

Beam Road | Charlotte, NC



**COFFEY
CREEK**

INTERNATIONAL BUSINESS PARK

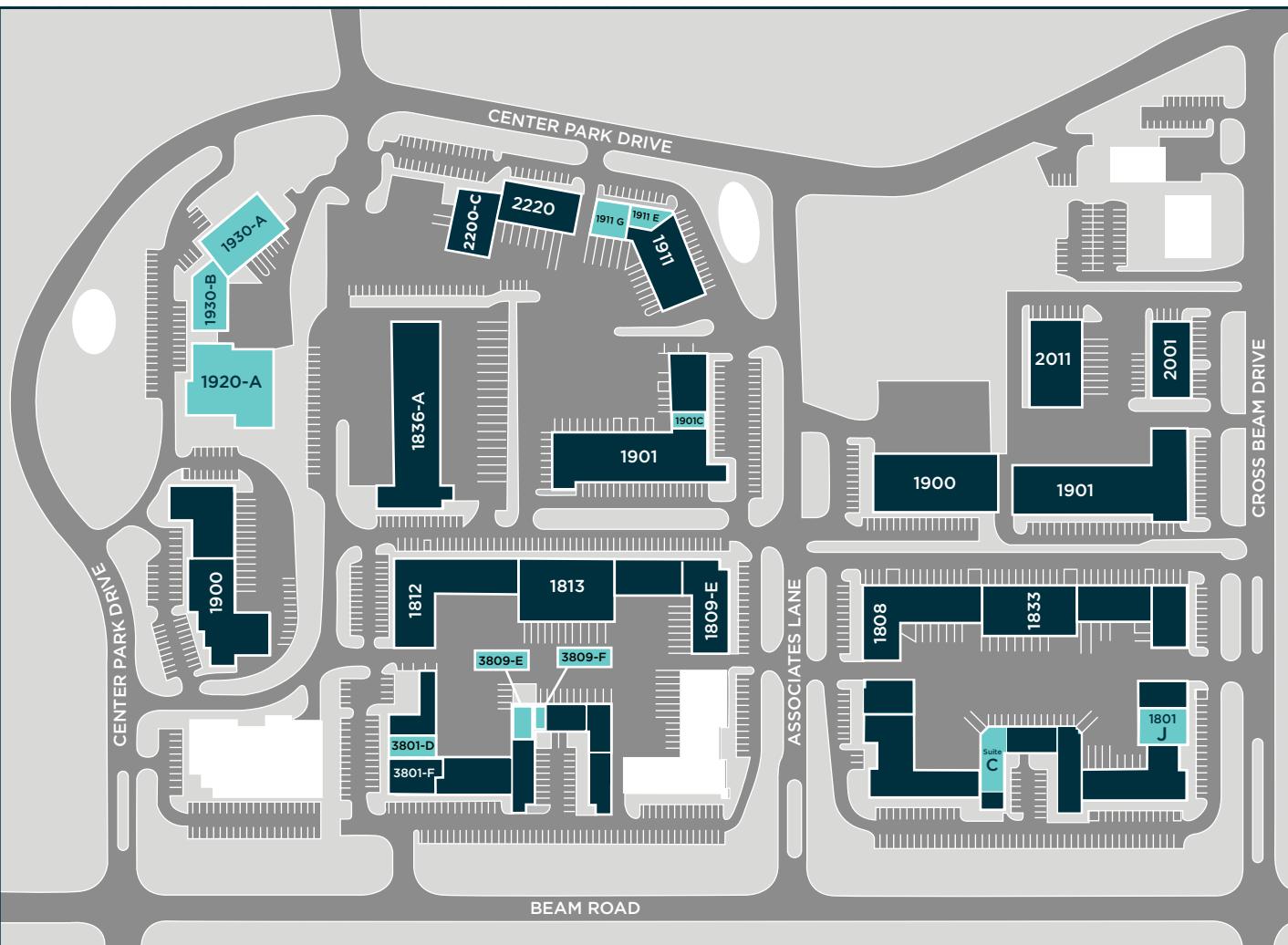
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SITE PLAN



