



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

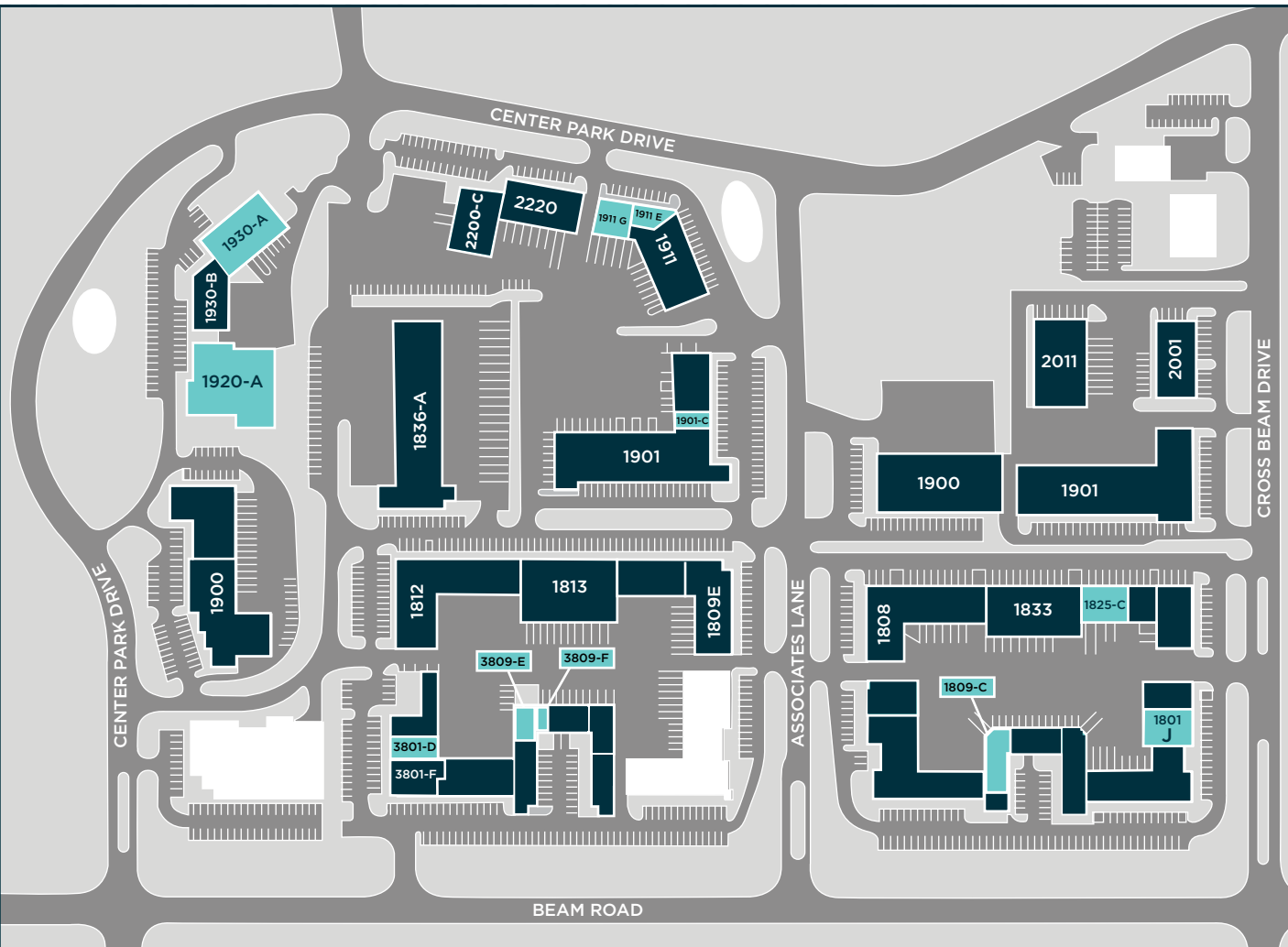
ERIN TURULSKI
+1 704 916 1565
erin.turulski@cushwake.com



