

METROLINA PARK

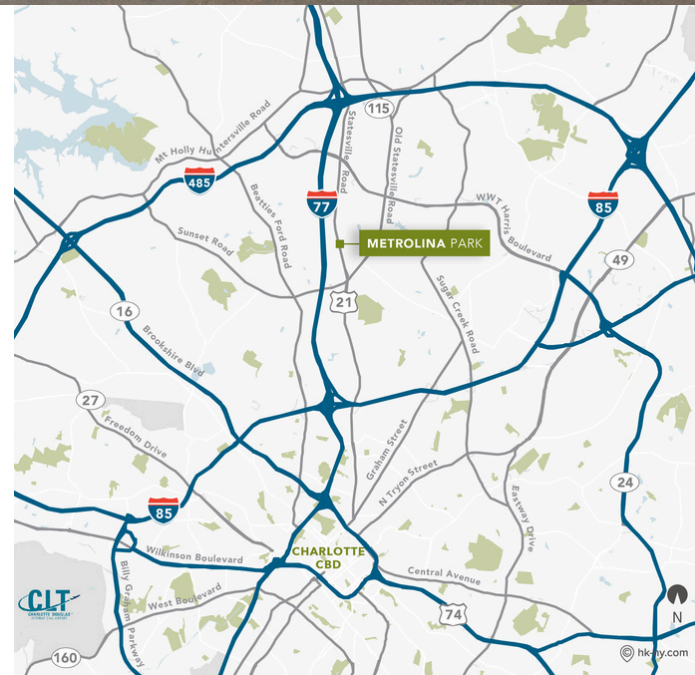
± 217,493 SF AVAILABLE

7335 STATESVILLE ROAD | CHARLOTTE, NC 28269



BUILDING FEATURES

- ±217,493 total building SF within Metrolina Park, a 1.8 million SF park
- ±7,823 SF of office space Single tenant building with option to demise
- State-of-the-art building features in a prime distribution location, with access to an established workforce and amenities
- Ample trailer storage with ability to secure
- Fully air conditioned production facility
- Excellent location just north of the Charlotte CBD, in close proximity to I-77, I-485, I-85 and Charlotte Douglas International Airport
- ML-1 zoning



FOR MORE INFORMATION, CONTACT:

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 **CLARION PARTNERS**


BEACON PARTNERS

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PARK FEATURES

LOCATION 7335 Statesville Road
Charlotte, NC 28269

COUNTY Mecklenburg

ACREAGE 13.316 acres

BUILDING SF 217,493 SF

OFFICE SF ±7,823 SF

ZONING ML-1

CLEAR HEIGHT 32'

FIRE PROTECTION ESFR

LOADING Fourteen (14) 10' x 10' doors
Twenty (20) 9' x 10' doors
Two (2) drive-in doors

CAR PARKING 108 spaces

TRAILER PARKING 39 Stalls

CONSTRUCTION

WALLS: Tilt Concrete

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

COLUMN SPACING 50' x 50' with 60' deep speed bay typical

UTILITIES

SEWER: CMUD

WATER: CMUD

POWER: Duke Energy

GAS: Piedmont Natural Gas

LOCATION

±1 mile I-77 / Sunset Rd (Exit 16)

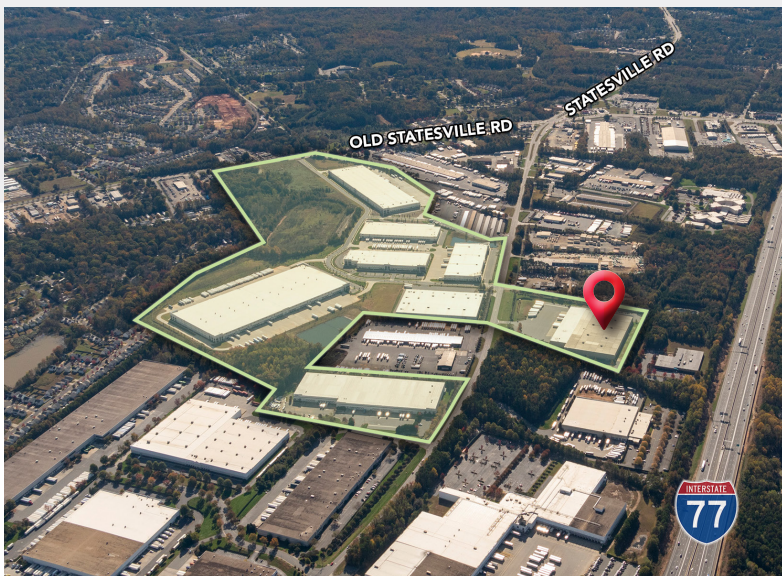
±2 miles I-77 / Harris Blvd (Exit 18)