1920-A Center Park
16,900 SF

1930-A Center Park
9,940 SF

1930-B Center Park
6,019 SF

1801-J Cross Beam
4,838 SF

1809-C Cross Beam
4,099 SF

1911-G Associates
3,438 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

3809-F Beam Road
1,256 SF



1920-A Center Park



16,900 SF



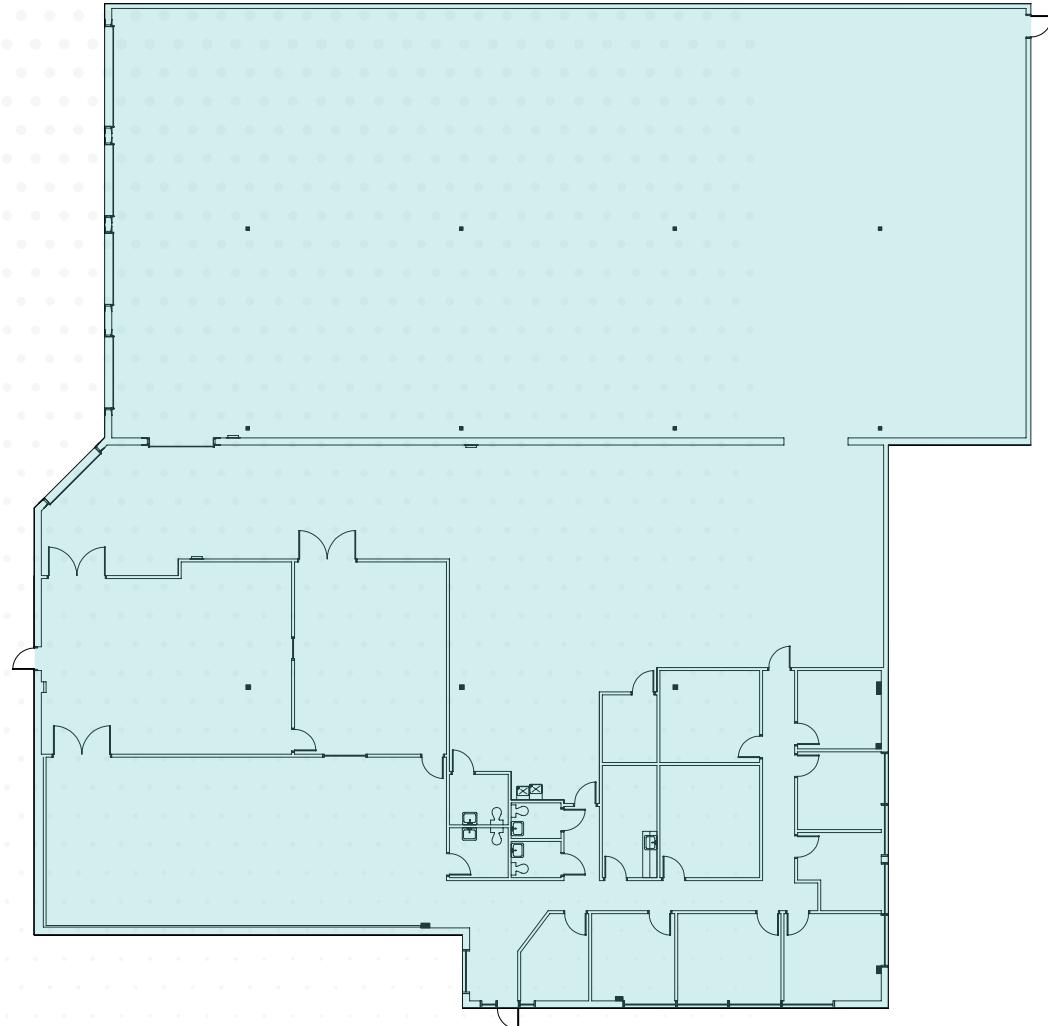
5,396 SF OFFICE SPACE



4 DOCK HIGH DOORS



1 DRIVE-IN DOOR



