



# COFFEY CREEK

INTERNATIONAL BUSINESS PARK

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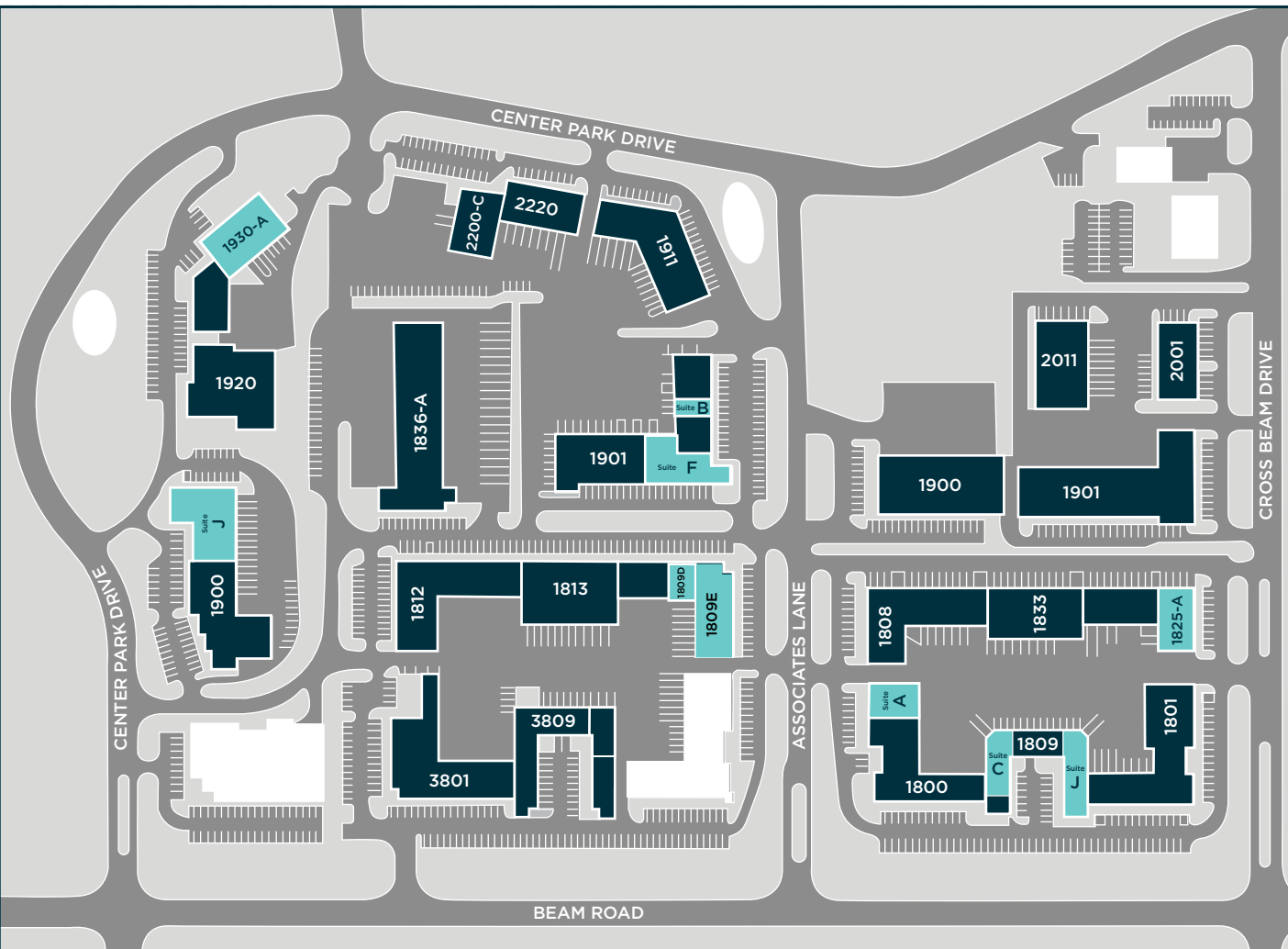
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# SITE PLAN



