

Beam Road | Charlotte, NC



COFFEY CREEK

INTERNATIONAL BUSINESS PARK

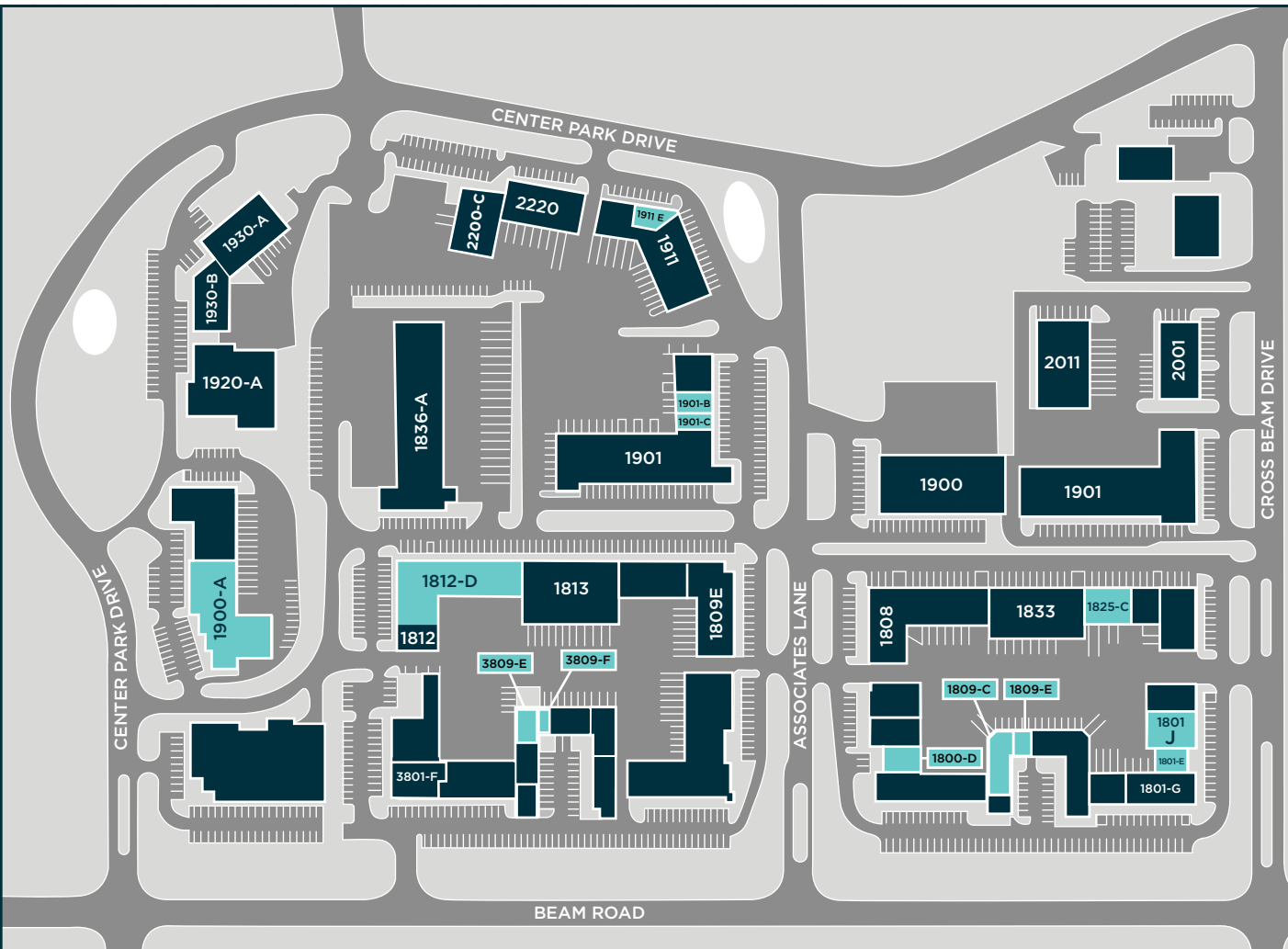
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SITE PLAN