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1930-A Center Park



9,940 SF



±1,327 SF OFFICE SPACE



16' CLEAR HEIGHT



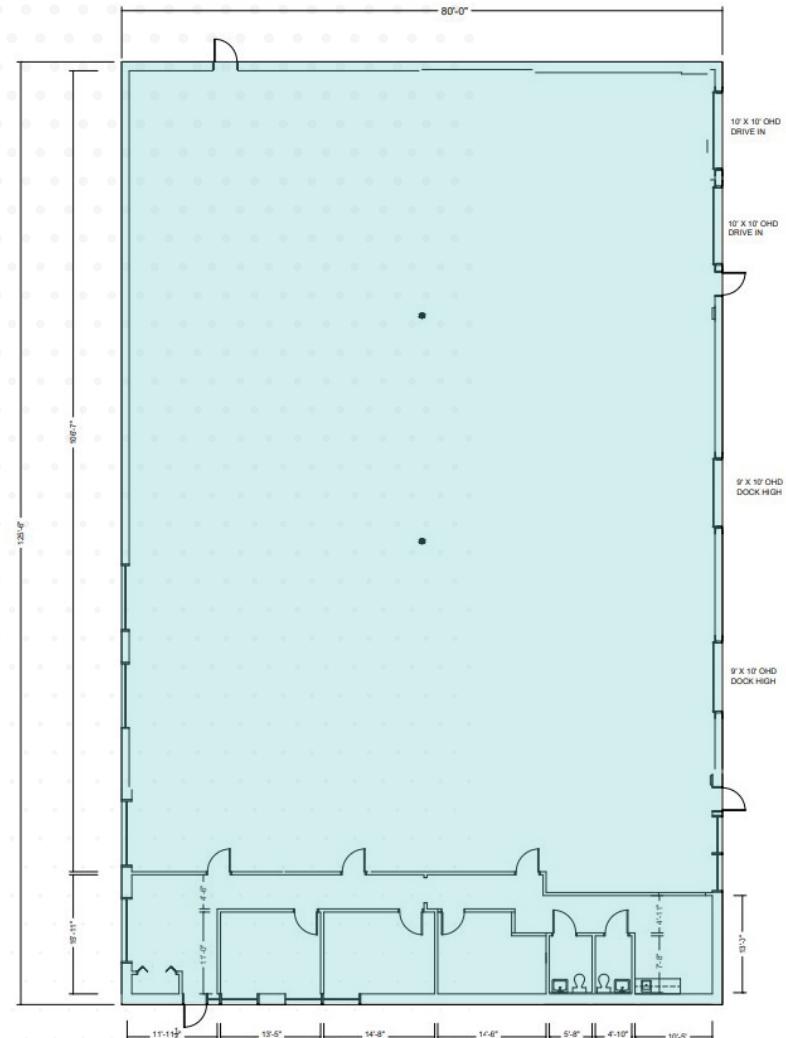
2 DOCK HIGH DOORS



2 DRIVE-IN DOORS



MAKE-READY COMPLETE



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Site Plan

1930-B Center Park



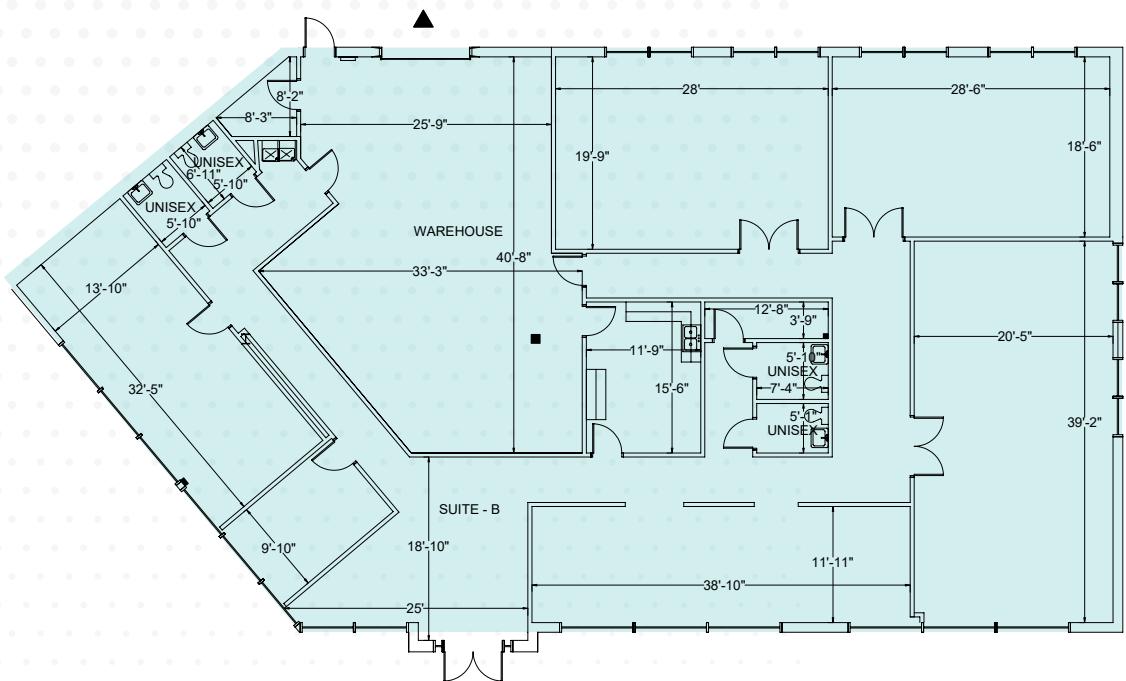
6,019 SF



4,876 SF OFFICE



1 DOCK HIGH DOOR



1801-J Cross Beam



