

Beam Road | Charlotte, NC

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**COFFEY  
CREEK**

INTERNATIONAL BUSINESS PARK

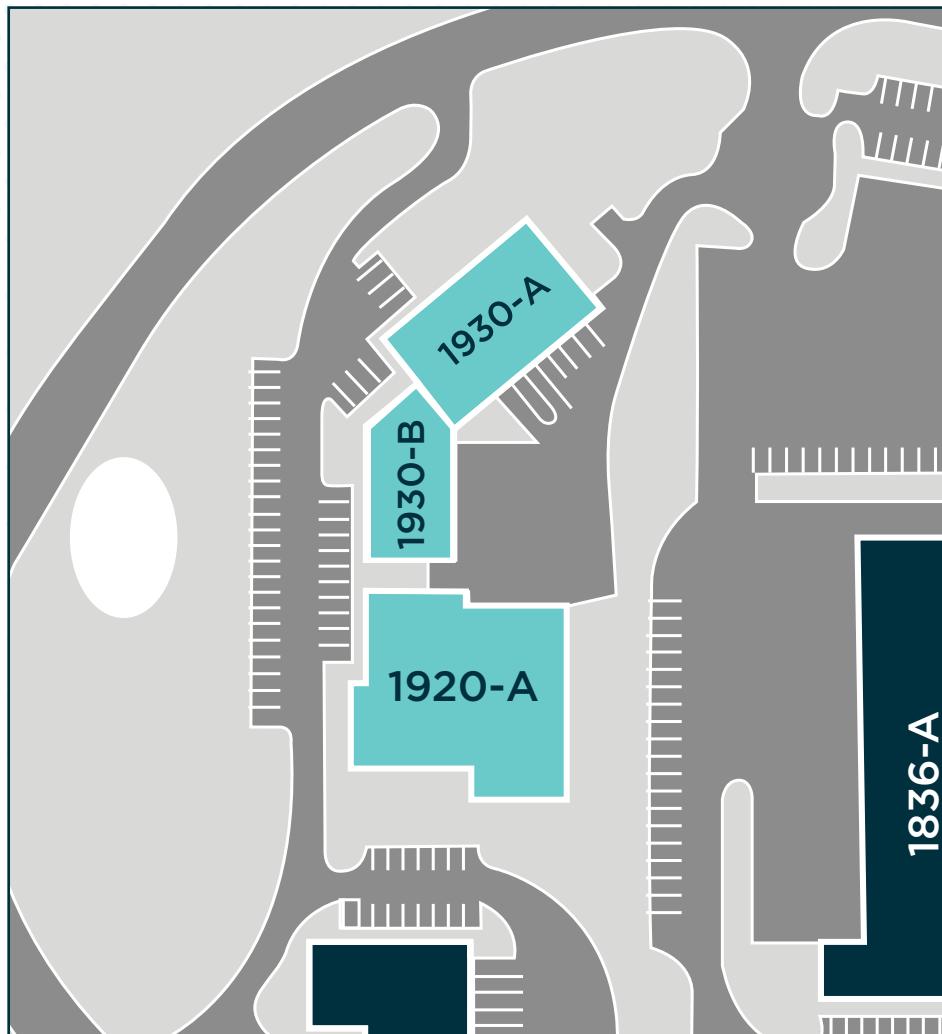
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# SITE PLAN