-  **1812-D Center Park Drive**
17,435 SF
 -  **1900-A Center Park Drive**
15,027 SF
 -  **1801-E Cross Beam**
5,538 SF
 -  **1801-J Cross Beam**
4,838 SF
 -  **1825-C Cross Beam**
4,709 SF
 -  **1809-C Cross Beam**
4,099 SF
 -  **3809-E Beam Road**
2,590 SF
 -  **1800-D Associates**
2,026 SF
 -  **1911-E Associates**
1,960 SF
 -  **1901-B Associates**
1,798 SF
 - **1901-C Associates**
1,280 SF
 - **3809-F Beam Road**
1,256 SF
 - **1809-E Cross Beam**
1,229 SF



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Beam Road | Charlotte, NC

[illegible]

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1801-E Cross Beam



**COFFEY
CREEK**
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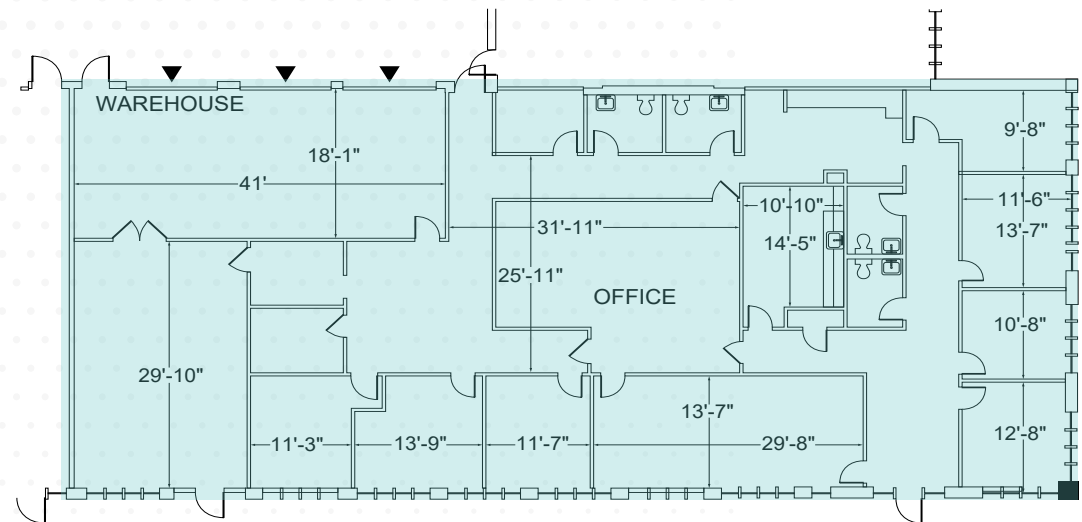
5,538 SF



4,730 SF OFFICE SPACE



3 DOCK HIGH DOORS



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1801-J Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,838 SF



880 SF OFFICE SPACE



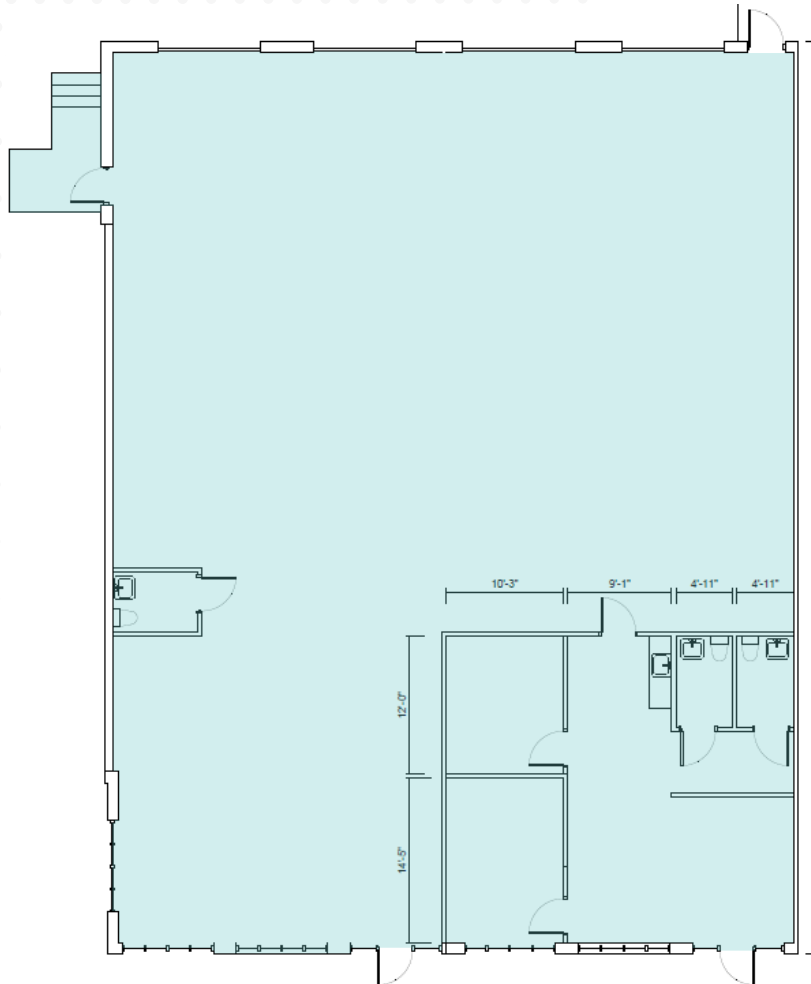
4 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