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK



 **1809-E Associates**  
8,963 SF

 **1809-J Cross Beam**  
5,468 SF

 **1800-A Associates**  
4,401 SF

 **1809-C Cross Beam**  
4,099 SF

 **1809-D Associates**  
1,811 SF

 **1901-B Associates**  
1,798 SF



Click Suite to  
View Floor Plan

# 1900-J Center Park



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**10,764 SF**



**±3,000 SF OFFICE SPACE**



**12'-14' CLEAR HEIGHT**



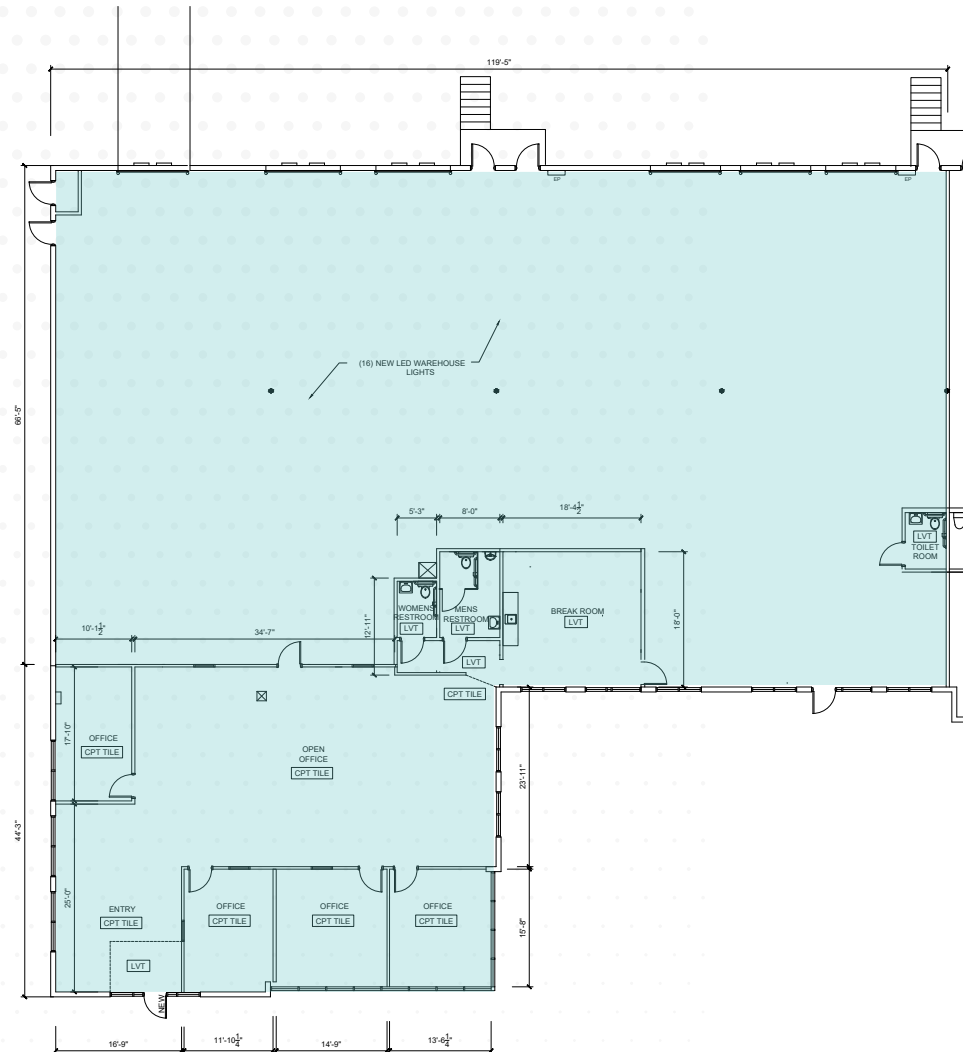