💡 **1920-A Center Park**  
16,900 SF

💡 **1930-A Center Park**  
9,940 SF

💡 **1930-B Center Park**  
6,019 SF

💡 **1930-A & 1930-B**  
15,959 SF

💡 **1930-A, 1930-B & 1920-A**  
32,859 SF



Click Suite to  
View Floor Plan

# 1920-A Center Park



**16,900 SF**



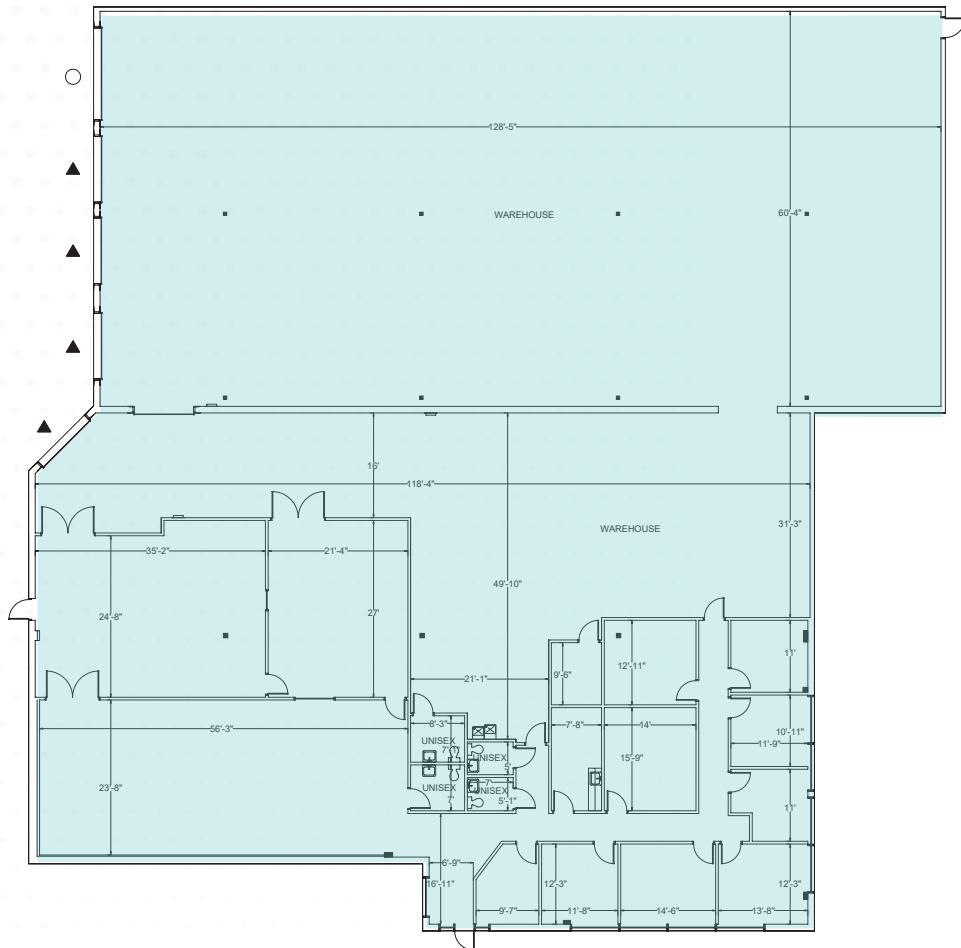
**5,396 SF OFFICE SPACE**



**4 DOCK HIGH DOORS**



**1 DRIVE-IN