4,838 SF



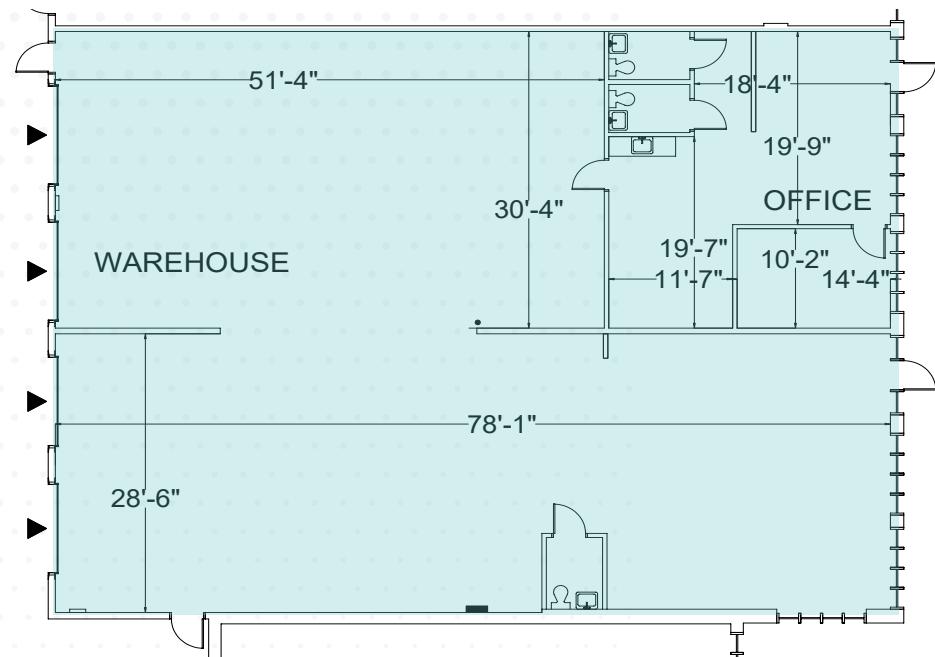
859 SF Office



4 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



1809-C Cross Beam

4,099 SF



±2,969 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



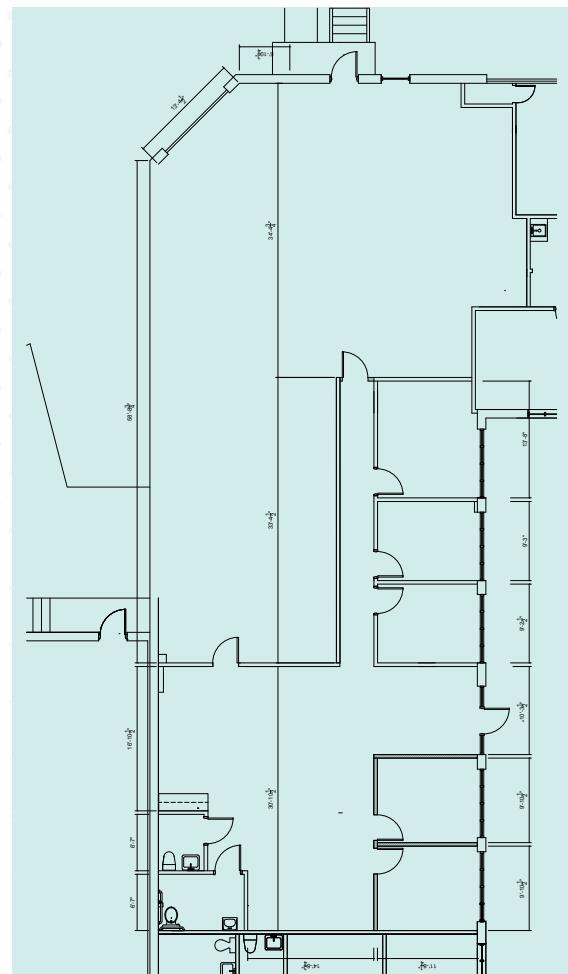
1 DRIVE-IN DOOR



MAKE-READY IN PROGRESS
Office SF: 1,958
Warehouse SF: 2,141



MAKE-READY



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1911-G Associates



