

# METROLINA PARK

±37,972 SF | BUILDING 4  
7110 EXPO DRIVE | CHARLOTTE, NC 28269



## FEATURES

- ±37,972 SF available
- Build to suit office
- Located within the new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- 13 (expandable to 18) dock high doors / 1 drive-in door
- 30' minimum clear height
- 185' concrete truck court
- ESFR sprinkler system
- Excellent location just north of the Charlotte CBD, in close proximity to I-77, I-485, I-85 and Charlotte Douglas International Airport

Developed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers

### FOR MORE INFORMATION, CONTACT:

**TIM ROBERTSON**

**704.926.1405 (d) 704.654.9880 (m)**

[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

500 East Morehead Street | Suite 200 | Charlotte, NC 28202

[www.beacondevelopment.com](http://www.beacondevelopment.com)



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7110 EXPO DRIVE | CHARLOTTE, NC

## SITE PLAN & SPECS



LOCATION:	7110 Expo Drive (Bldg 4) Charlotte, NC 28269
COUNTY:	Mecklenburg
TOTAL SF:	±137,360
AVAILABLE SF:	±37,972
OFFICE SF:	Build-to-suit
ZONING:	I-1
CLEAR HEIGHT:	30'
LOADING DOORS:	13 (expandable to 18) dock high 1 drive-in
CAR PARKING:	139 (includes handicapped)
TRAILER PARKING:	35 (185' concrete truck court)
FIRE PROTECTION:	ESFR
LIGHTING:	Build-to-suit
FIRE PROTECTION:	ESFR
CONSTRUCTION:	
WALLS:	Tilt concrete
FLOORS:	6" concrete slab / 4,000 psi
STRUCTURE:	Class A joist / girder system
ROOF:	TPO membrane system
COLUMN SPACING:	45' x 52'6" with 60' speed bay
UTILITIES:	
WATER / SEWER:	CMUD
POWER:	Duke Energy
GAS:	Piedmont Natural Gas
LOCATION:	
±1 mile	I-77 / Sunset Rd (Exit 16)
±2 miles	I-77 / Harris Blvd (Exit 18)
±3.3 miles	I-77 / I-485 Interchange
±6.4 miles	Charlotte CBD
±6.5 miles	I-85 / Harris Blvd (Exit 45)
±10 miles	CLT Airport

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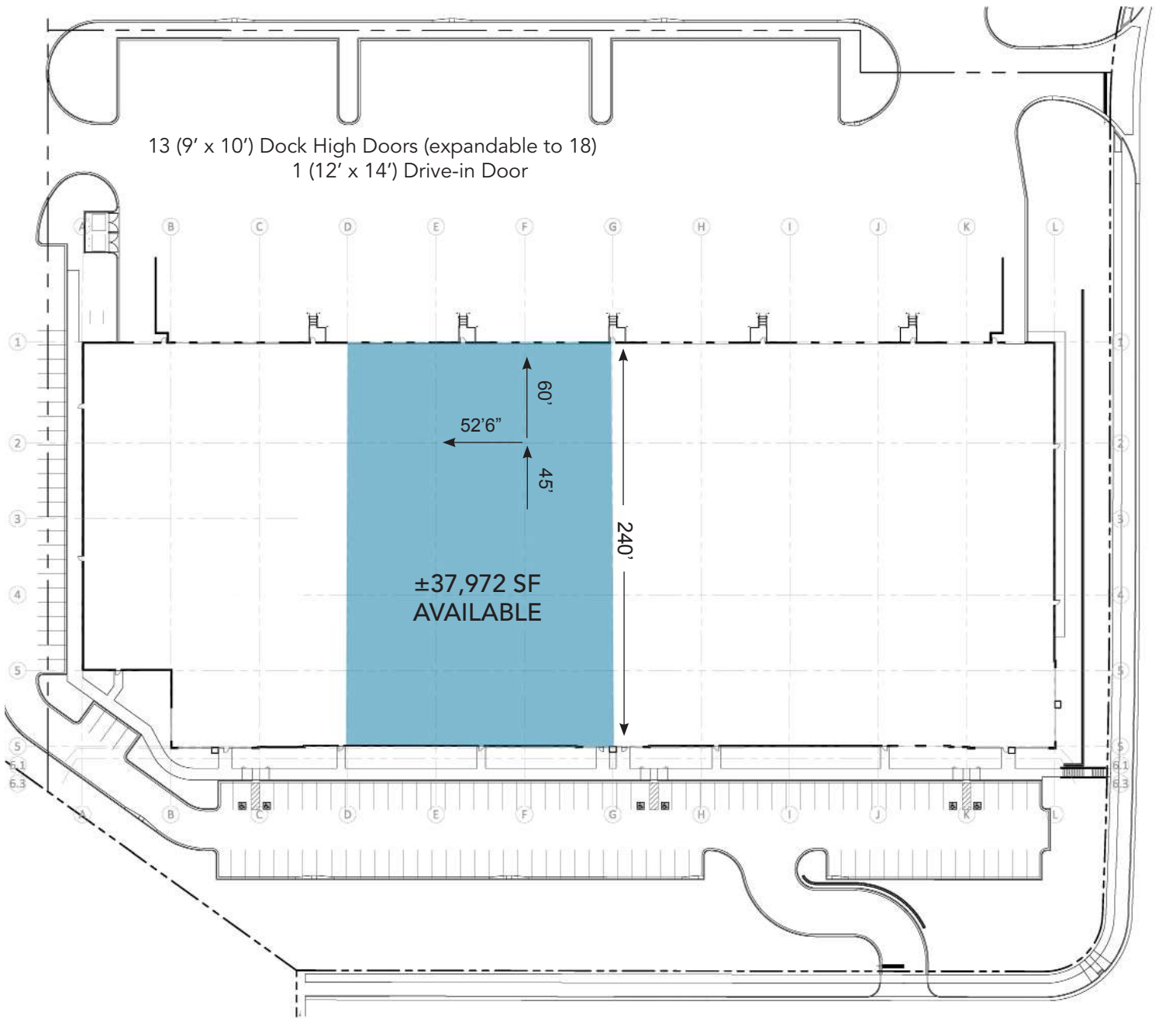