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1825-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,709 SF



1,168 SF OFFICE SPACE



4 DOCK HIGH DOORS



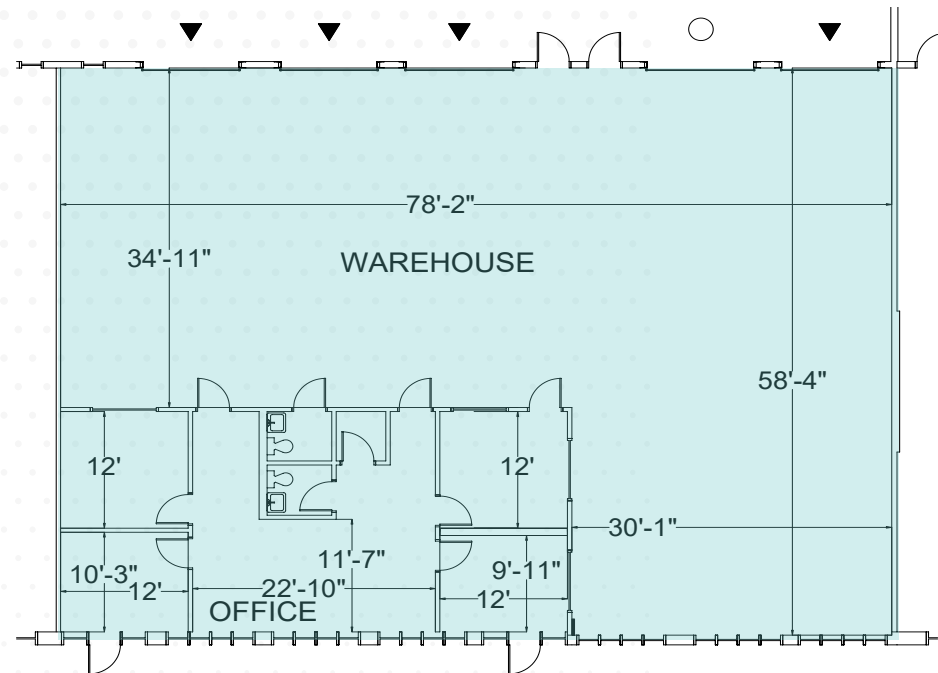
1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