**5 DOCK HIGH DOORS**



**4 DOCK LEVERS**



**1 DRIVE-IN DOOR**



# 1930-A Center Park



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**9,940 SF**



**±1,327 SF OFFICE SPACE**



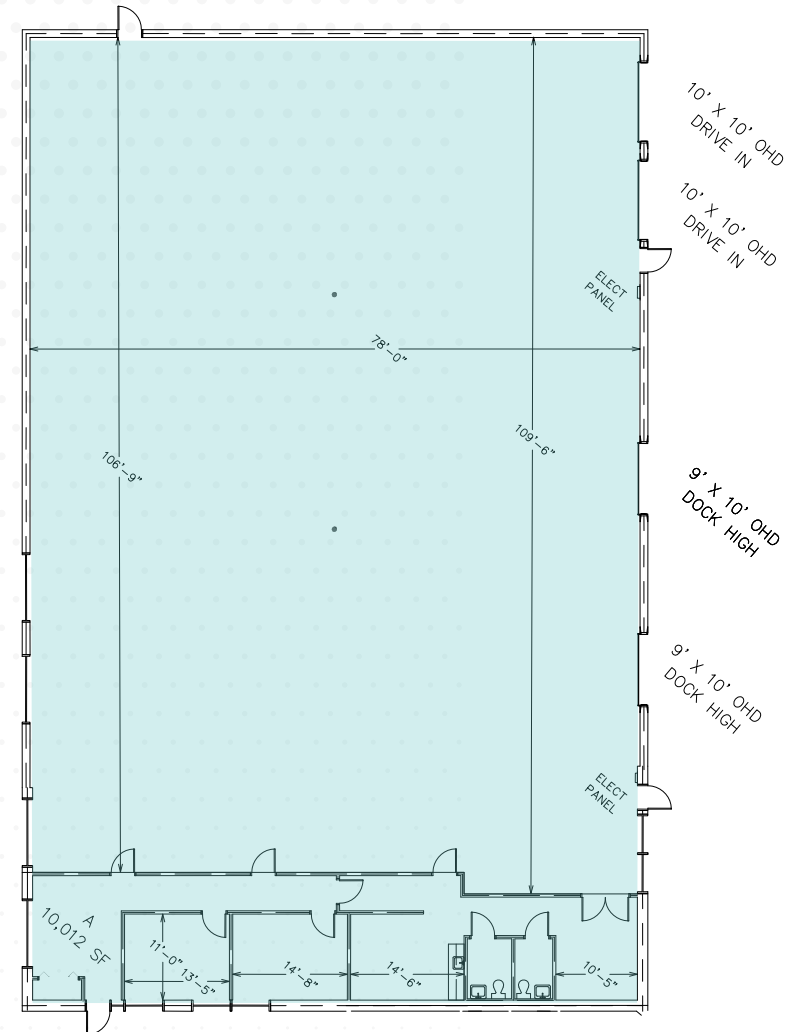
**14' CLEAR HEIGHT**



**2 DOCK HIGH DOORS**



**2 DRIVE-IN DOORS**



[Back to Site Plan](#)

# 1809-E Associates Lane



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**8,963 SF**



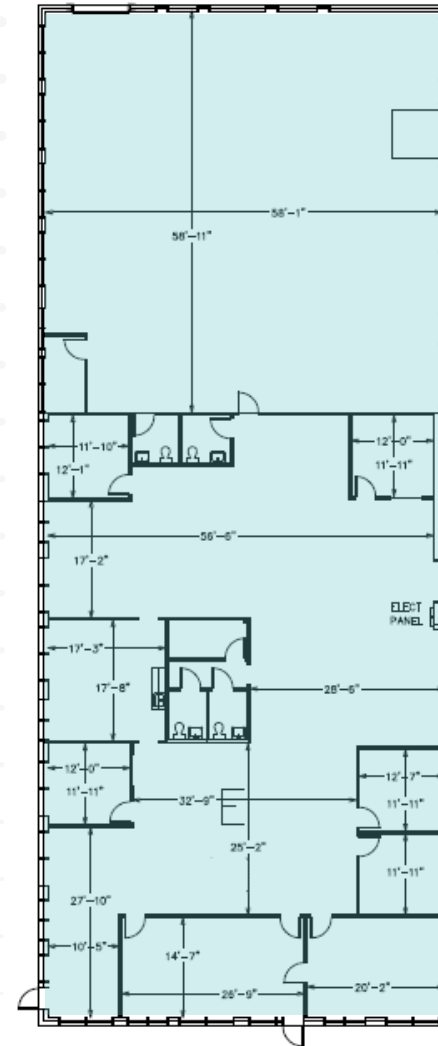
**±5,390 SF OFFICE SPACE**



**16' CLEAR HEIGHT**



**5 DOCK HIGH DOORS**



← [Back to Site Plan](#)