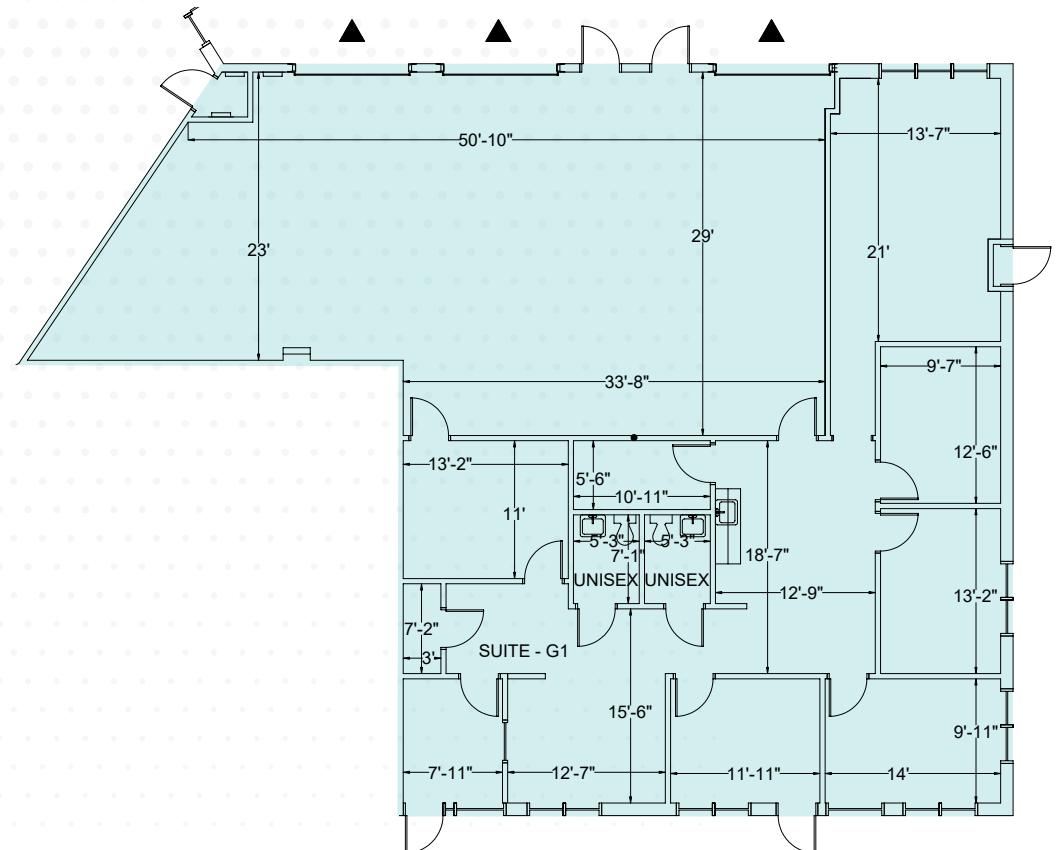
3,438 SF



1,904 SF OFFICE



3 DOCK HIGH DOORS



3809-E Beam Road



2,590 SF



1,052 SF OFFICE SPACE



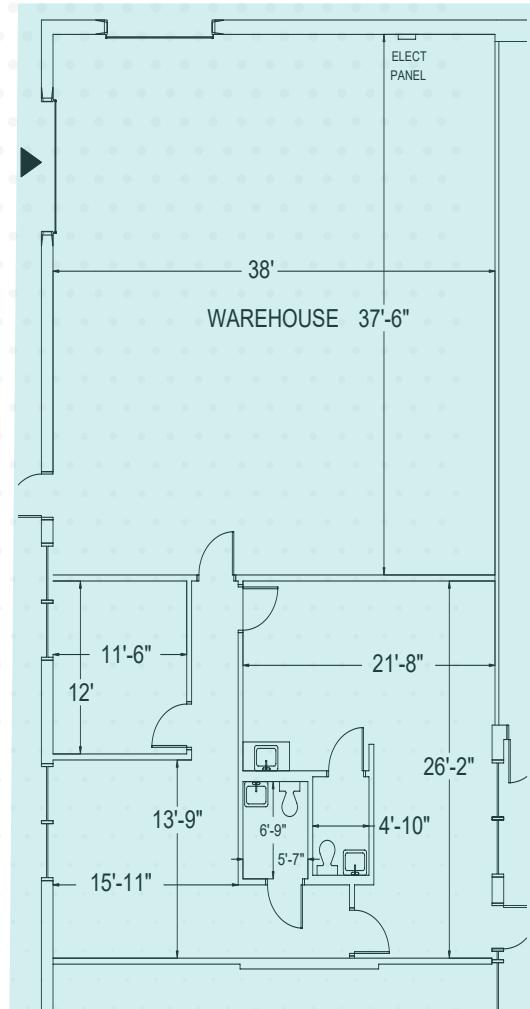
1 DRIVE-IN DOOR



1 DOCK HIGH DOOR



12'-14' CLEAR HEIGHT



3801-D Beam Road

2,401 SF



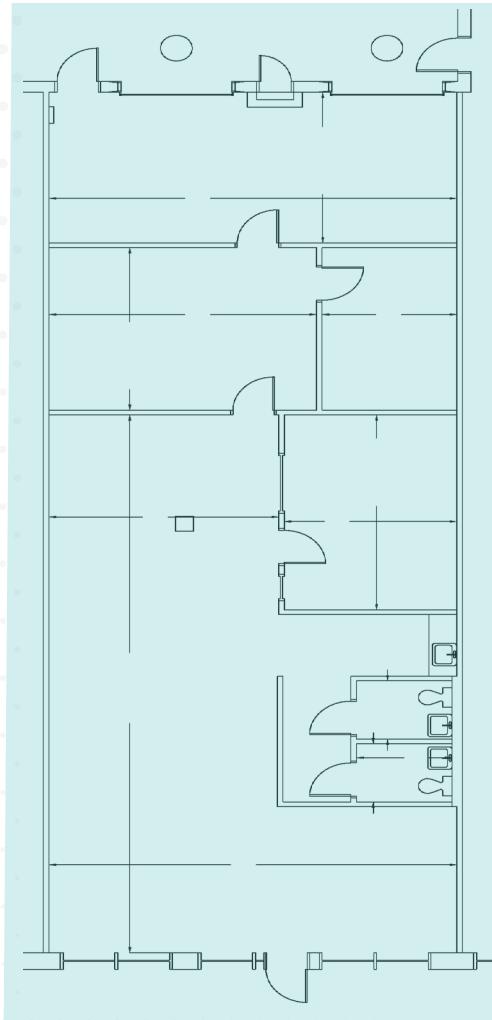
1,957 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS

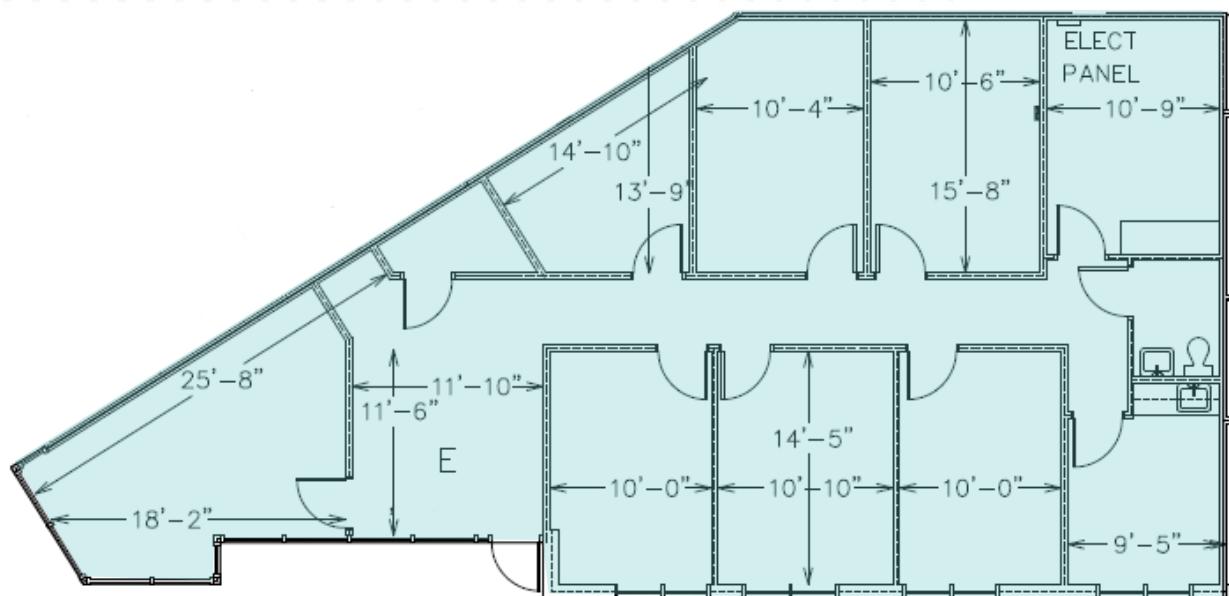


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1,960 SF



±1,960 SF OFFICE



1901-C Associates



1,282 SF



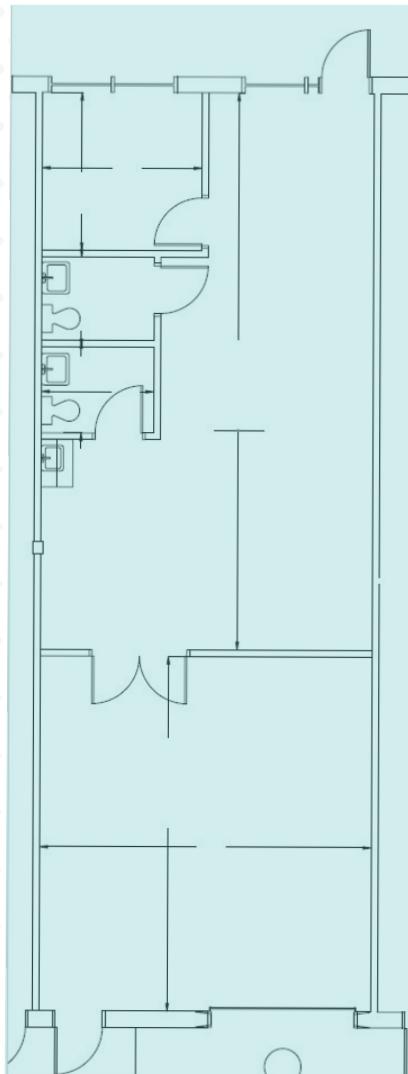
777 SF Office



12-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



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Site Plan