SITE PLAN



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK



 **1920-A Center Park**
16,900 SF


 **1930-A Center Park**
9,940 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



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

16,900 SF



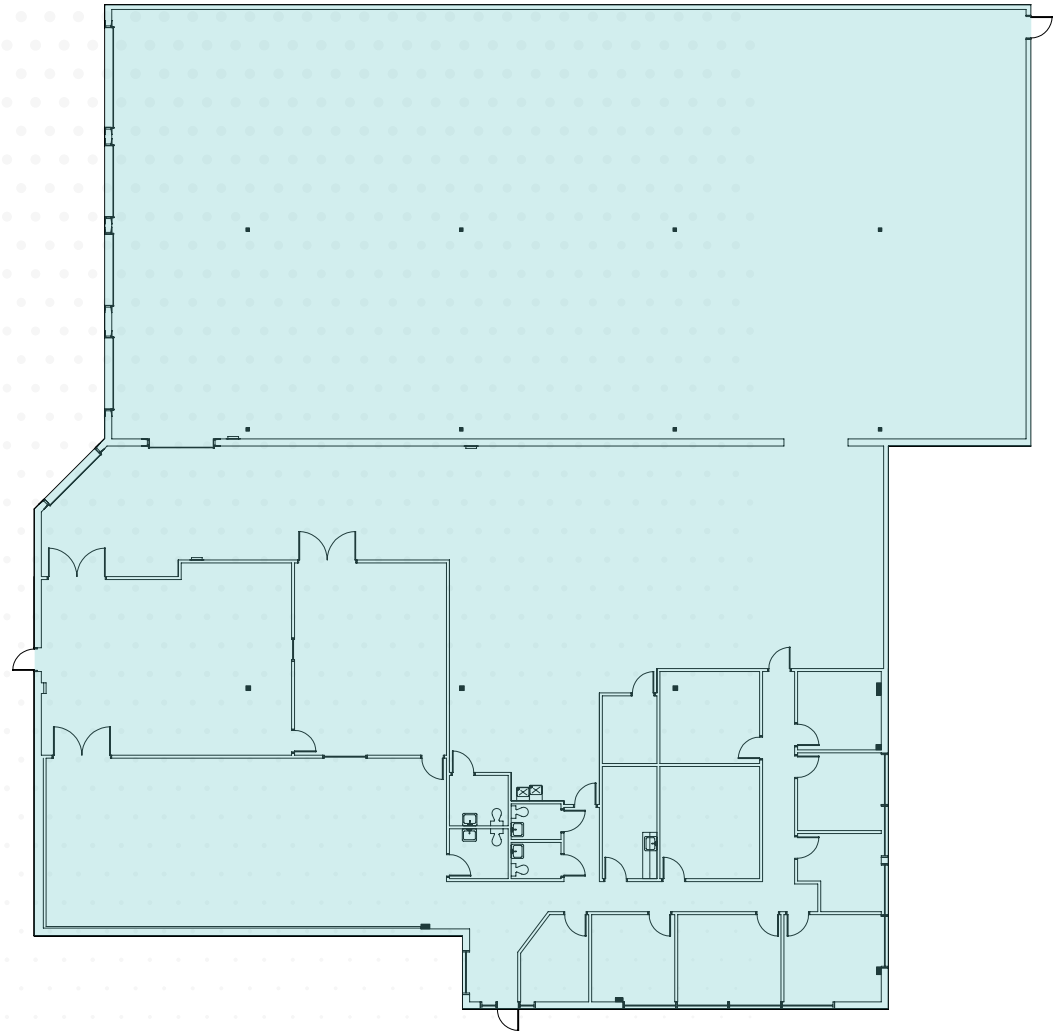
5,396 SF OFFICE SPACE



4 DOCK HIGH DOORS



1 DRIVE-IN DOOR



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1930-A Center Park



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

9,940 SF



