

METROLINA PARK

± 48,000 SF AVAILABLE

7600 STATESVILLE ROAD-A | CHARLOTTE, NC 28269



BUILDING FEATURES

- End cap unit with ±3,377 SF of office space
- Ten (9'x10') dock high doors
- One (9'x 14') drive-in door
- Ample trailer storage with ability to secure
- 30' clear height
- ESFR sprinkler system
- 50' x 40' deep column spacing
- 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



BEACON
PARTNERS

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BUILDING OVERVIEW

LOCATION 7600-A Statesville Road, Charlotte, NC 28269

COUNTY Mecklenburg

AVAILABLE SF ±48,000 SF

OFFICE SF ±3,377 SF

ZONING ML-1

CLEAR HEIGHT 30'

LOADING Ten (10) 9' x 10' doors

One (1) 9' x 14' drive-in door

FIRE PROTECTION ESFR

TRAILER PARKING 10 with additional outside storage

CONSTRUCTION

WALLS: Tilt Concrete

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

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

UTILITIES

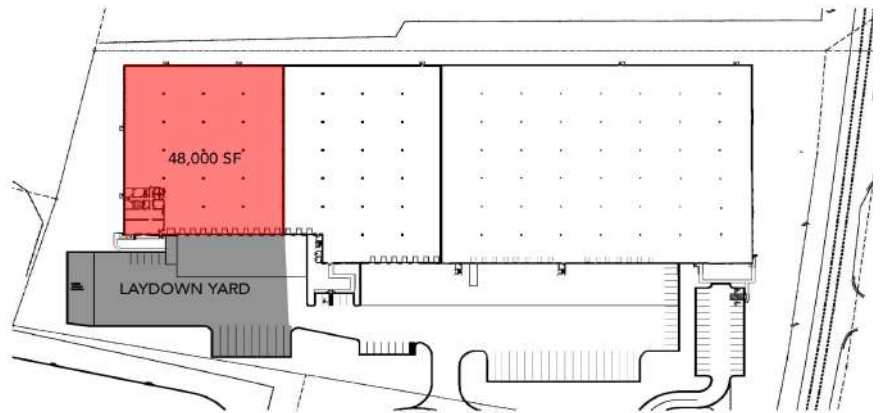
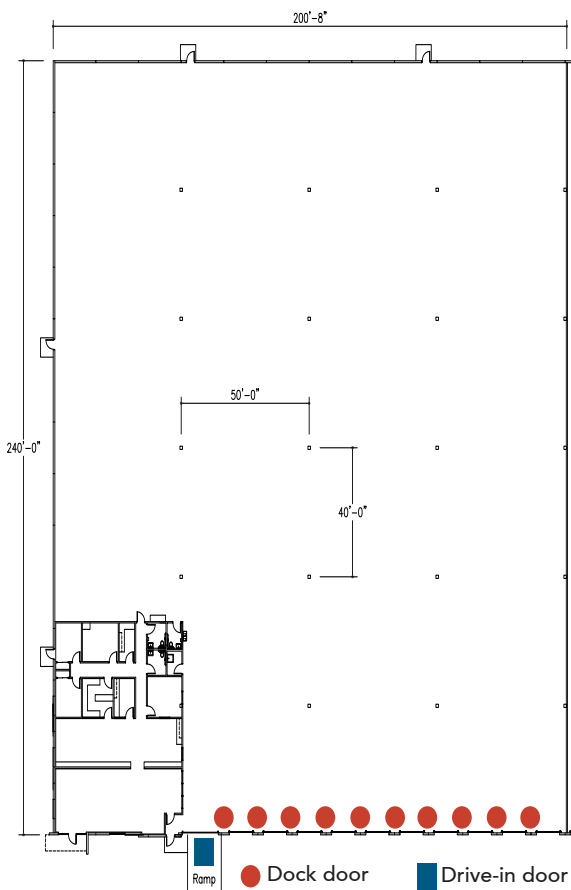
SEWER: CMUD

WATER: CMUD

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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