# 1901-F Associates



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

## 6,815 SF



**±1,719 SF OFFICE SPACE**



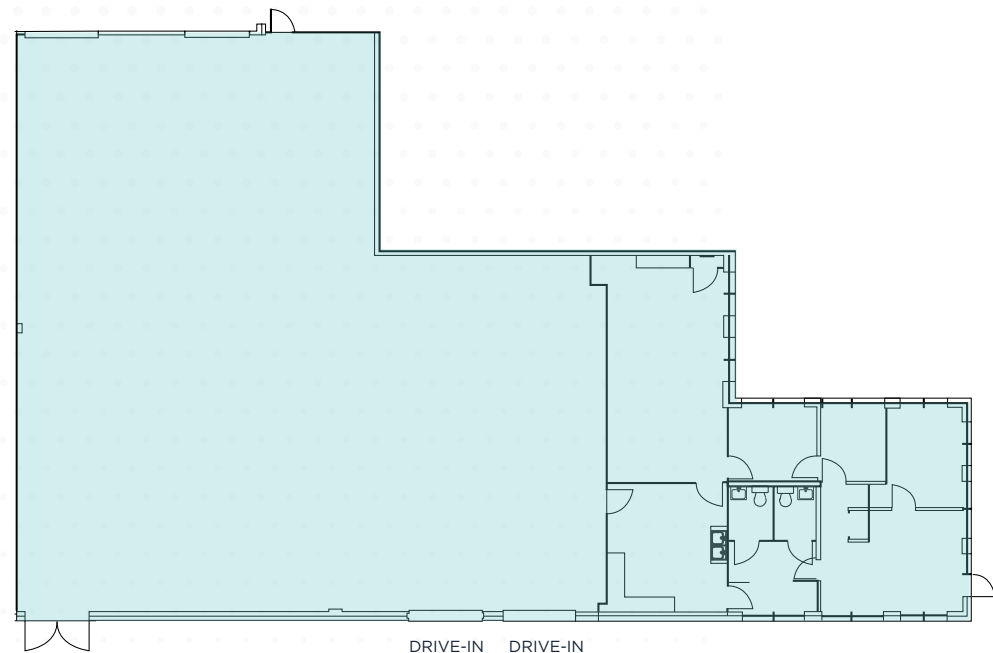
**12'-14' CLEAR HEIGHT**



**2 DOCK HIGH DOORS**



**2 DRIVE-IN DOORS**



# 1825-A Cross Beam Drive



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**5,981 SF**



**±3,278 SF OFFICE SPACE**



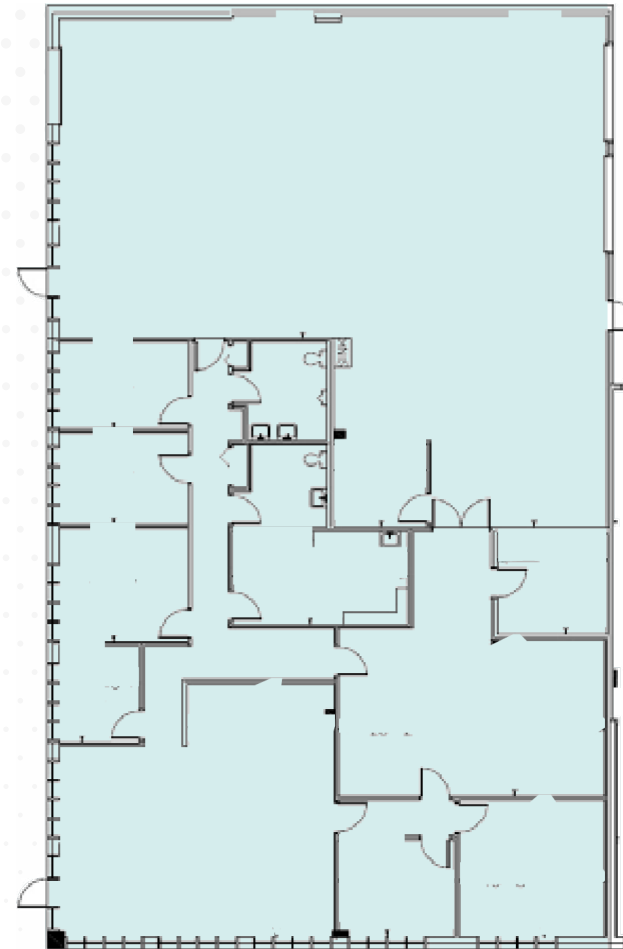
**12'-14' CLEAR HEIGHT**



**2 DOCK HIGH DOORS**



**1 DRIVE-IN DOOR**



# 1809-J Cross Beam



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**5,468 SF**

- **±4,768 SF** KITCHEN/  
COOLERS/OFFICE/RESTROOMS/BREAK RM
- **±700 SF** WAREHOUSE



**12'-14'** CLEAR HEIGHT



COOLERS (APPROXIMATE  
OUTSIDE DIMENSIONS):