±1,327 SF OFFICE SPACE



16' CLEAR HEIGHT



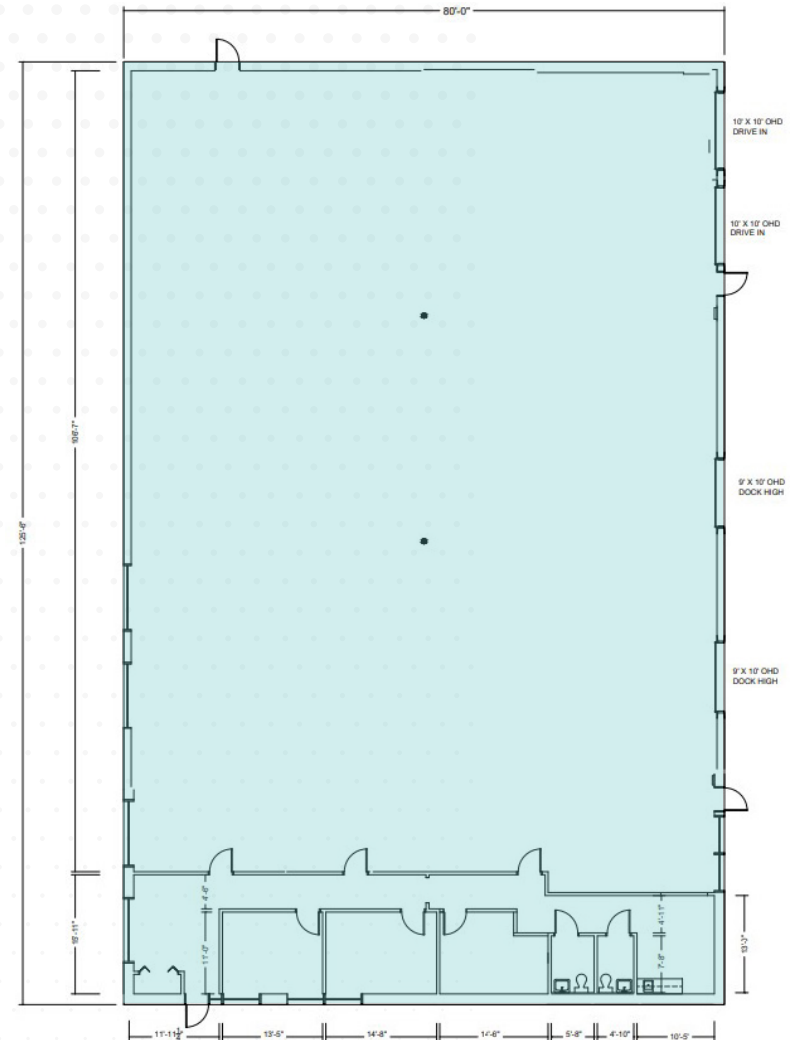
2 DOCK HIGH DOORS



2 DRIVE-IN DOORS



MAKE-READY COMPLETE



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1801-J Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,838 SF



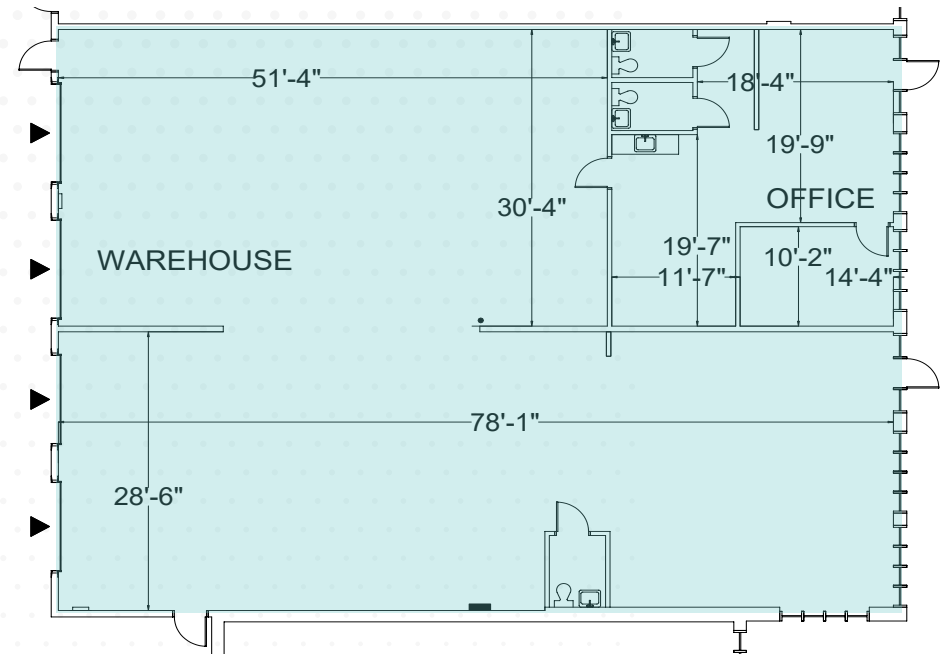
859 SF Office



4 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



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1825-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