DOOR**



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Site Plan**

# 1930-A Center Park



**9,940 SF**



**±1,327 SF** OFFICE SPACE



**16'** CLEAR HEIGHT



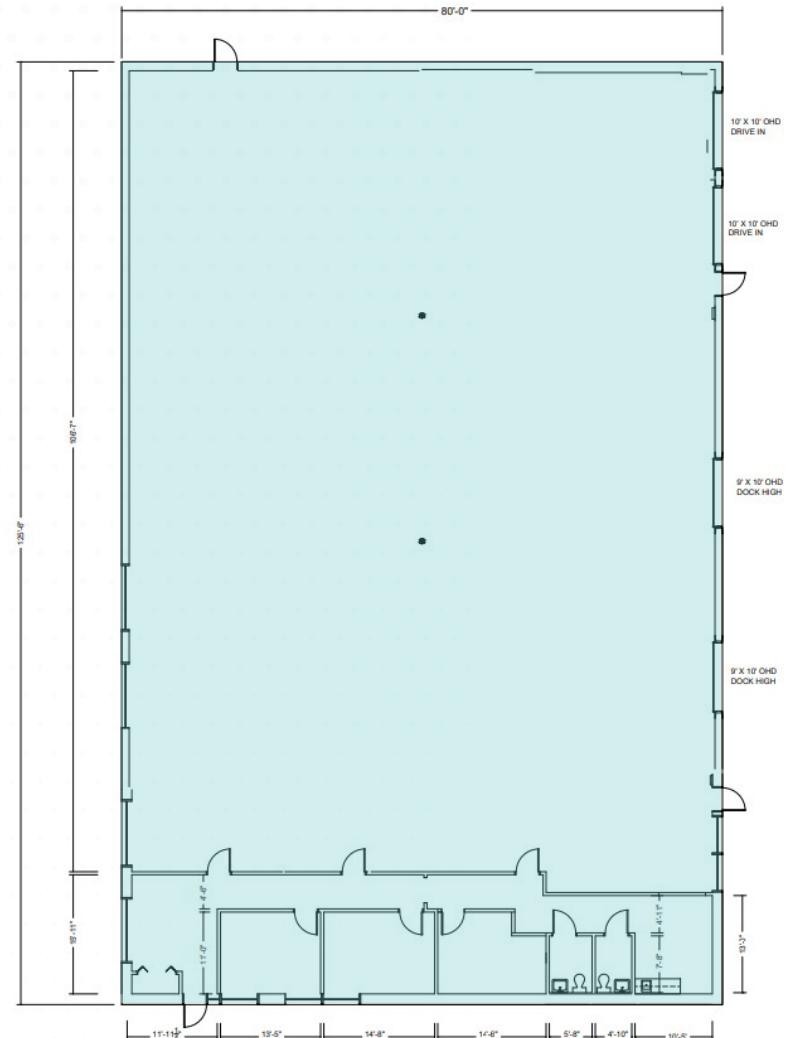
**2** DOCK HIGH DOORS



**2** DRIVE-IN DOORS



**MAKE-READY COMPLETE**



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Site Plan