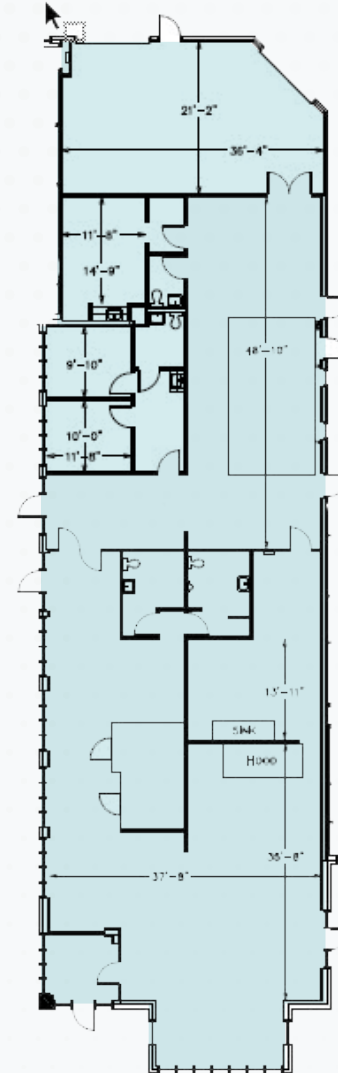
- 1- ± 8' x 12'
- 2- ± 8' x 8'
- 3- ± 12' x 32'



**2** DOCK HIGH DOORS



KITCHEN AREA WITH **4** LARGE  
FLOOR DRAINS, HOOD VENT,  
MULTIPLE STAINLESS-STEEL SINKS



[Back to  
Site Plan](#)