MAKE-READY

4,709 SF



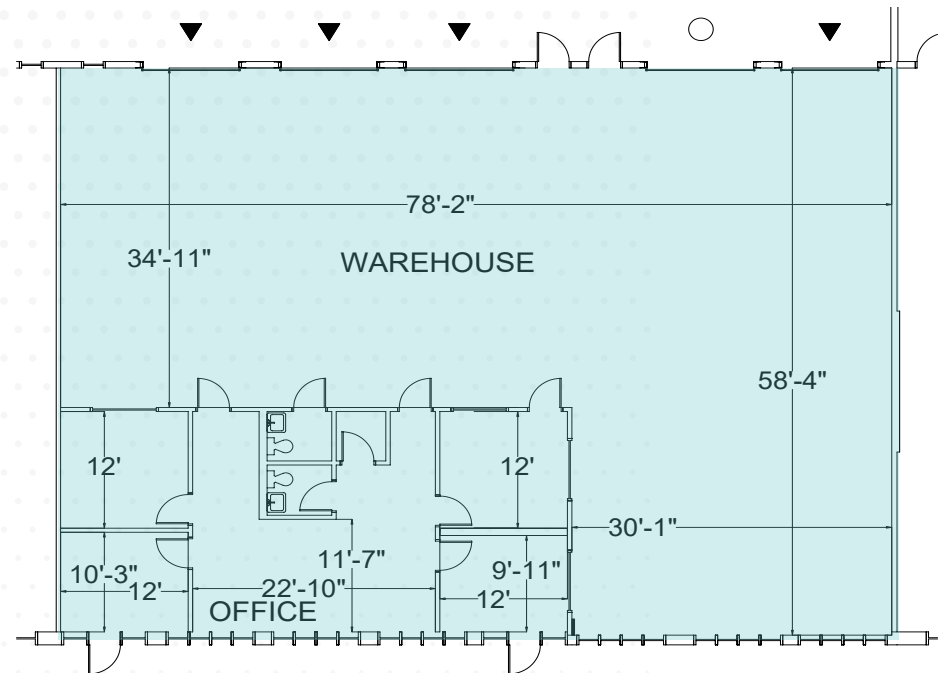
1,168 SF OFFICE SPACE



4 DOCK HIGH DOORS



1 DRIVE-IN DOOR



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

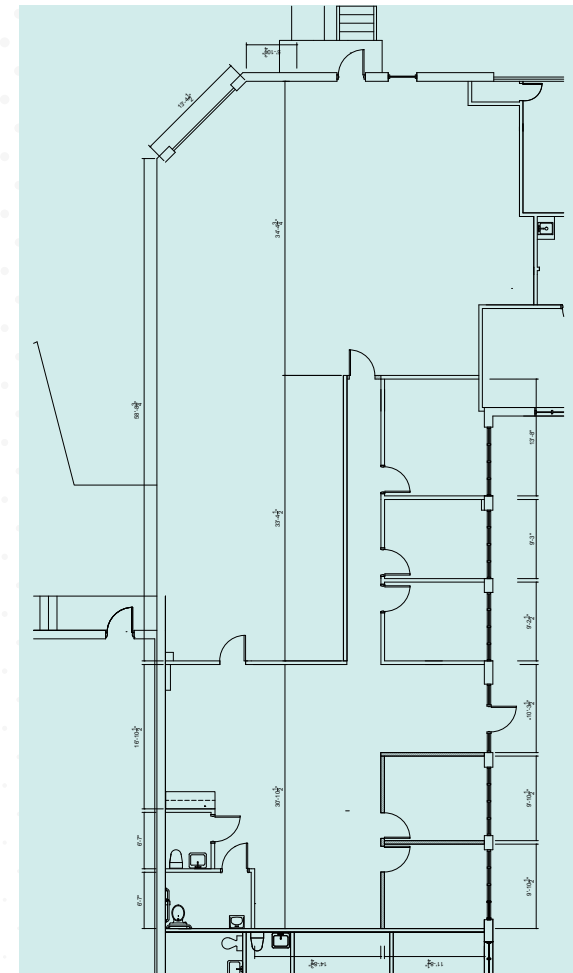


MAKE-READY IN PROGRESS

Office SF: 1,958

Warehouse SF: 2,141

MAKE-READY



1911-G Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

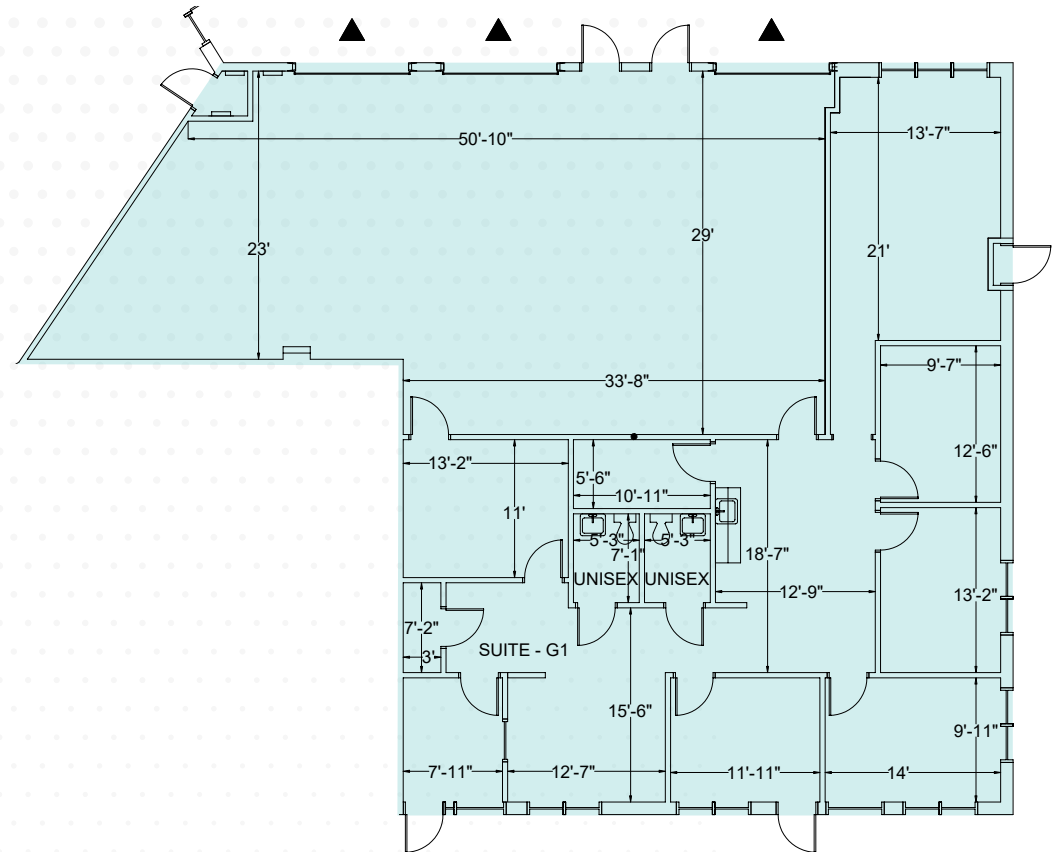
3,438 SF