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1809-C Cross Beam



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

4,099 SF



1,312 SF OFFICE SPACE



1 DOCK HIGH DOOR



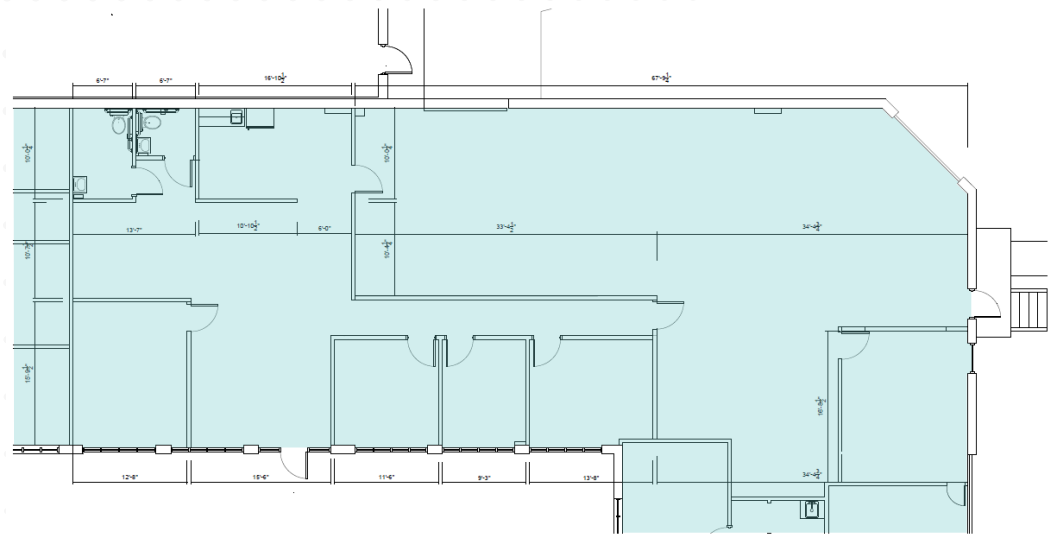
1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