3809-F Beam Road

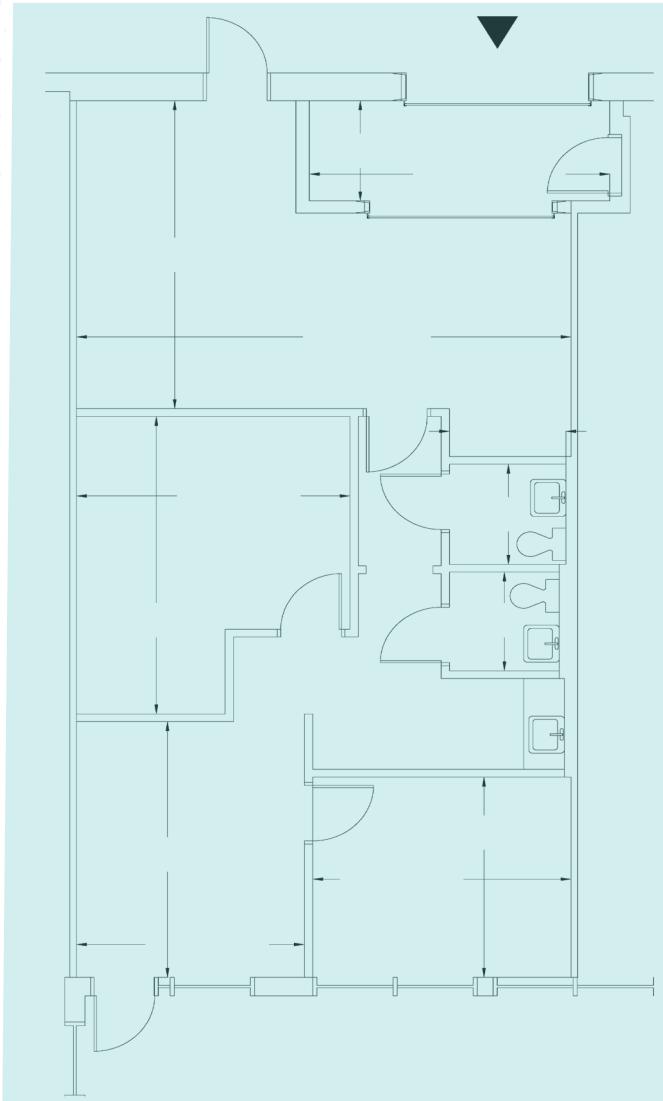
1,256 SF



761 SF Office



1 DOCK HIGH DOOR



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Site Plan**

ACCESS



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

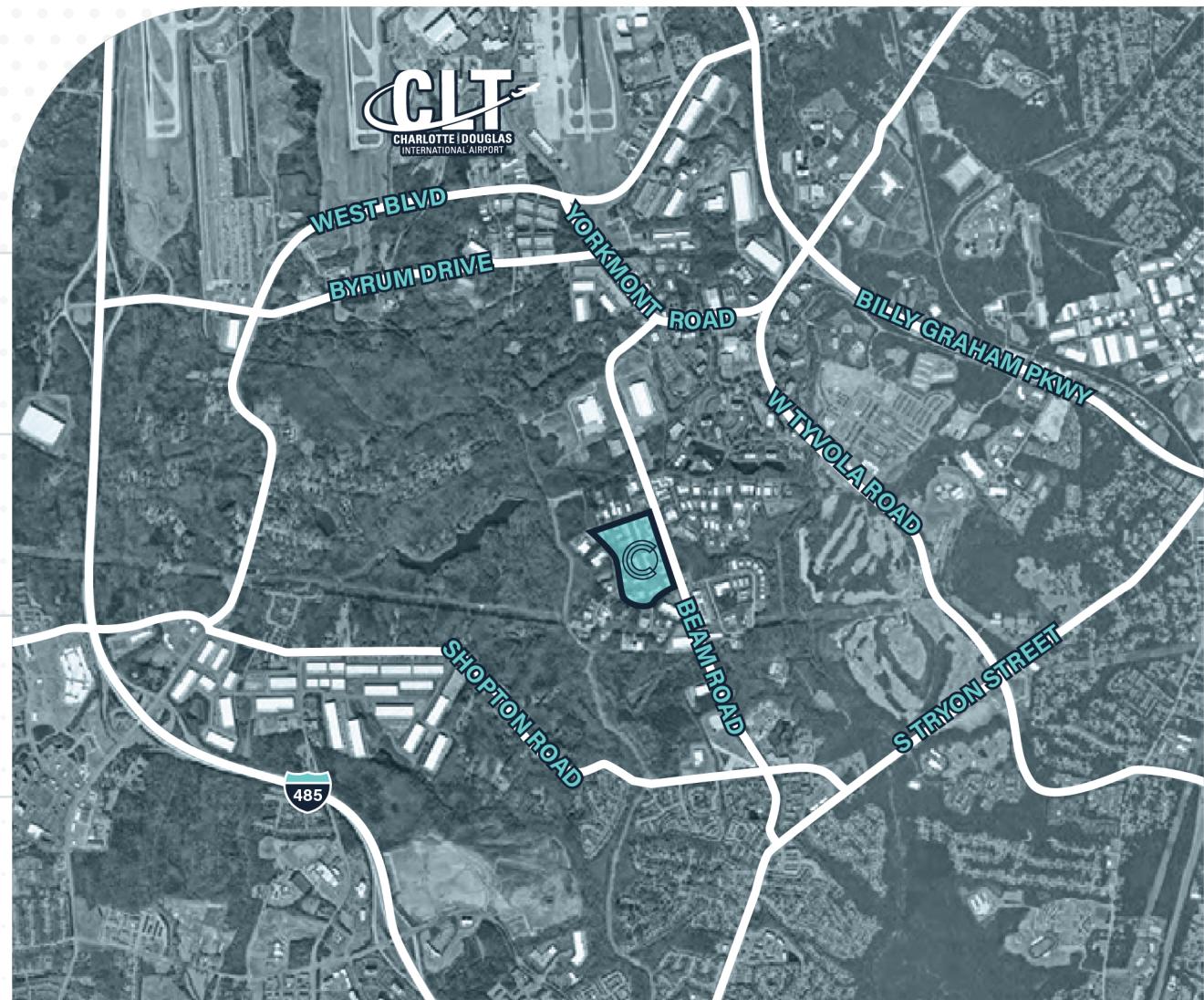
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