1,904 SF OFFICE



3 DOCK HIGH DOORS



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3809-E Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,590 SF



1,052 SF OFFICE SPACE



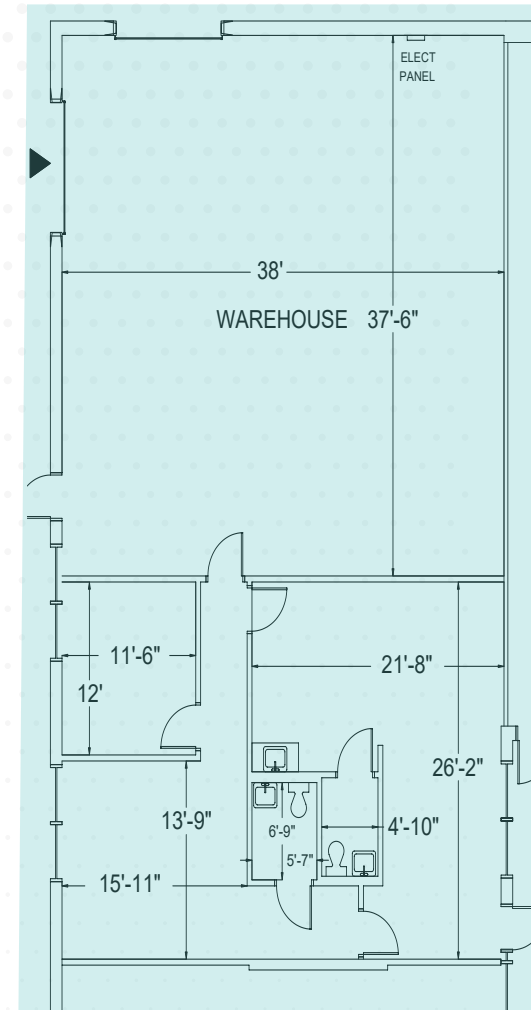
1 DRIVE-IN DOOR



1 DOCK HIGH DOOR



12'-14' CLEAR HEIGHT



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3801-D Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,401 SF