MAKE-READY COMPLETE



3809-E Beam Road



**COFFEY
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INTERNATIONAL BUSINESS PARK

2,590 SF



1,052 SF OFFICE SPACE



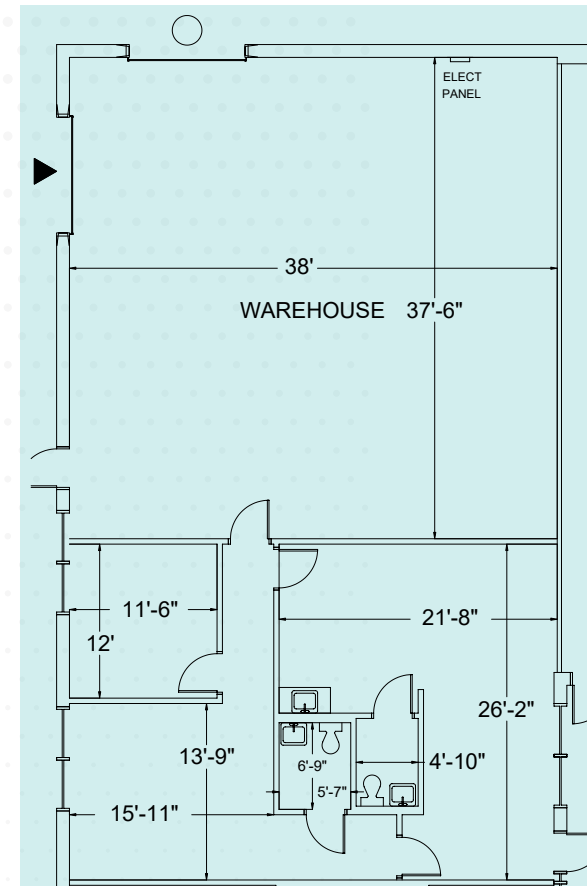
1 DOCK HIGH DOOR



1 DRIVE-IN DOOR



12'-14' CLEAR HEIGHT



1800-D Associates



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

2,026 SF



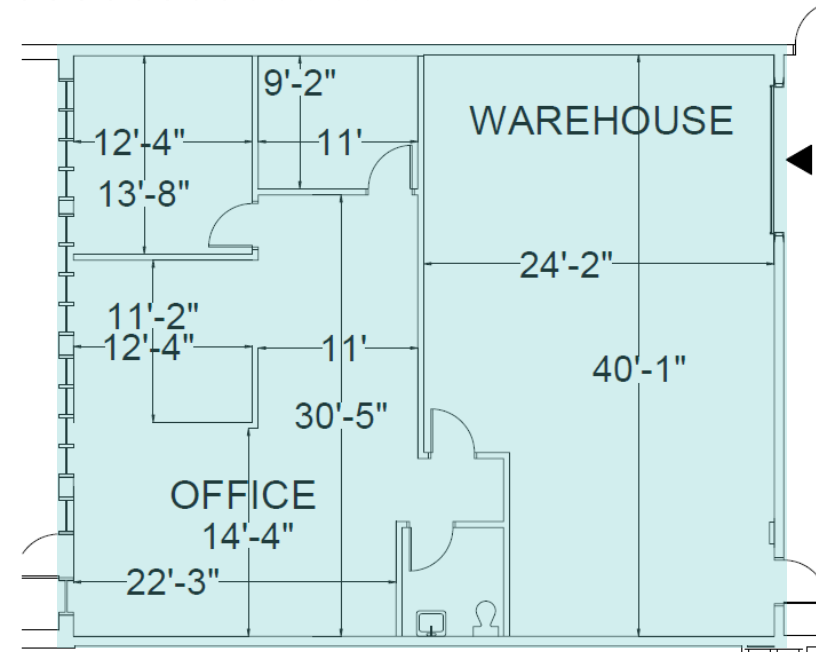
1,091 SF OFFICE SPACE



1 DOCK HIGH DOOR



12'-14' CLEAR HEIGHT



1,960 SF



Architectural floor plan of a building with a sloped roof. The plan shows several rooms with dimensions. On the left, a large room is labeled "SPACE" and has dimensions 25'-8" and 18'-2". To its right is a room labeled "E" with dimensions 11'-10" and 11'-6". Further right are three rooms with widths of 10'-0", 10'-10", and 10'-0", and a height of 14'-5". On the far right is a room labeled "ELECT PANEL" with dimensions 10'-6" and 10'-9". Other dimensions include 14'-10", 13'-9", 10'-4", 15'-8", and 9'-5". The plan also shows doors, windows, and a kitchenette area with a sink and stove.

