

METROLINA PARK

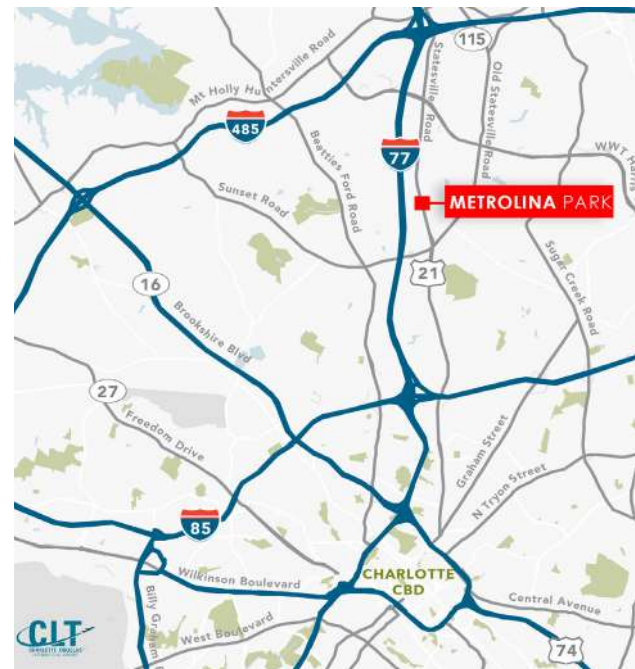
± 37,972 SF AVAILABLE

7110 EXPO DRIVE-G | CHARLOTTE, NC 28269



BUILDING FEATURES

- ±3,019 SF of office space
- Seven (7) 9' x 10' dock high doors
- One (1) 12' x 14' drive-in ramp
- 185' concrete truck court
- 30' clear height
- ESFR sprinkler system
- ML-1 zoning
- State-of-the-art building features in a prime distribution location with access to an established work force and amenities
- Situated within Metrolina Park, a 1.8 million SF park in north Charlotte
- Excellent loaccess to I-77, I-485, I-85 and Charlotte Douglas International Airport



FOR MORE INFORMATION, CONTACT:

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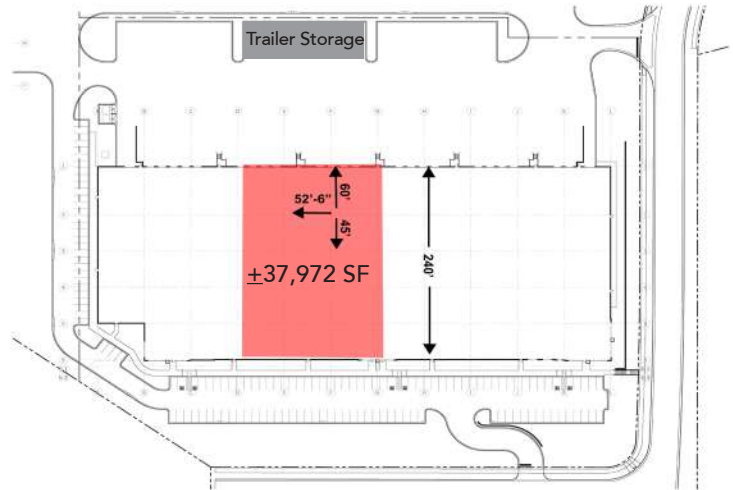
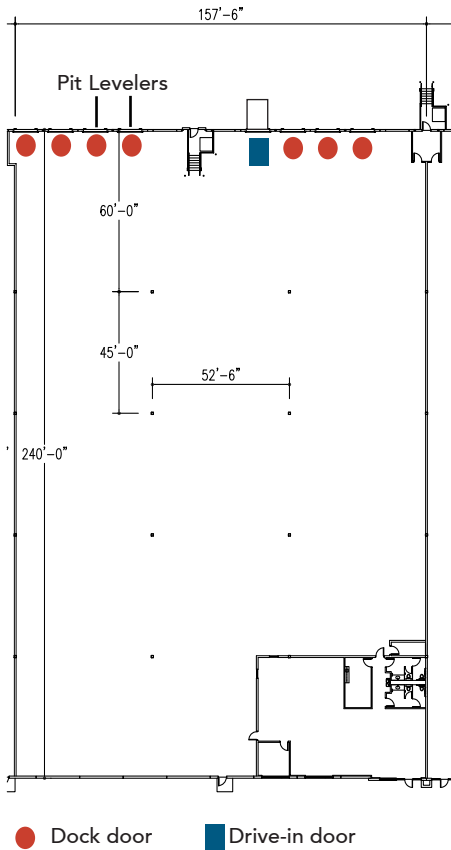
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BUILDING OVERVIEW

LOCATION	7110 Expo Drive-G, Charlotte, NC 28269	TRAILER PARKING	Available
COUNTY	Mecklenburg	CONSTRUCTION	
AVAILABLE SF	±37,972 SF	WALLS:	Tilt Concrete
OFFICE SF	±3,019 SF	FLOORS:	6" Concrete slab/4,000 psi typical
ZONING	ML-1	COLUMN SPACING	50' x 50' with 60' deep speed bay typical
CLEAR HEIGHT	30'	UTILITIES	
LOADING	Seven (7) 9' x 10' doors; Two (2) w/pit levelers One (1) 12' x 14' drive-in ramp	SEWER:	CMUD
TRUCK COURT	185'	WATER:	CMUD
FIRE PROTECTION	ESFR	POWER:	Duke Energy
		GAS:	Piedmont Natural Gas

FLOOR PLAN & SITE PLAN



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LOCATION



via Sunset Rd | Exit 16
via W. WT Harris Blvd | Exit 18

±1.0 miles
±2.0 miles



I-77 / I-485 Interchange

±3.0 miles



Charlotte Central Business District
via W. WT Harris Blvd | Exit 45

±6.4 miles
±6.5 miles

Airport

±10.0 miles

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