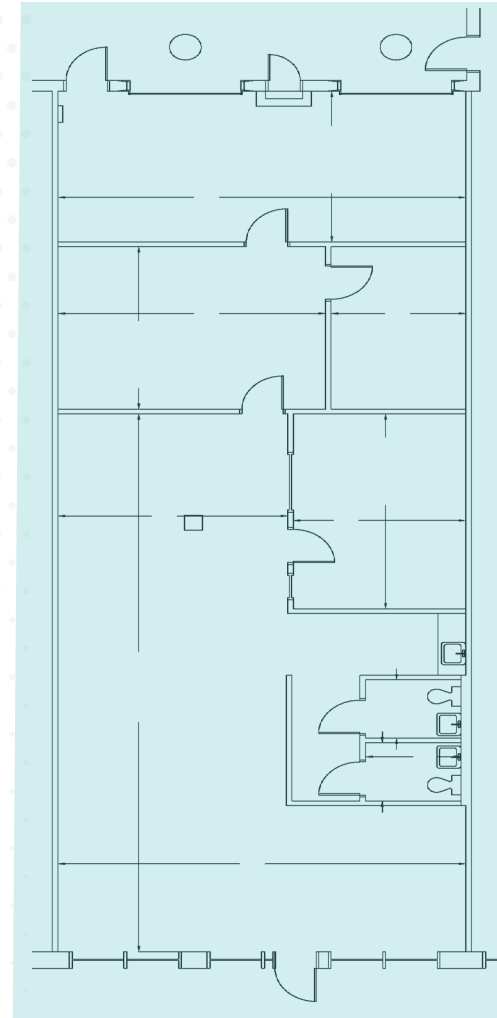
1,957 SF OFFICE SPACE



12'-14' CLEAR HEIGHT



2 DOCK HIGH DOORS



1911-E Associates

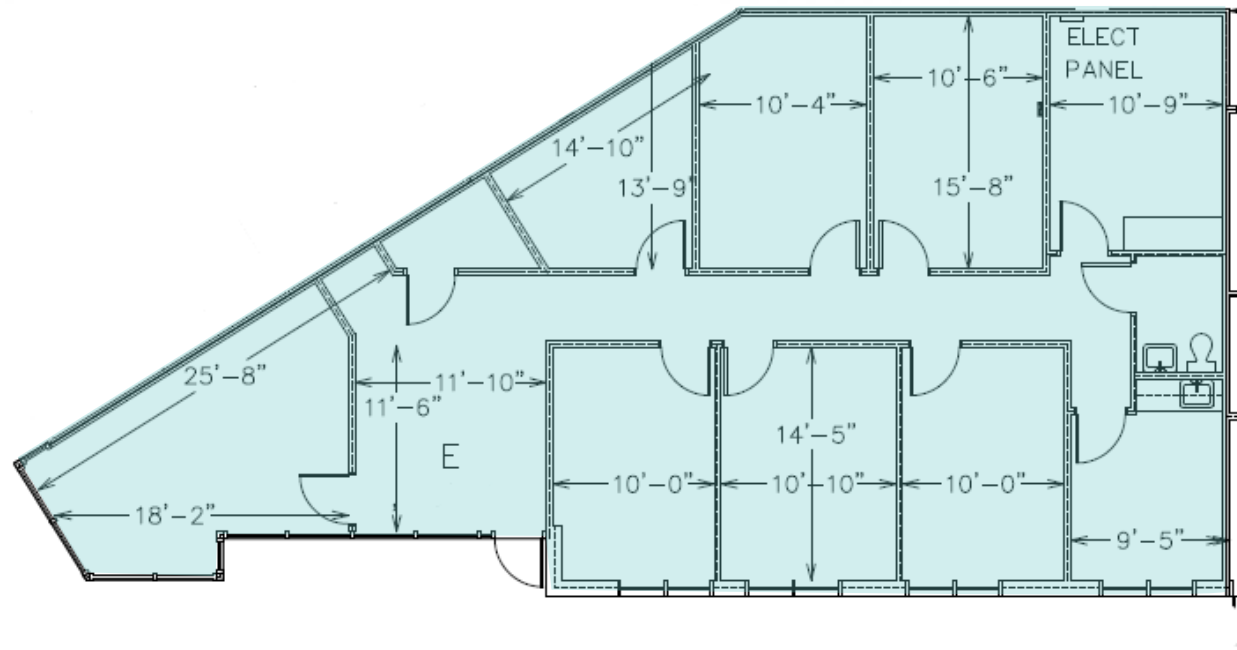


**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,960 SF



±1,960 SF OFFICE



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1901-C Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