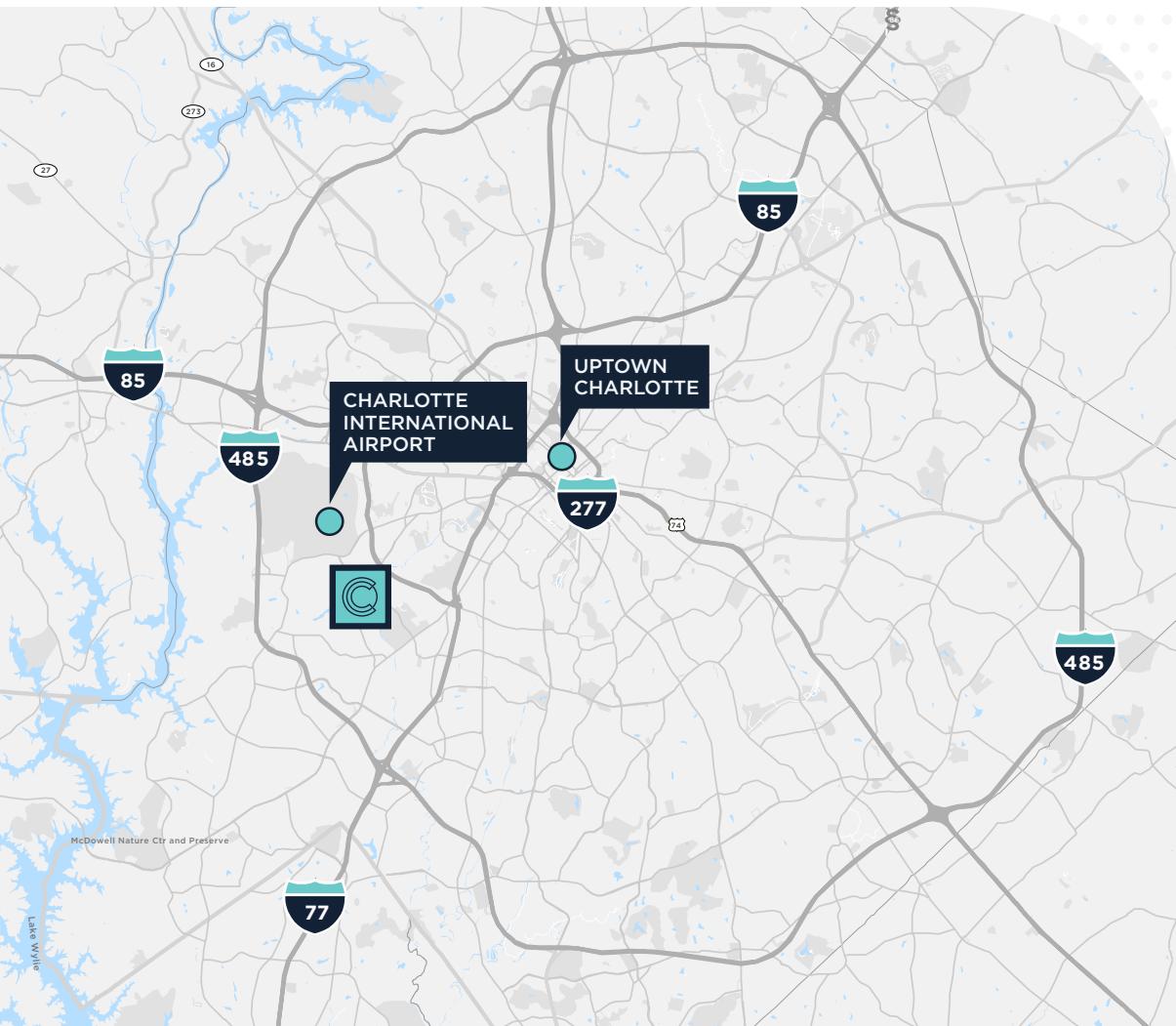
I-485
2.6 Miles



DRIVE TIMES



**COFFEY
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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

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