



CLARION
PARTNERS

For Lease

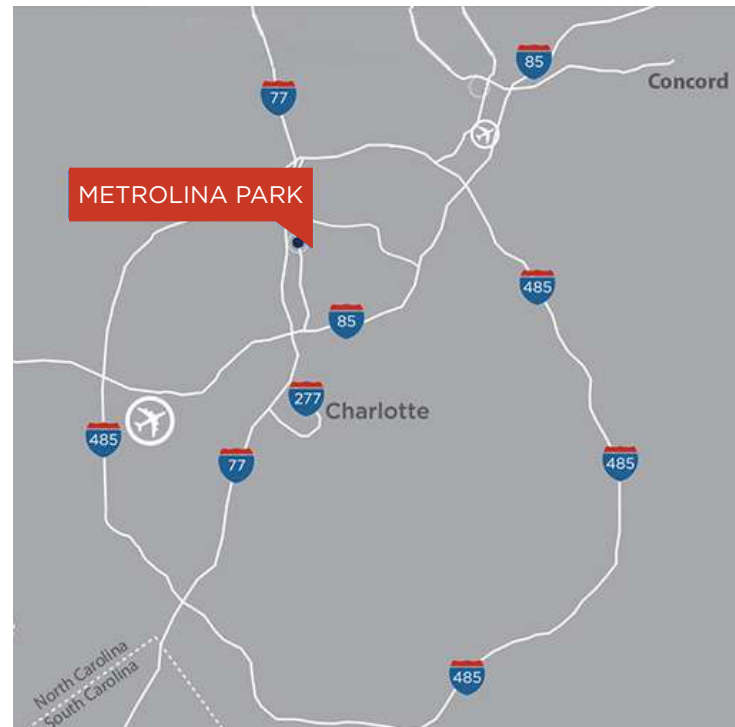
+54,000 - 163,200 SF

Metrolina Park
7600 Statesville Road
Charlotte, NC 28269

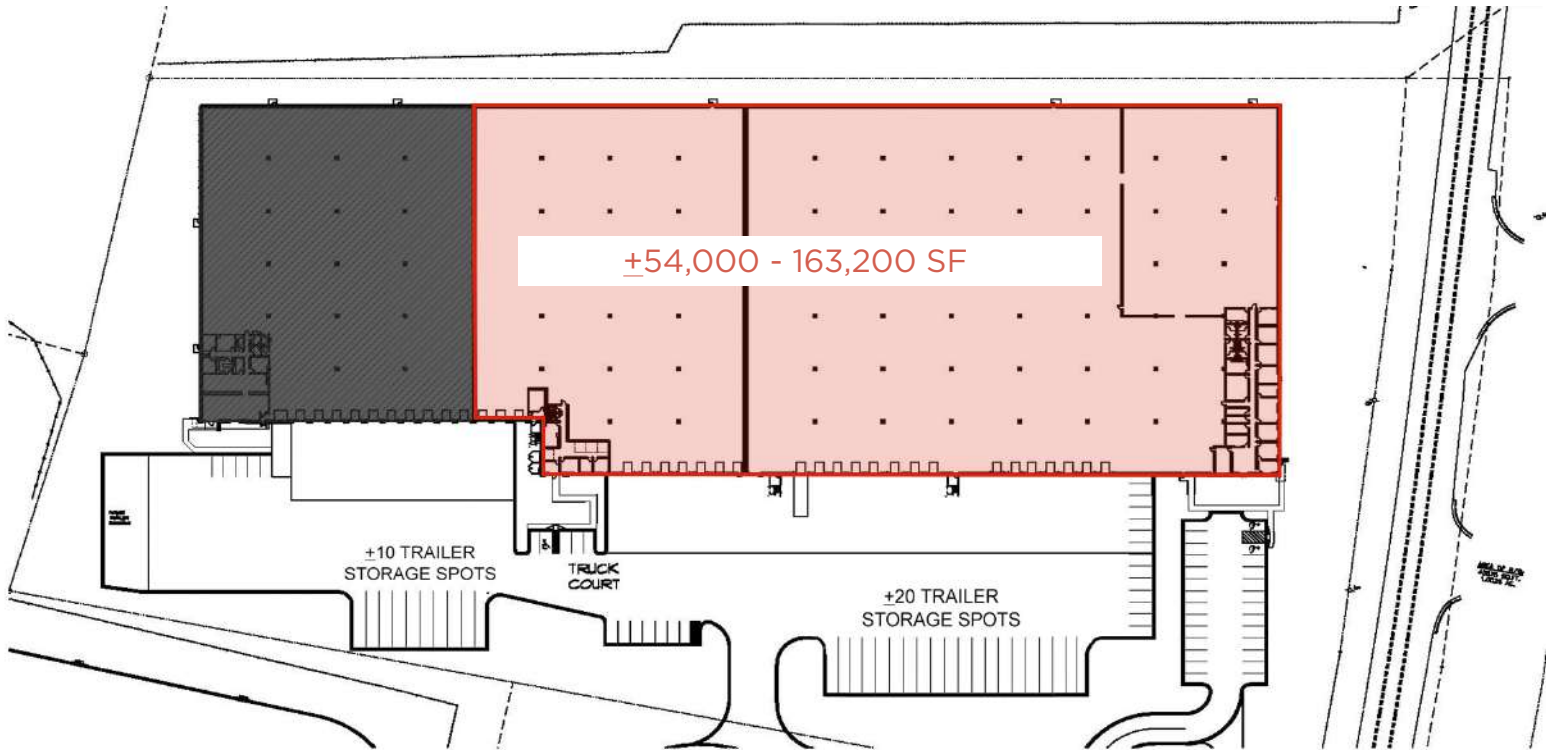


FEATURES:

- ±54,000 - 163,200 SF available for lease
- ±6,748 (1,647 - 5,101 SF) of office
- Twenty-three (23) 9' x 10' Dock-High Doors
- One (1) 9' x 10' & One (1) 9' x 14' Drive-In Doors
- Four (4) knock-out panels available for additional Dock High Doors
- Trailer parking available
- 30' clear height
- ESFR sprinkler system
- 50' wide x 40' deep column spacing
- Excellent access to I-77, I-85, I-485, Harris Boulevard and Statesville Road/Highway 21



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



TOTAL BLDG SF:	±211,200 SF	GAS:	Piedmont Natural Gas
AVAILABLE SF:	±54,000 - 163,200 SF	LOADING DOORS:	25 DH Doors Total
OFFICE SF:	±6,748 (1,647 - 5,101 SF)		(2) 9x10 DH Doors
ZONING:	I-1 Zoning		(21) 9x10 DH w/ Pit Levelers
CLEAR HEIGHT:	30'		(1) 9x10 Drive-In Door
FIRE:	ESFR		(1) 9x14 Drive-In Door
WALLS:	Tilt concrete		(4) 9x10 KOs
COLUMNS:	50' wide x 40' deep spacing	LOCATION:	±1.5 miles to I-77 (Exit 18)
WATER/SEWER:	CMUD		±3 miles to I-77 (Exit 16)
POWER:	Duke Energy		±3 miles to I-485

For more information on this opportunity, please contact:



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METROLINA PARK SITE PLAN :



For more information on this opportunity, please contact:



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