1,282 SF



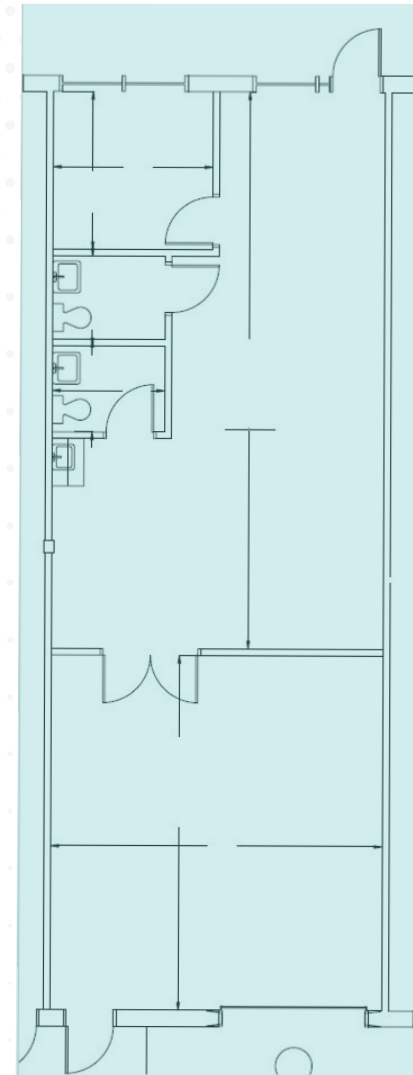
777 SF Office



12-14' CLEAR HEIGHT



1 DOCK HIGH DOOR



3809-F Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

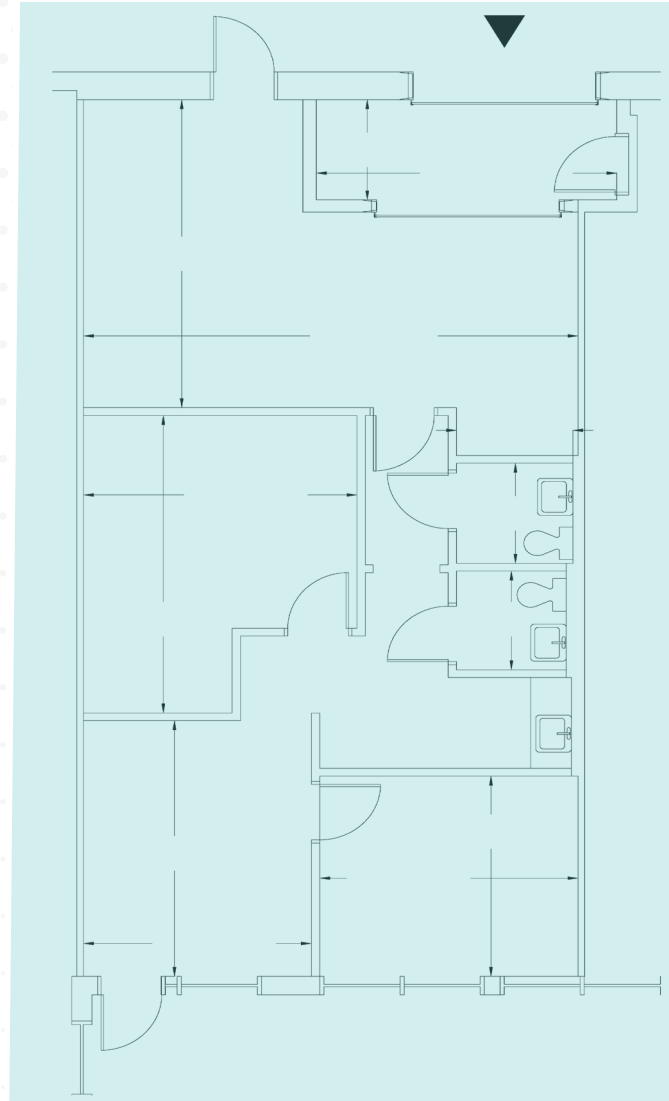
1,256 SF



761 SF Office



1 DOCK HIGH DOOR



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ACCESS



**COFFEY
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INTERNATIONAL BUSINESS PARK

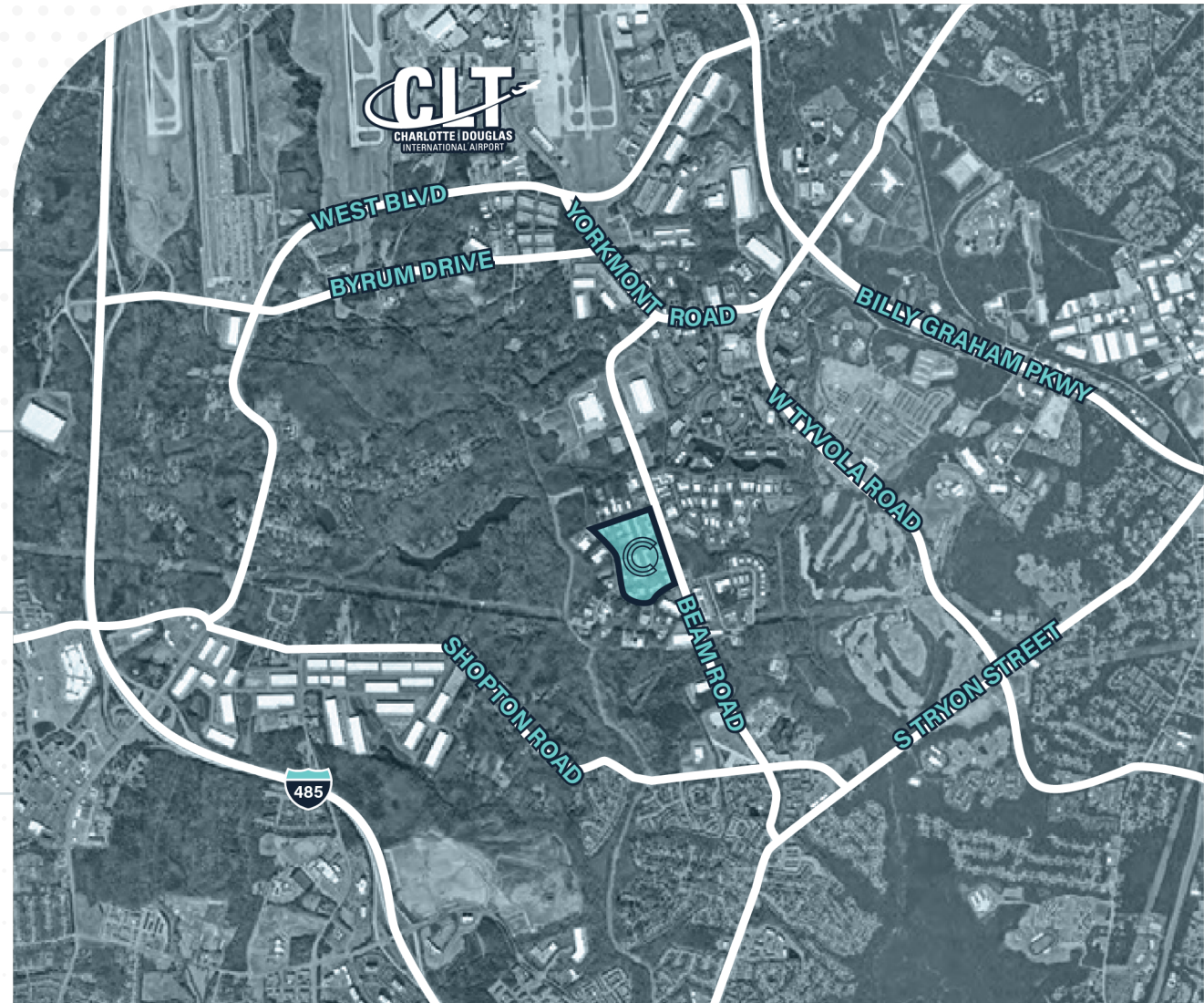
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