# 1930-B Center Park



**6,019 SF**



**±4,876 SF** OFFICE SPACE



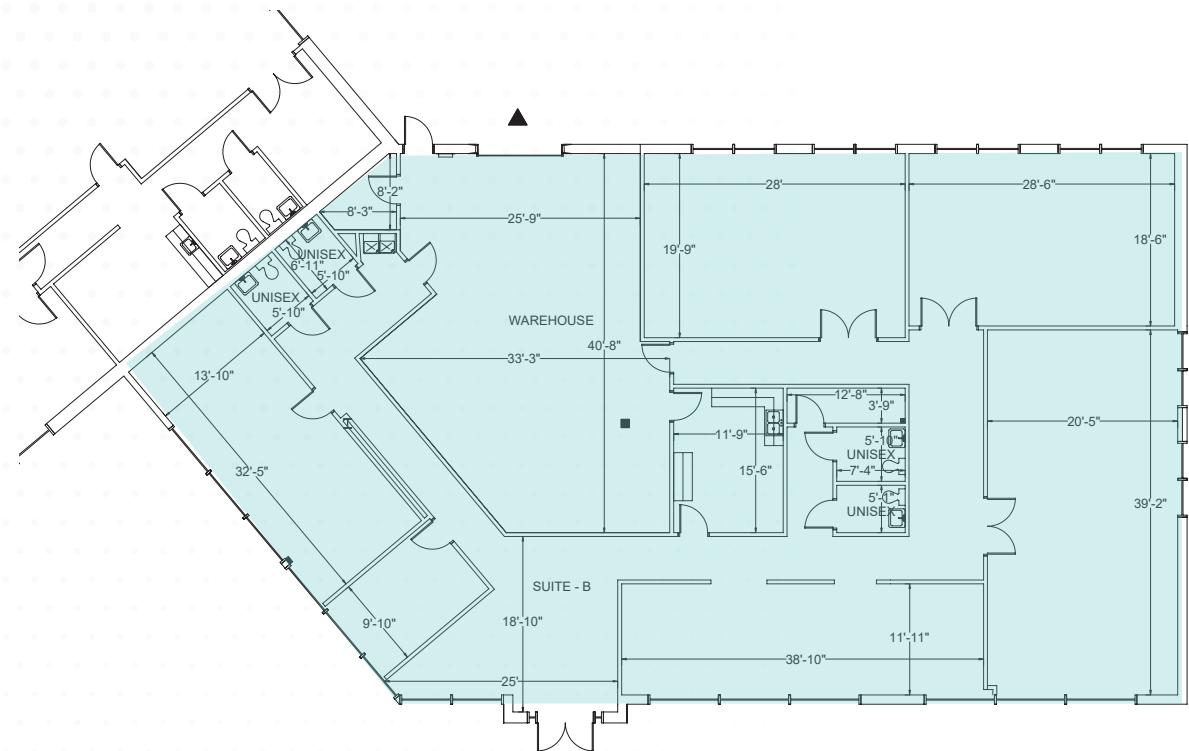
**16'** CLEAR HEIGHT



**1** DOCK HIGH DOOR



**MAKE-READY COMPLETE**



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Site Plan

# COMBINED SUITE OPTIONS



# COFFEY CREEK

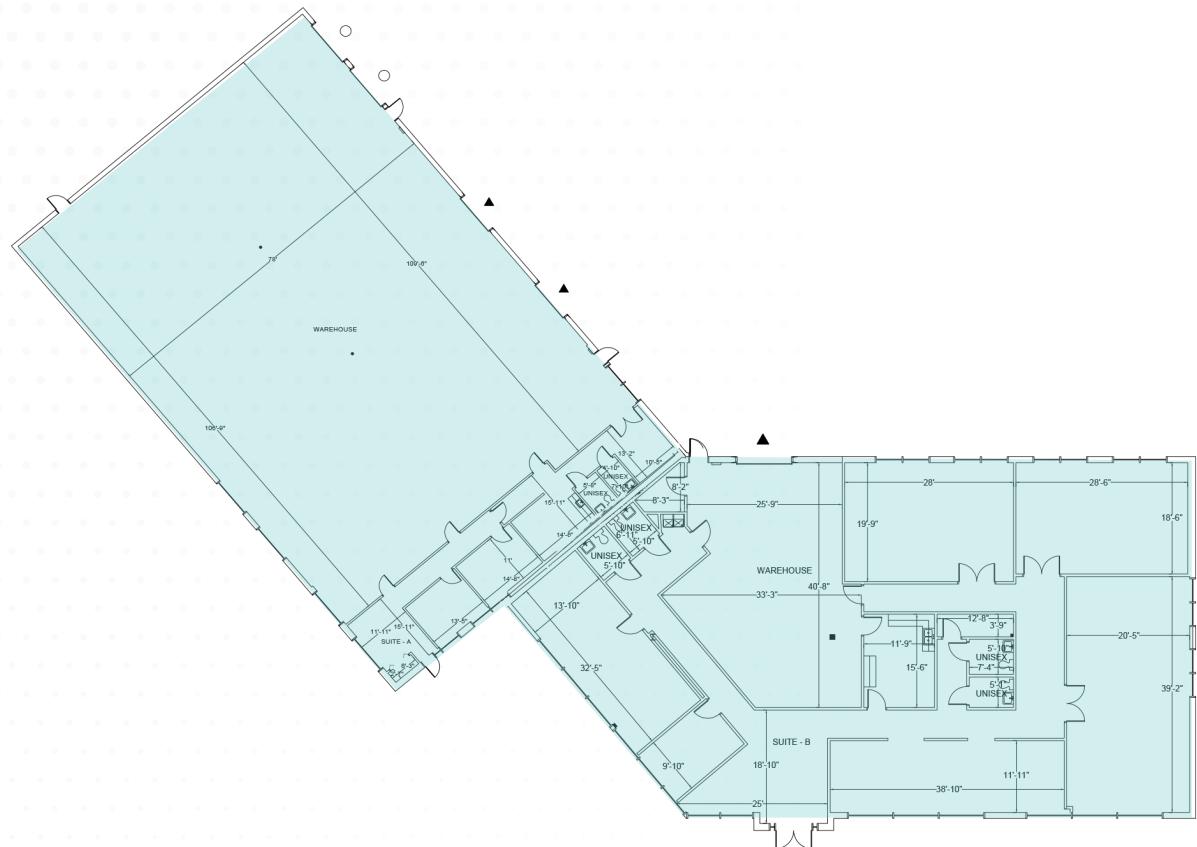
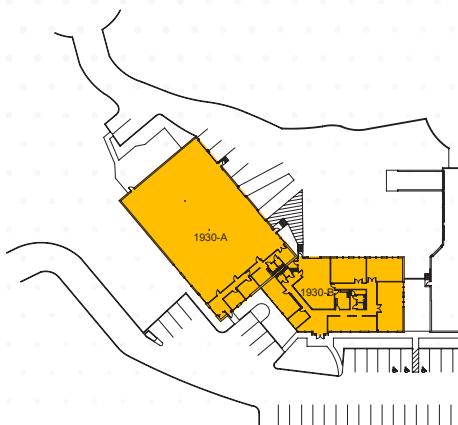
INTERNATIONAL BUSINESS PARK