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1901-B Associates



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INTERNATIONAL BUSINESS PARK

1,798 SF



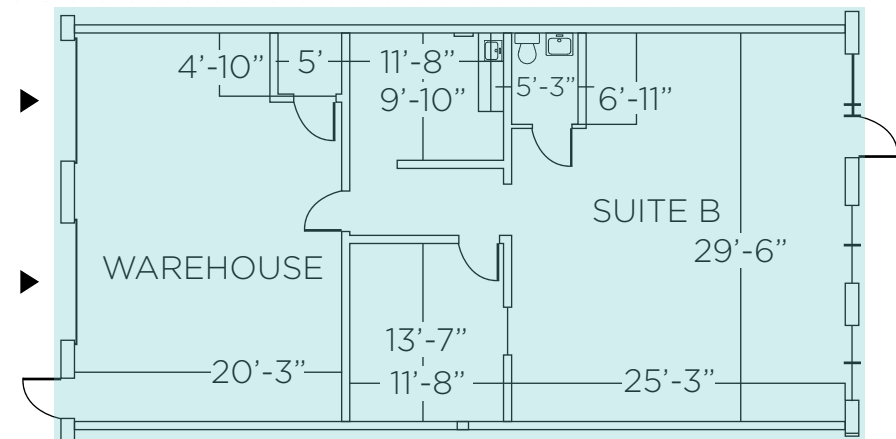
1,154 SF OFFICE SPACE



2 DOCK HIGH DOORS



12'-14' CLEAR HEIGHT



1901-C Associates



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1,280 SF



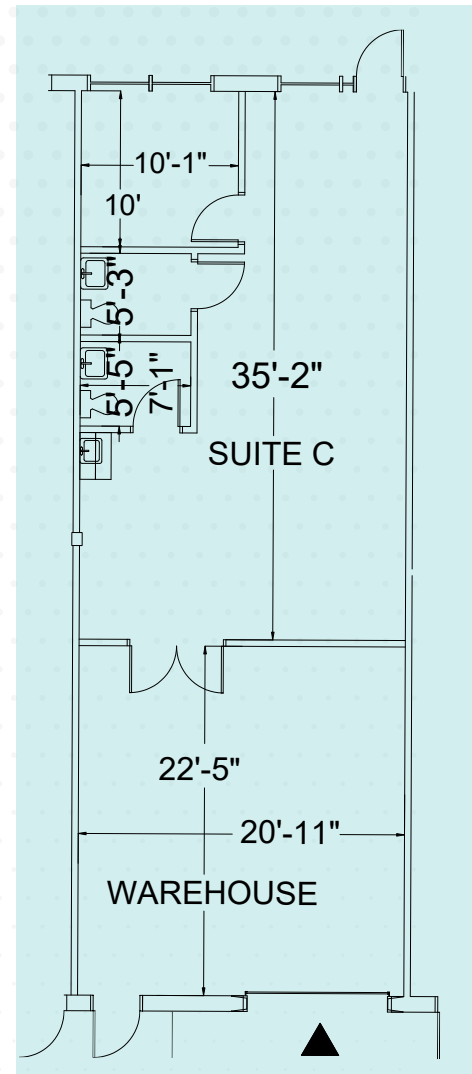
777 SF OFFICE SPACE



1 DOCK HIGH DOOR