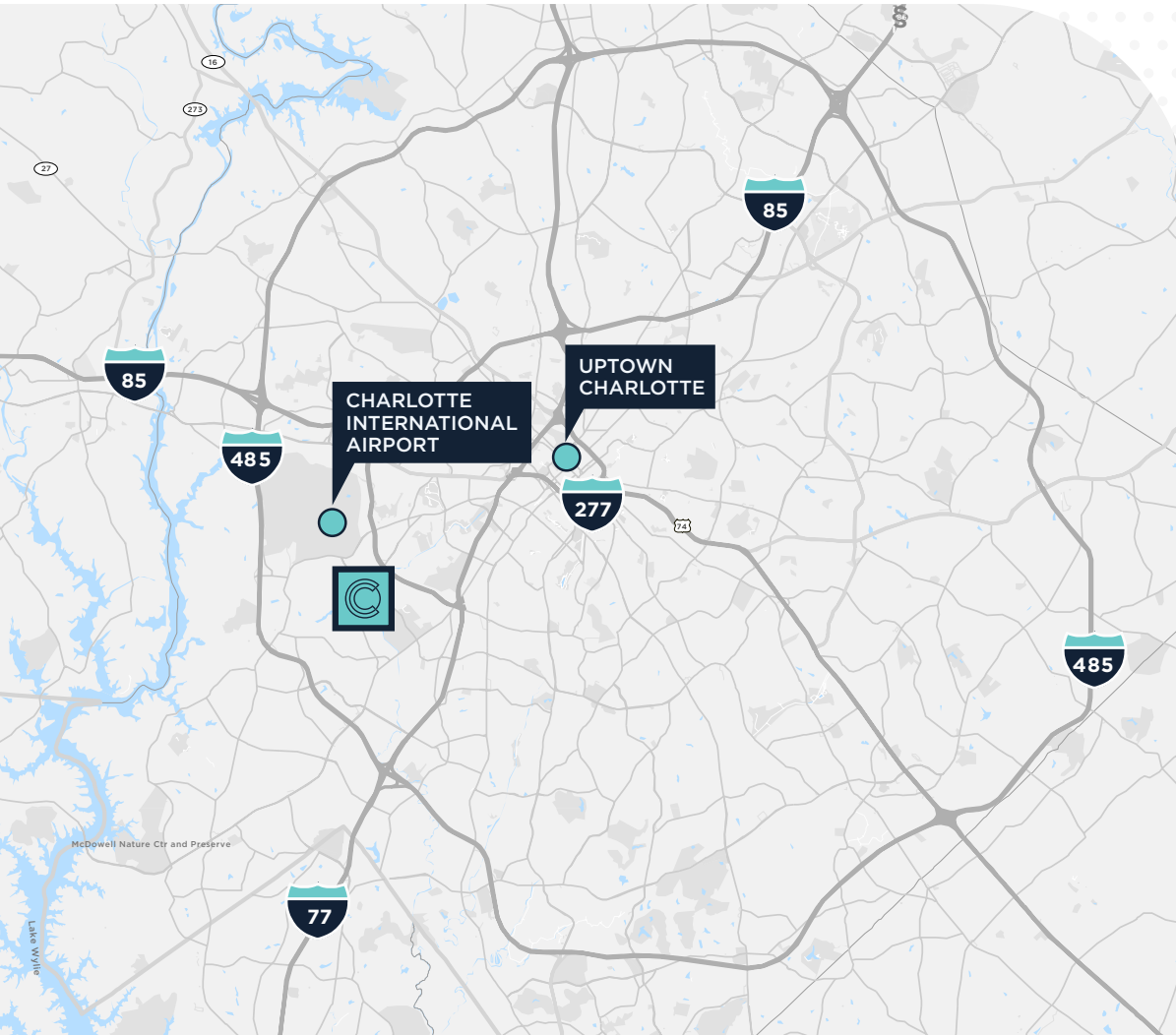
I-485
2.6 Miles



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

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