## OPTION 1: 1930-A/B Center Park

**15,959 SF**

-  **±6,203 SF OFFICE SPACE**
-  **16' CLEAR HEIGHT**
-  **3 DOCK HIGH DOORS**
-  **2 DRIVE-IN DOORS**

## SITE KEY PLAN:



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# COMBINED SUITE OPTIONS



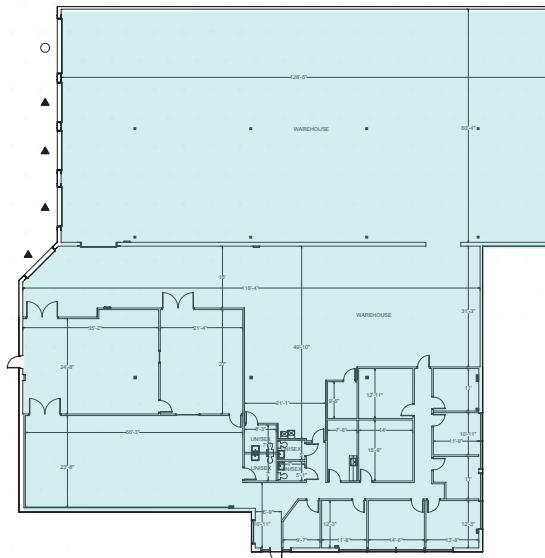
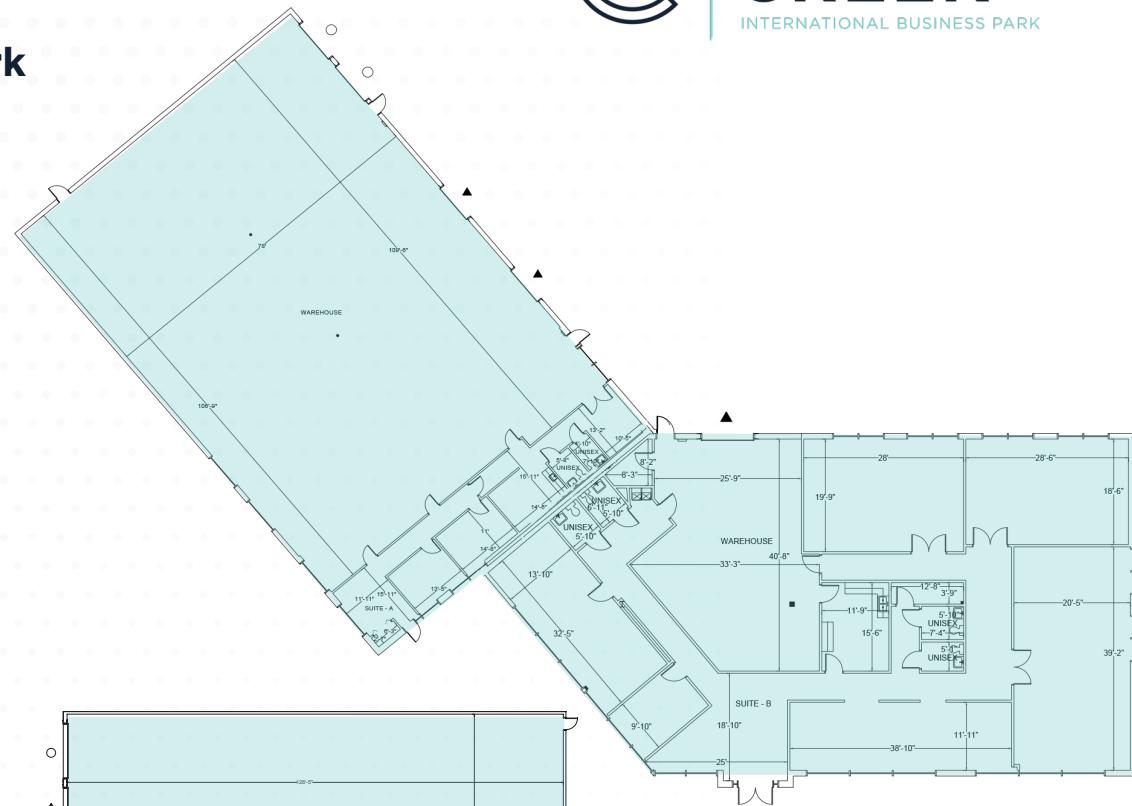
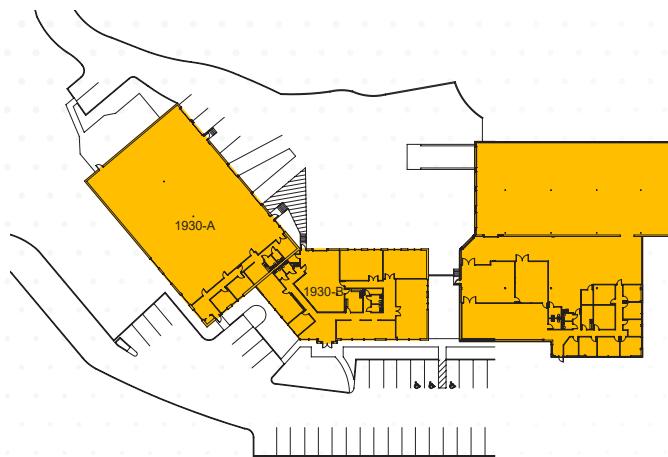
# COFFEY CREEK