±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 International Airport



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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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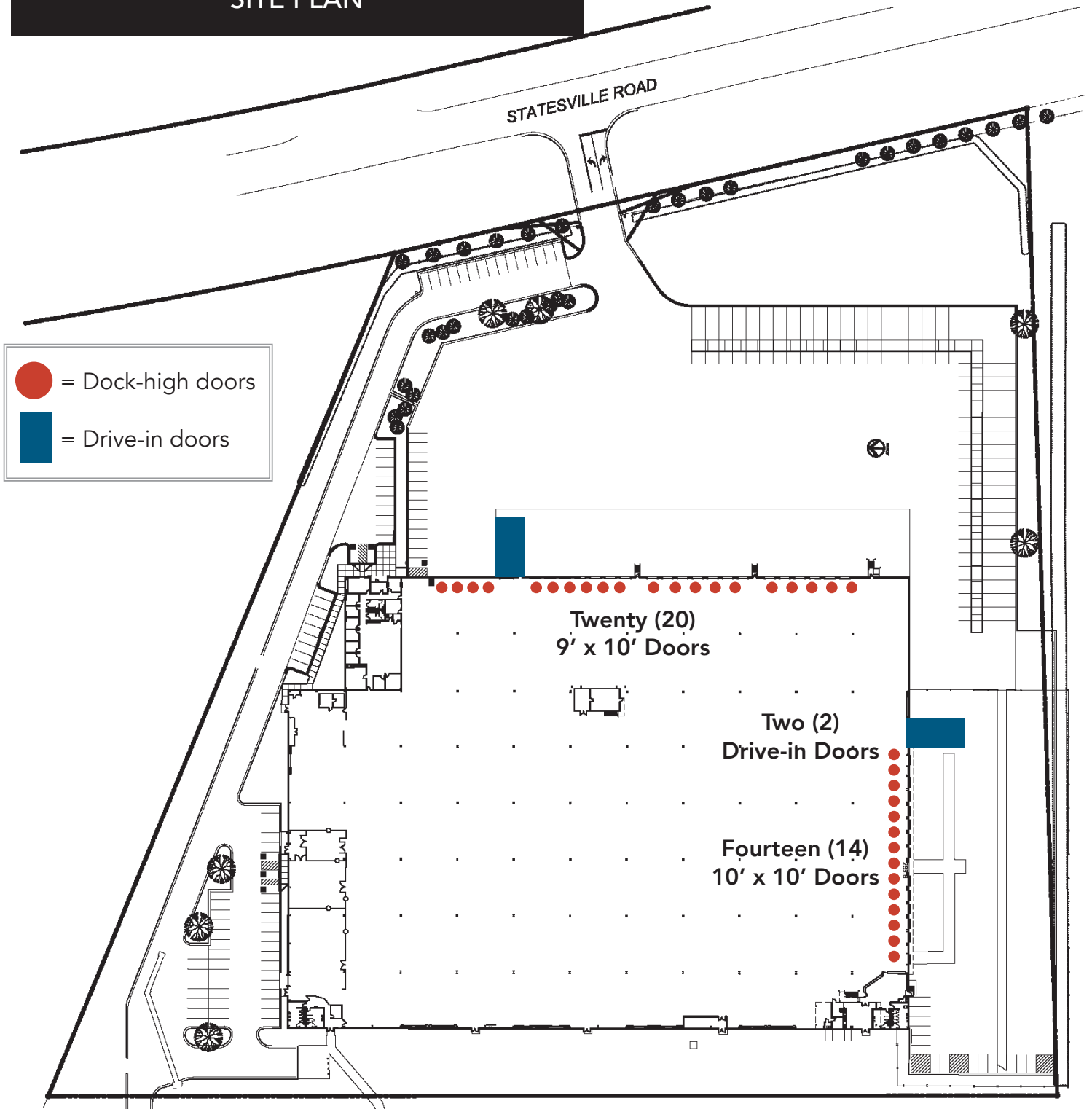


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SITE PLAN



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