**BEACON  
PARTNERS**

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## BUILDING PLAN



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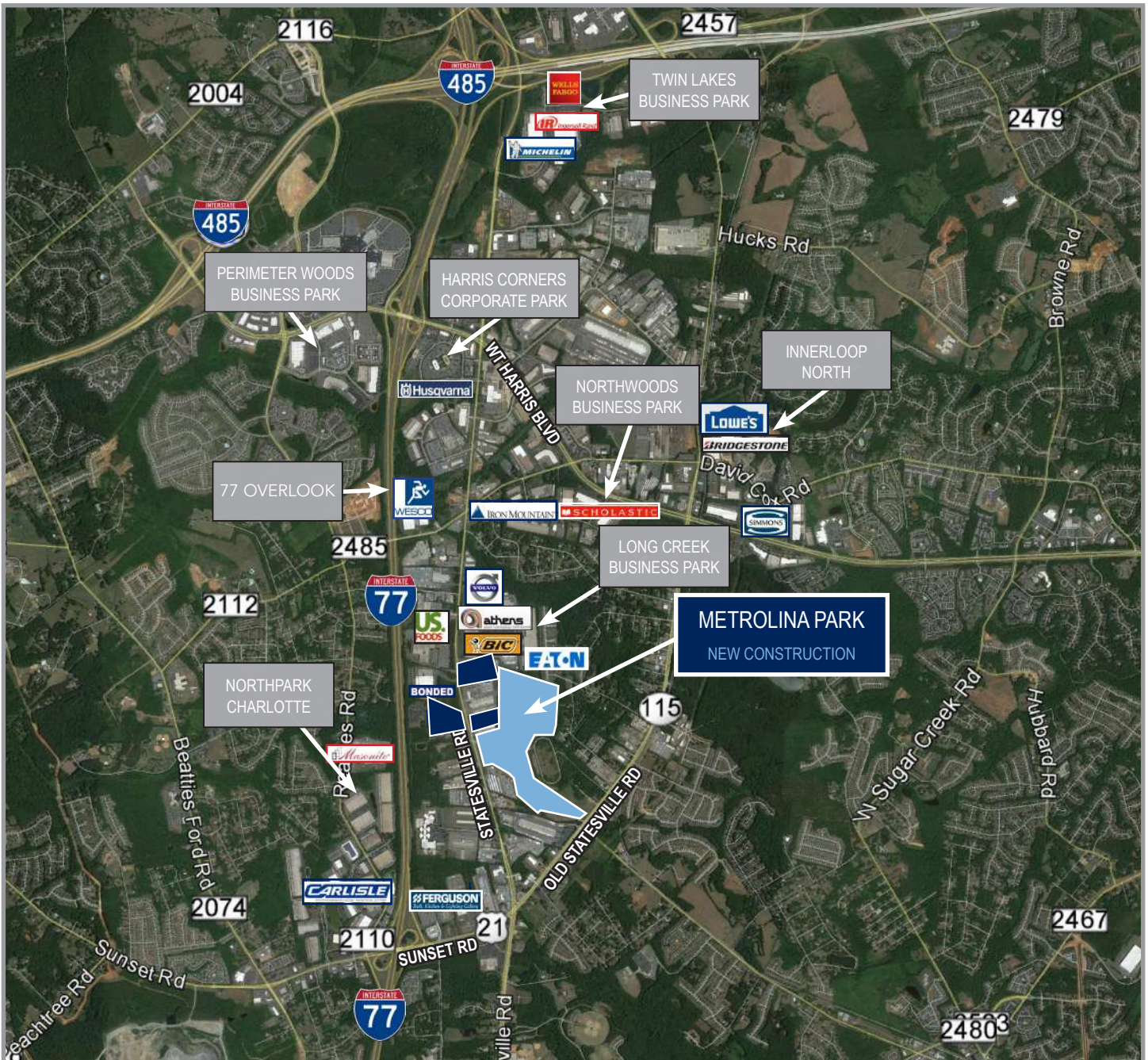


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## LOCATION AERIAL



I-77 / Sunset Rd (Exit 16)	±1.0 miles	Charlotte CBD	±6.4 miles
I-77 / Harris Blvd (Exit 18)	±2.0 miles	I-85 / Harris Blvd (Exit 45)	±6.5 miles
I-77 / I-485 Interchange	±3.3 miles	CLT Douglas International Airport	±10.0 miles

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