

METROLINA PARK

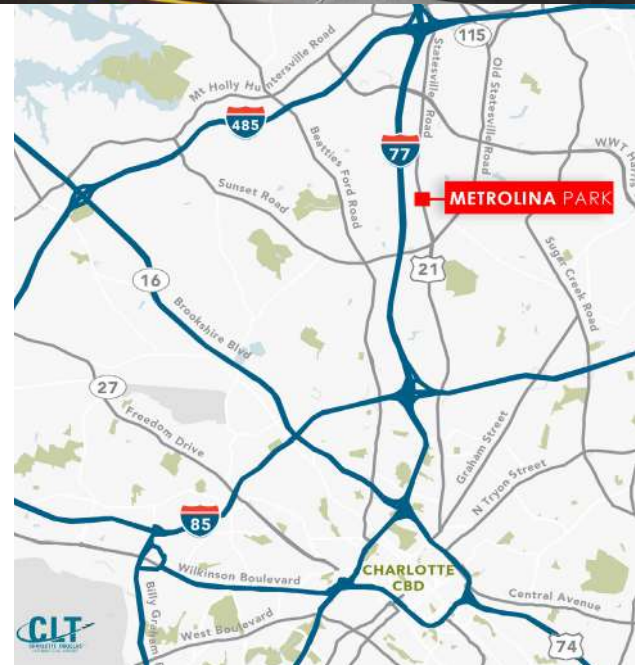
± 26,164 SF AVAILABLE

7224 STATESVILLE ROAD-A | CHARLOTTE, NC 28269



BUILDING FEATURES

- End cap unit with ±4,512 SF of office space
- Four (4) 9' x 10' dock high doors
- One (1) 12' x 14' drive-in ramp
- HVAC in warehouse
- 130' 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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CLARION
PARTNERS



METROLINA PARK

± 26,164 SF AVAILABLE

7224 STATESVILLE ROAD-A | CHARLOTTE, NC 28269

BUILDING OVERVIEW

LOCATION 7224 Statesville Road-A, Charlotte, NC 28269

TRAILER PARKING Available

COUNTY Mecklenburg

CONSTRUCTION

AVAILABLE SF ±26,164 SF

WALLS: Tilt Concrete

OFFICE SF ±4,512 SF

FLOORS: 6" Concrete slab/4,000 psi typical

ZONING ML-1

COLUMN SPACING 45' x 52'6" with 60' deep speed bay

CLEAR HEIGHT 30'

UTILITIES

LOADING Four (4) 9' x 10' doors w/pit levelers

SEWER: CMUD

One (1) 12' x 14' drive-in ramp

WATER: CMUD

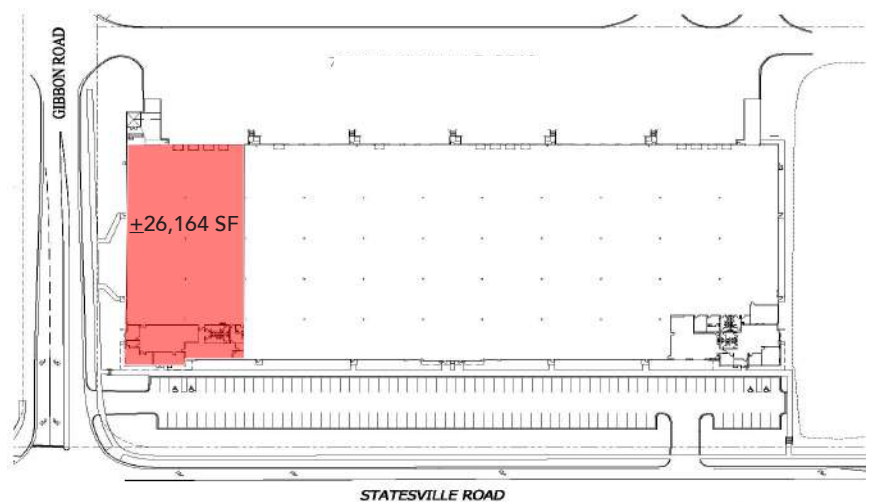
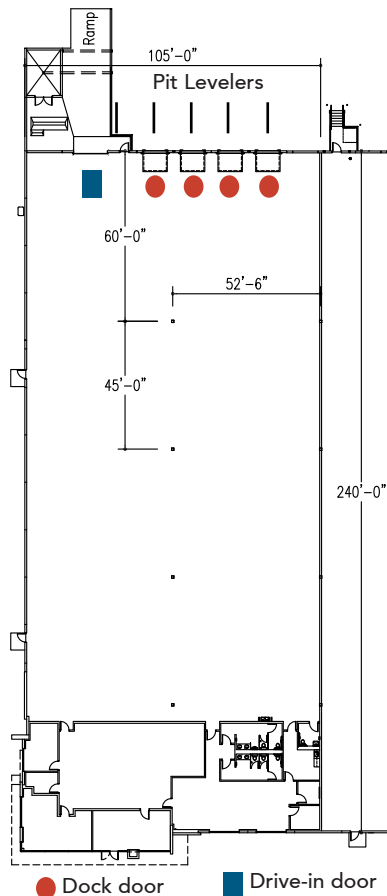
TRUCK COURT 130'

POWER: Duke Energy

FIRE PROTECTION ESFR

GAS: Piedmont Natural Gas

FLOOR PLAN & SITE PLAN



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METROLINA PARK

± 37,972 SF AVAILABLE

7110 EXPO DRIVE-G | CHARLOTTE, NC 28269

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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