## OPTION 2: 1930-A/B & 1920-A Center Park

32,859 SF

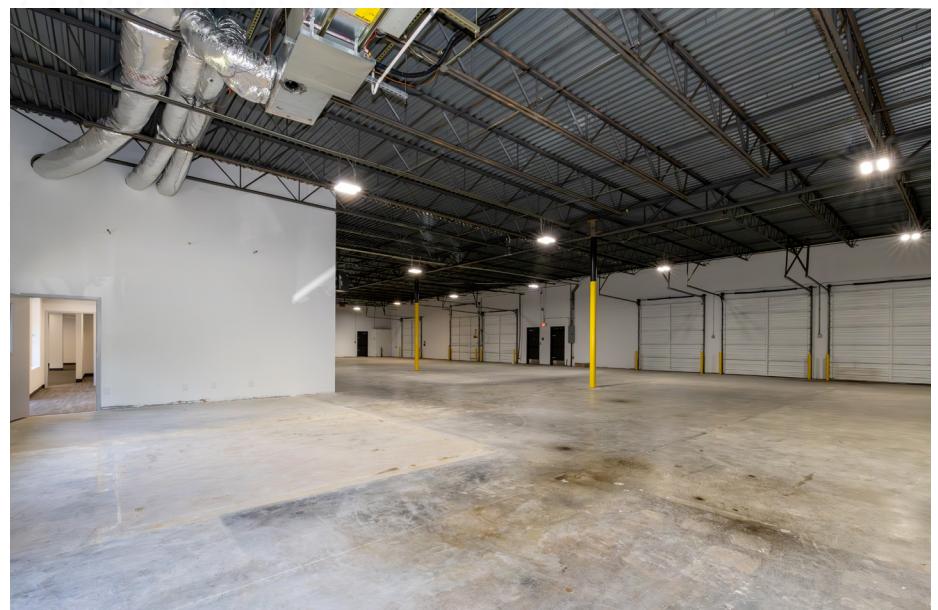
-  **±4,876 SF OFFICE SPACE**
-  **16' CLEAR HEIGHT**
-  **7 DOCK HIGH DOORS**
-  **3 DRIVE-IN DOORS**

