

METROLINA PARK

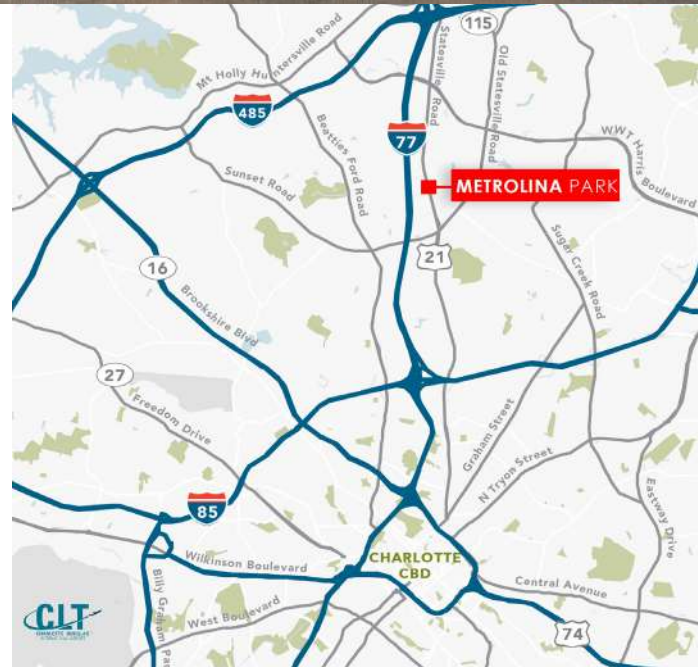
±217,493 SF AVAILABLE

7335 STATESVILLE ROAD | CHARLOTTE, NC 28269



BUILDING FEATURES

- Single tenant building with option to demise
- ±7,823 SF of office space
- Fully air conditioned production facility
- Ample trailer storage with ability to secure
- 32' 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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BUILDING OVERVIEW

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 ESR

LOADING Fourteen (14) 10' x 10' doors

Twenty (20) 9' x 10' doors

Two (2) drive-in doors

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

CAR PARKING 108 spaces

TRAILER PARKING 39 Stalls

CONSTRUCTION

WALLS: Tilt Concrete

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

UTILITIES

SEWER: CMUD

WATER: CMUD

POWER: Duke Energy

GAS: Piedmont Natural Gas



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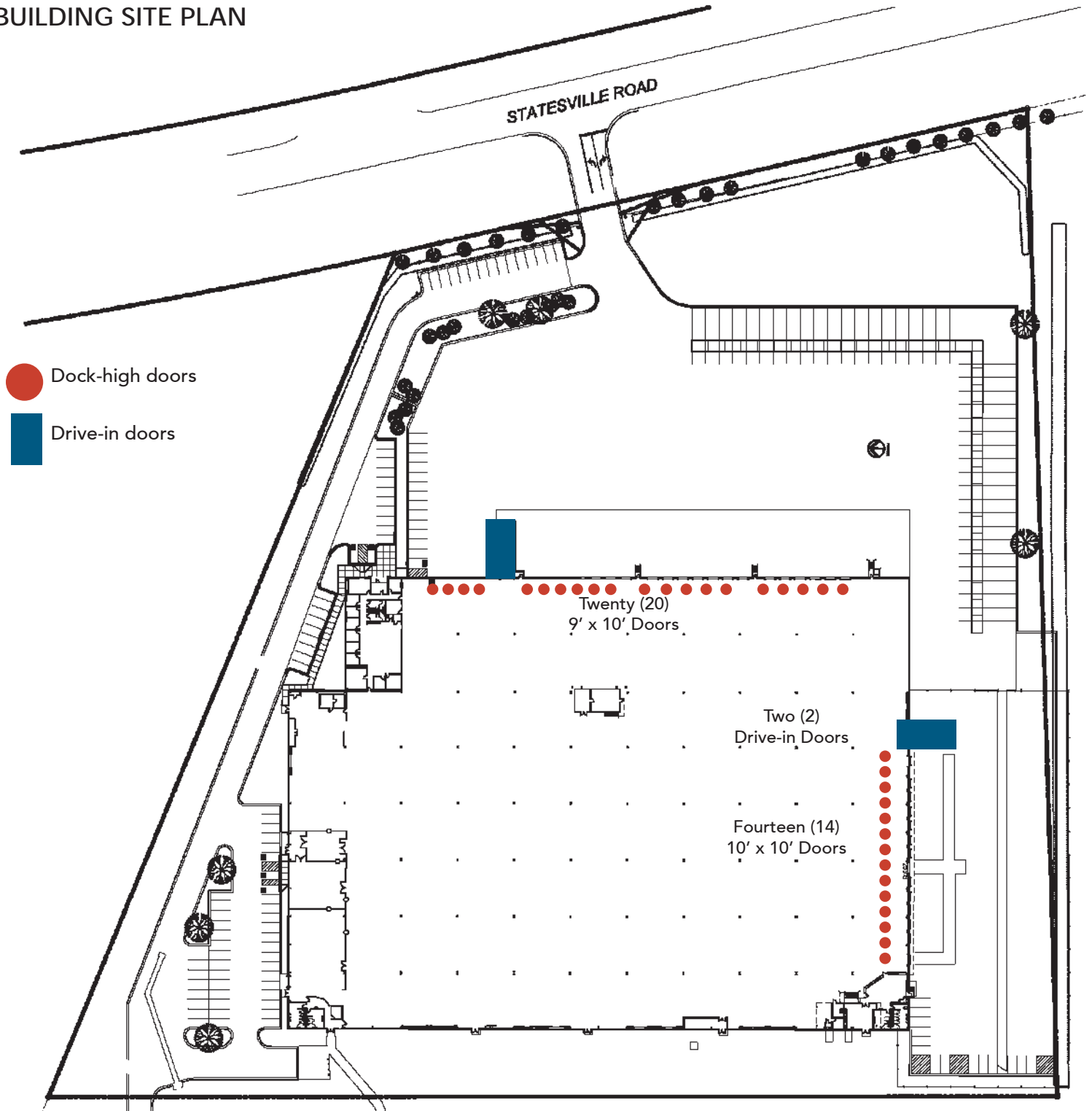


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BUILDING SITE PLAN



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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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