# 1800-A Associates



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

## 4,401 SF



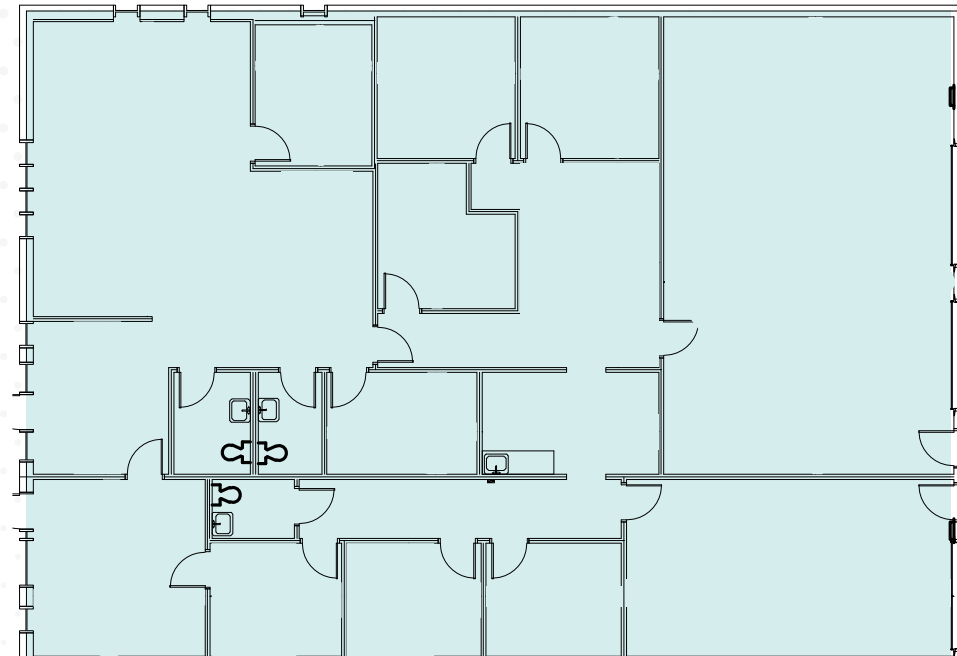
**±2,984 SF** OFFICE SPACE



**12'-14'** CLEAR HEIGHT



**3** DOCK HIGH DOORS



# 1809-C Cross Beam



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**4,099 SF**



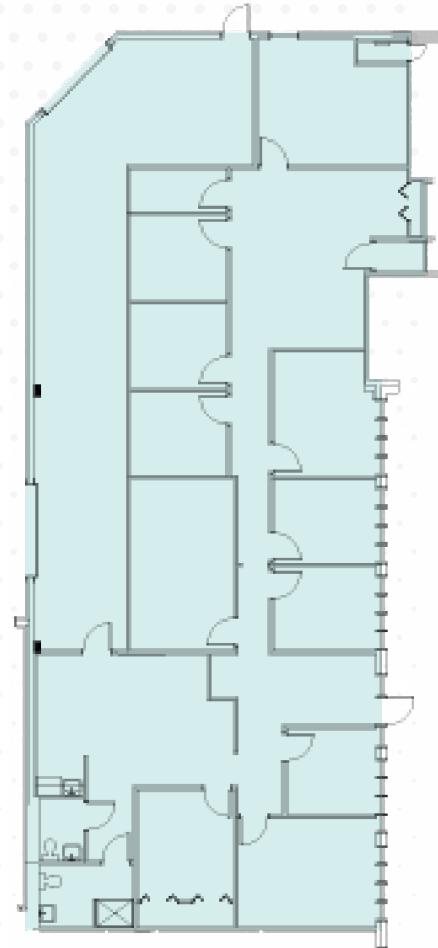
**±2,969 SF OFFICE SPACE**



**12'-14' CLEAR HEIGHT**



**2 DOCK HIGH DOORS**



# 1809-D Associates Lane



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**1,811 SF**



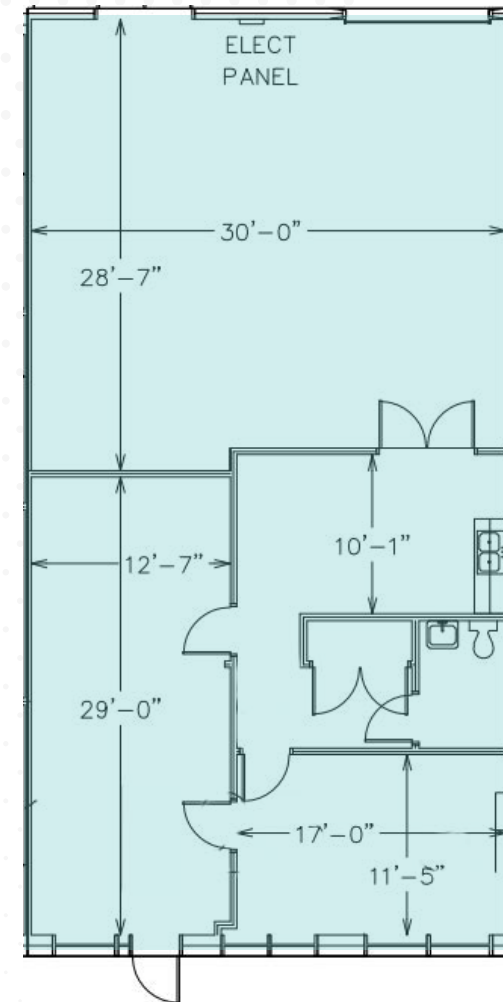
**±900 SF OFFICE SPACE**



**12-14' CLEAR HEIGHT**



**1 DOCK HIGH DOOR**



[Back to Site Plan](#)

