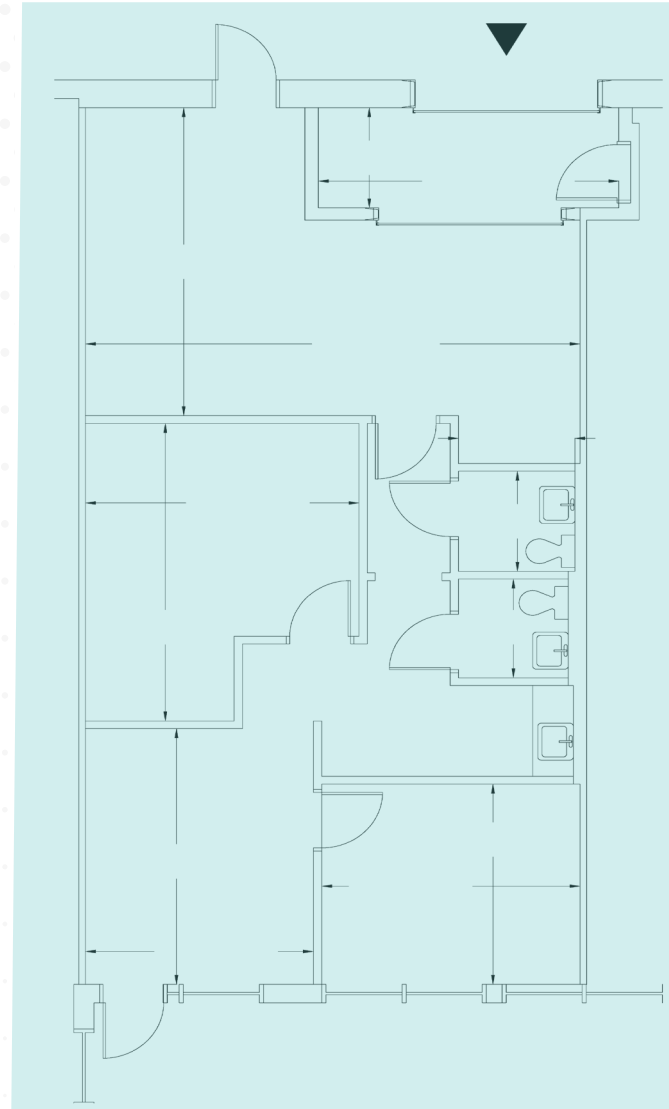
**1,256 SF**



**761 SF** Office



**1 DOCK HIGH DOOR**





# ACCESS



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

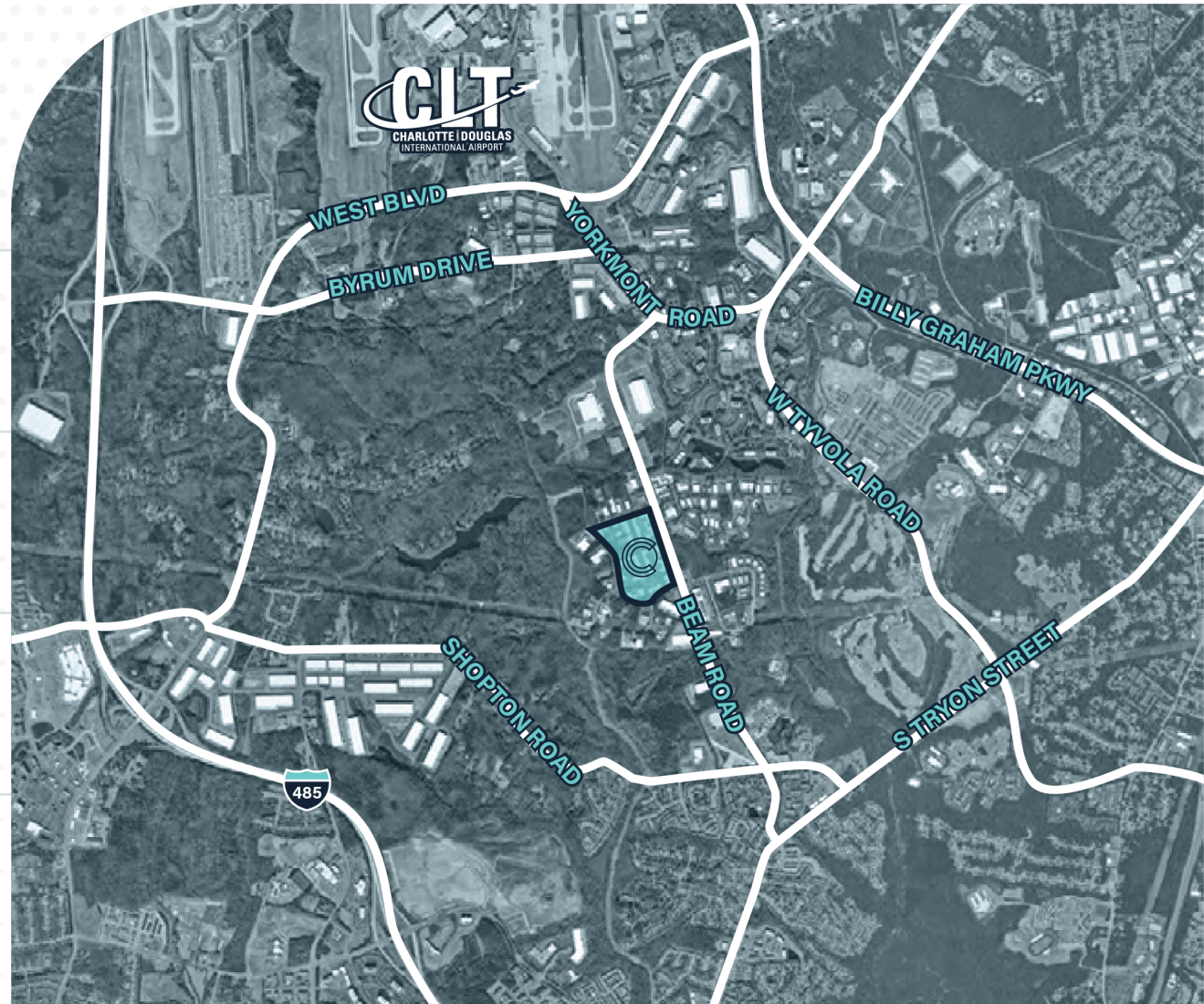
BEAM ROAD  
Adjacent

SHOPTON ROAD  
1.0 Mile

S TRYON STREET  
1.4 Miles

W TYVOLA ROAD  
2.2 Miles

I-485  
2.6 Miles

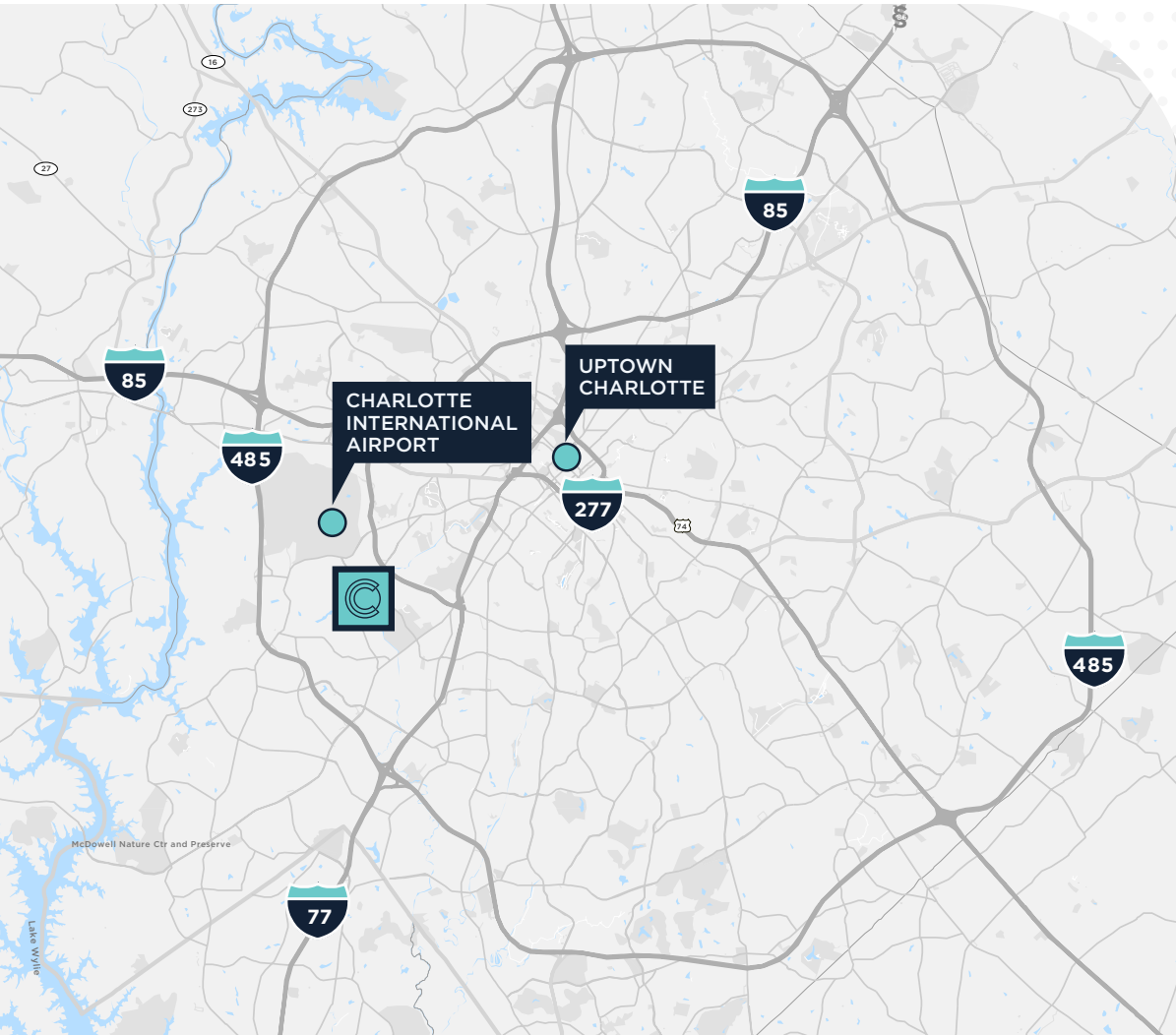




# DRIVE TIMES



**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](mailto:frances.crisler@cushwake.com)

**FERMIN DEOCA**

+1 704 335 4436

[fermin.deoca@cushwake.com](mailto:fermin.deoca@cushwake.com)

**ERIN TURULSKI**

+1 704 916 1565

[erin.turulski@cushwake.com](mailto: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.