12-14' CLEAR HEIGHT



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3809-F Beam Road



**COFFEY
CREEK**
INTERNATIONAL BUSINESS PARK

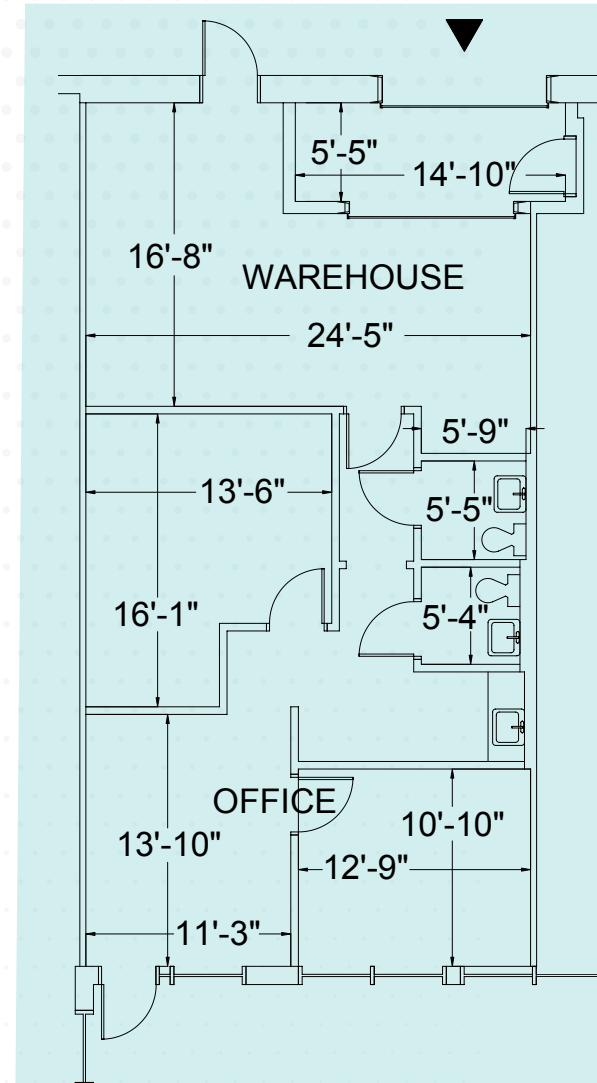
1,256 SF



761 SF OFFICE SPACE



1 DOCK HIGH DOOR



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1809-E Cross Beam

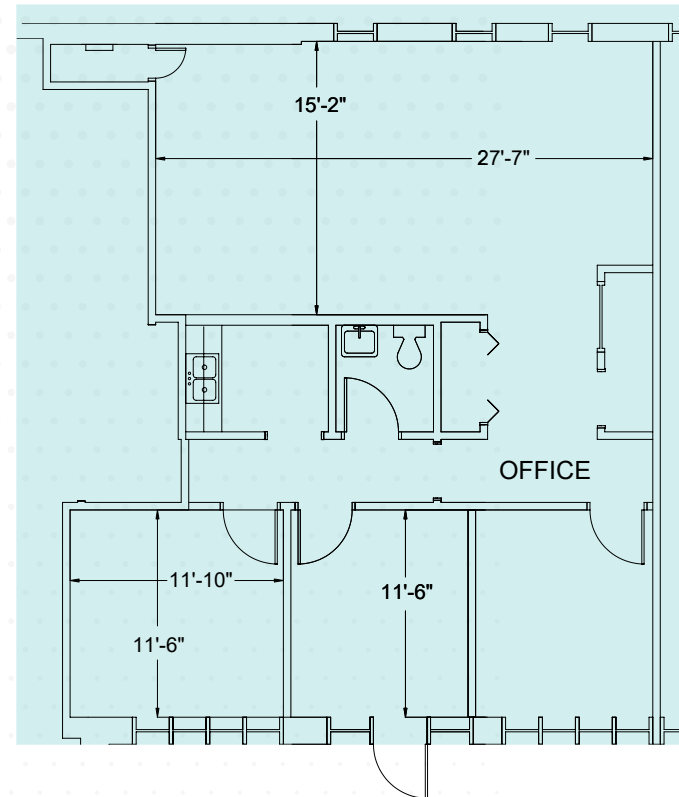


**COFFEY
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INTERNATIONAL BUSINESS PARK