## SITE KEY PLAN:



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# PHOTOS



# ACCESS



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

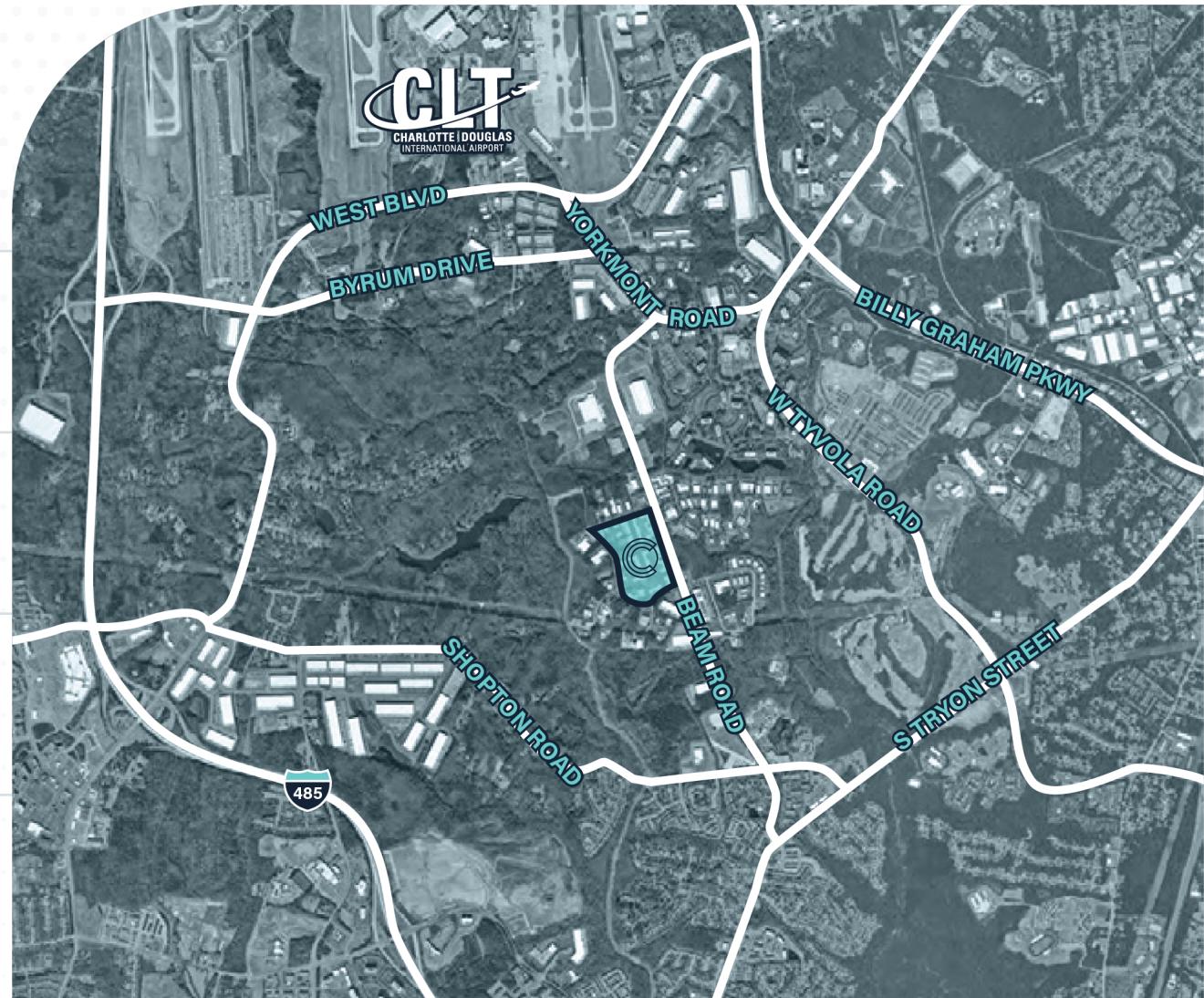
BEAM ROAD  
**Adjacent**

SHOPTON ROAD  
**1.0 Mile**

S TRYON STREET  
**1.4 Miles**

W TYVOLA ROAD  