# 1901-B Associates



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

**1,798 SF**



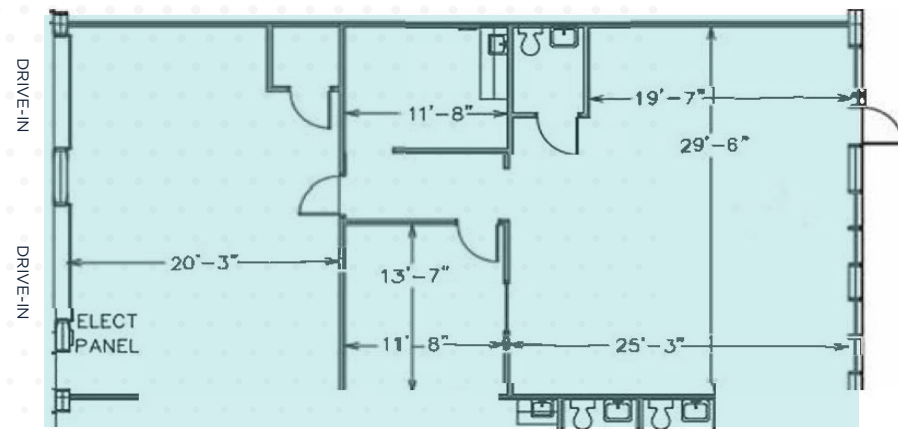
**±1,100 SF OFFICE SPACE**



**12'-14' CLEAR HEIGHT**



**2 DOCK HIGH DOORS**



# ACCESS



**COFFEY  
CREEK**  
INTERNATIONAL BUSINESS PARK