1,229 SF



100% OFFICE SPACE



ACCESS



**COFFEY
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INTERNATIONAL BUSINESS PARK

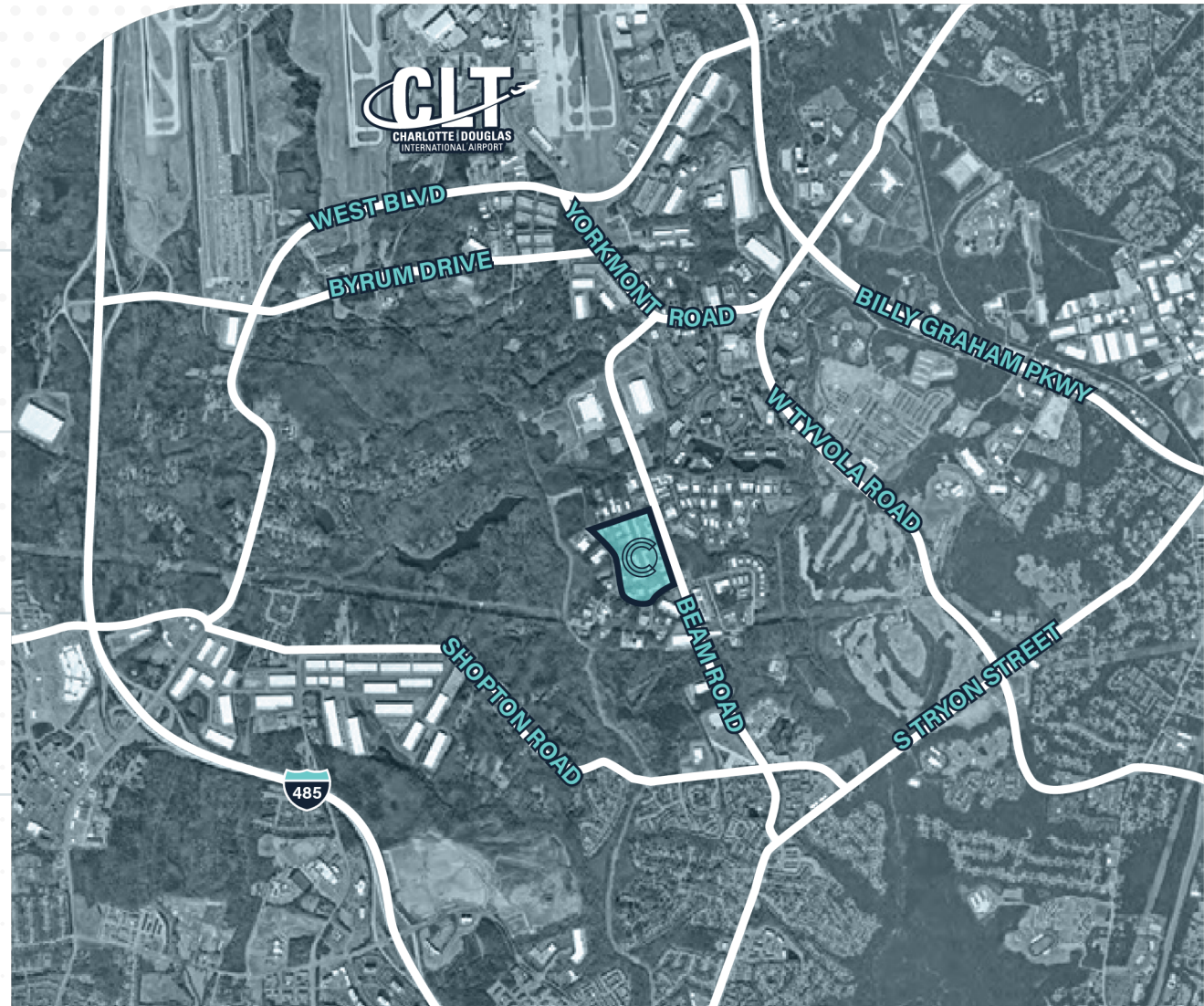
BEAM ROAD
Adjacent

SHOPTON ROAD
1.0 Mile

S TRYON STREET
1.4 Miles

W TYVOLA ROAD
2.2 Miles

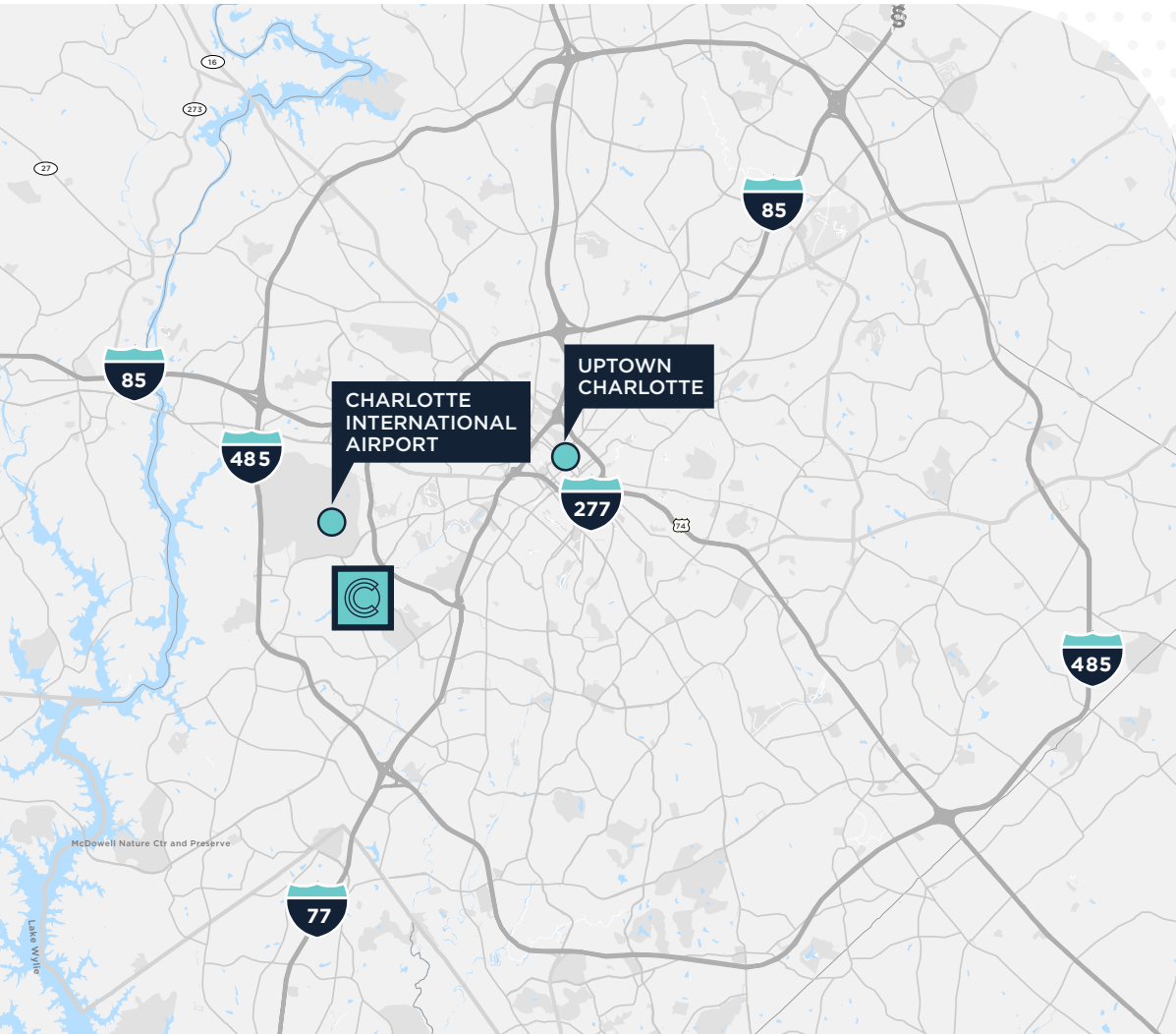
I-485
2.6 Miles



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



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