**2.2 Miles**

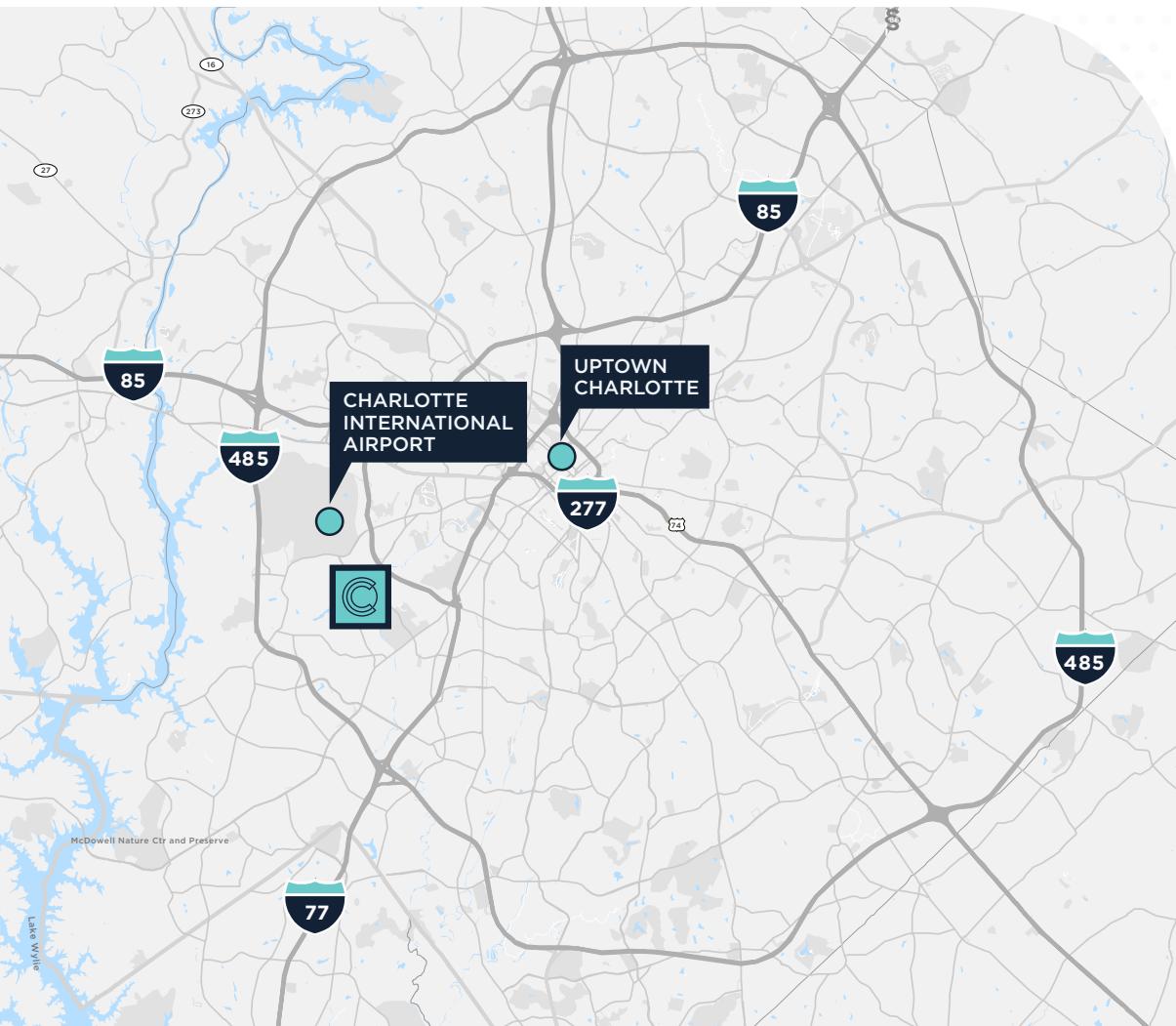
I-485  
**2.6 Miles**



# 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

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## For More Information, Please Contact:

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