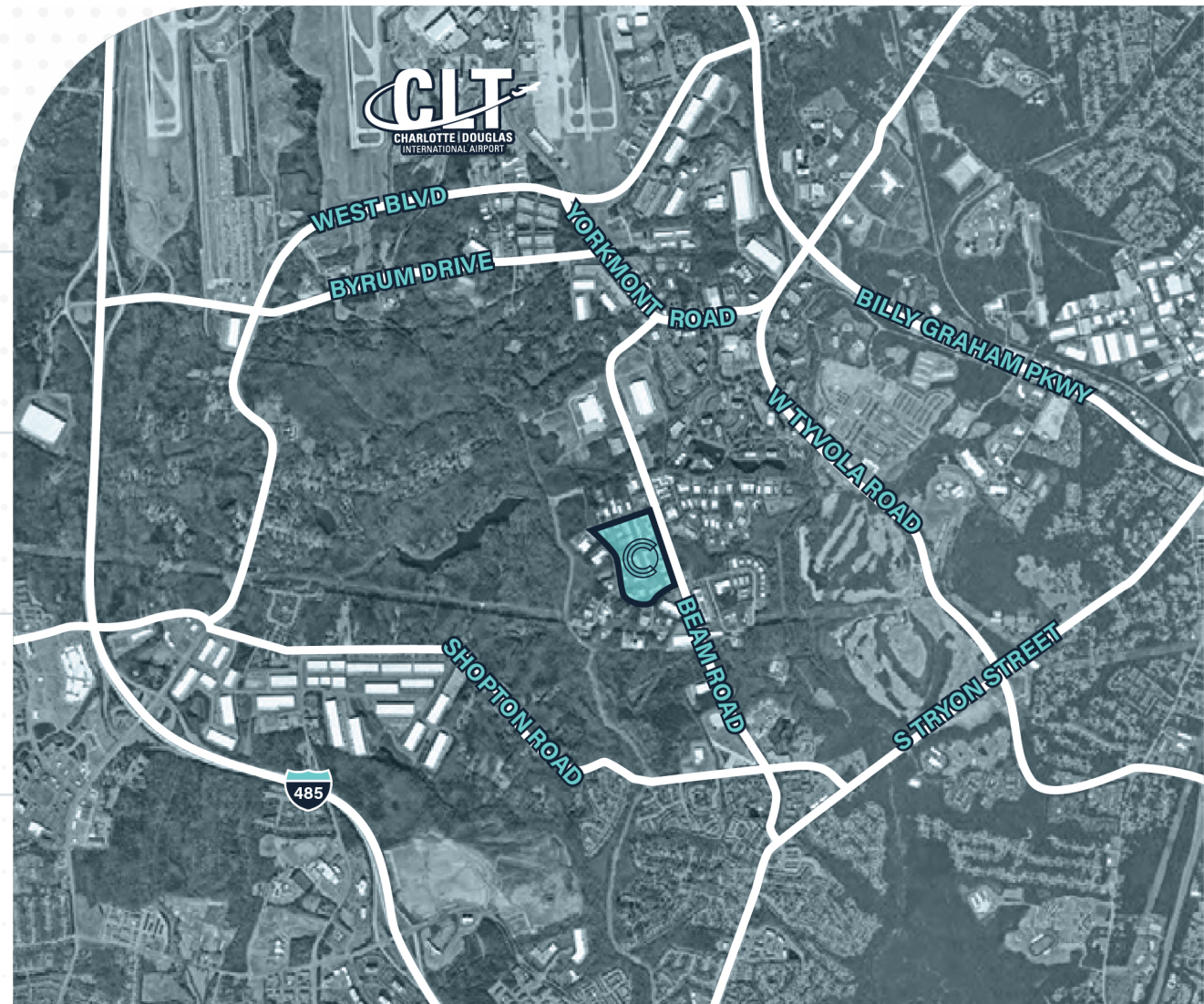
BEAM ROAD  
Adjacent

SHOPTON ROAD  
1.0 Mile

S TRYON STREET  
1.4 Miles

W TYVOLA ROAD  
2.2 Miles

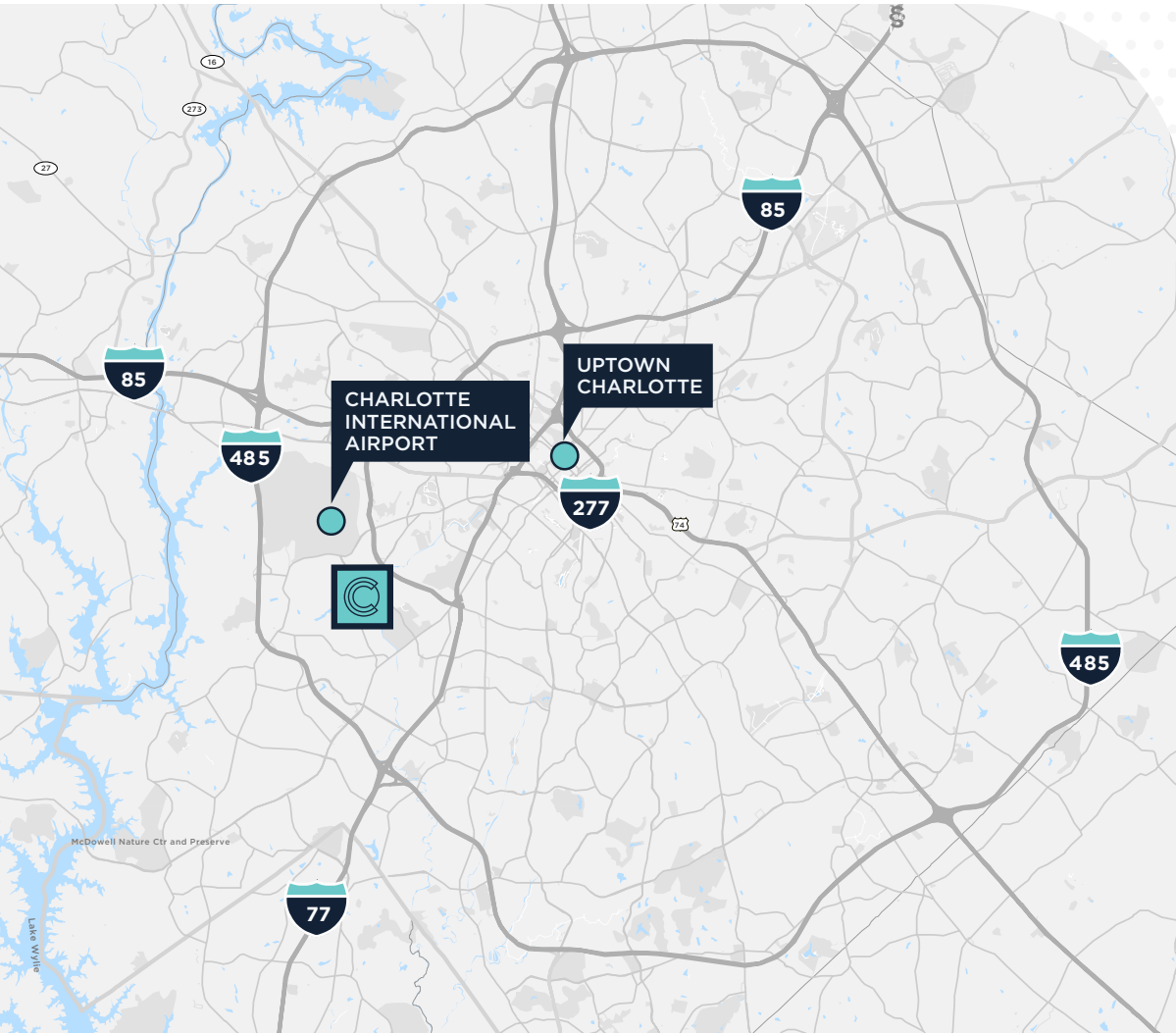
I-485  
2.6 Miles



# 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:

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