

For Lease
+109,200 SF

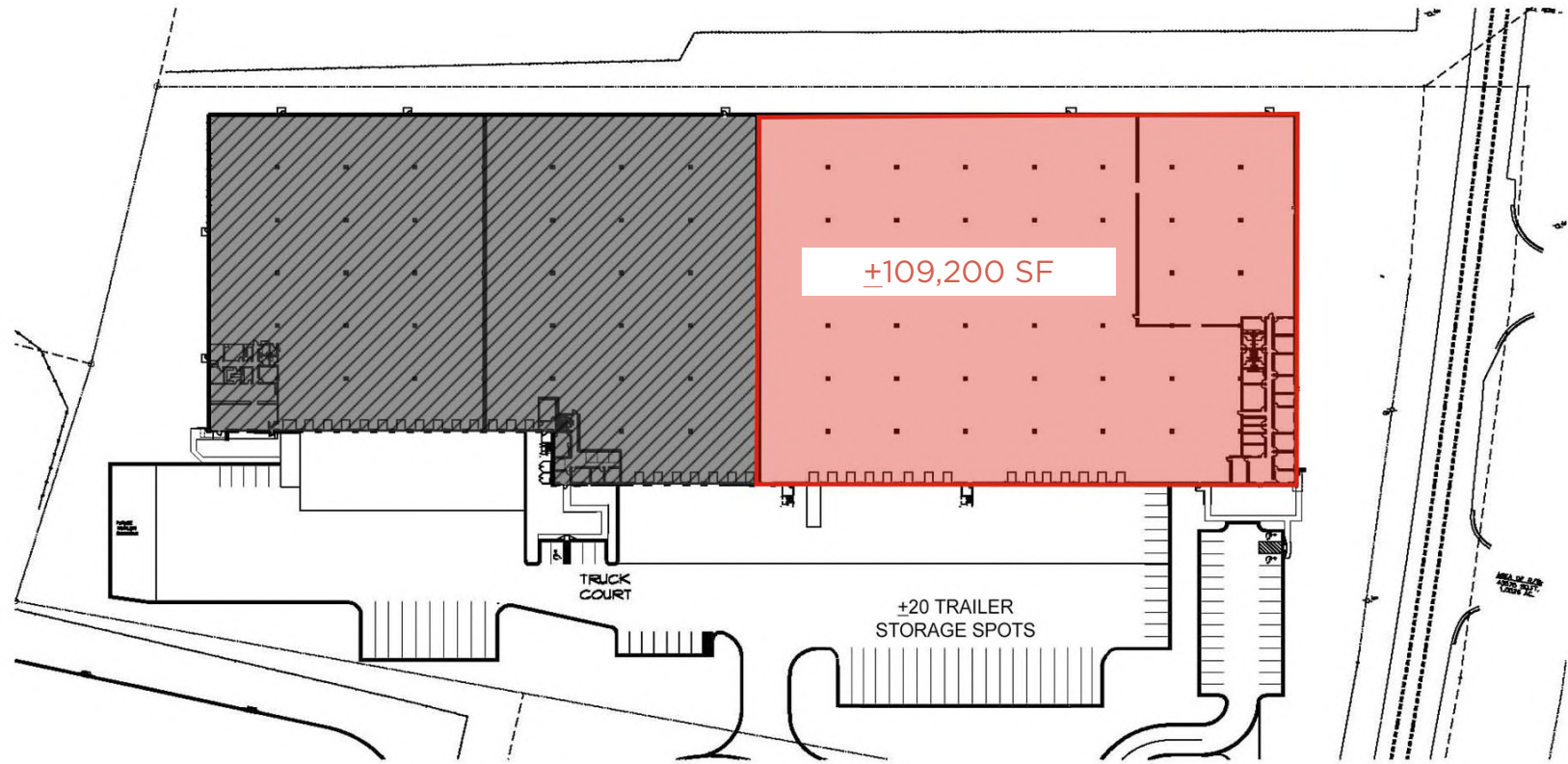
Metrolina Park
7600 Statesville Road
Charlotte, NC 28269



FEATURES:

- ±109,200 SF available for lease
- ±5,101 SF of office
- Fourteen (14) 9' x 10' Dock-High Doors
- One (1) 10' x 12' Drive-In Door
- 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





TOTAL BLDG SF:	+211,200 SF	GAS:	Piedmont Natural Gas
AVAILABLE SF:	+109,200 SF	POWER:	Duke Energy
OFFICE SF:	+5,101 SF	LOADING DOORS:	15 DH Doors Total
ZONING:	I-1 Zoning		(14) 9' x 10' DH Doors
CLEAR HEIGHT:	30'		(1) 10' x 12' Drive-In Door
FIRE:	ESFR		(4) 9' x 10' KOs
WALLS:	Tilt concrete	LOCATION:	+1.5 miles to I-77 (Exit 18)
COLUMNS:	50' wide x 40' deep spacing		+3 miles to I-77 (Exit 16)
WATER/SEWER:	CMUD		+3 miles to I-485

For more information on this opportunity, please contact:



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METROLINA PARK SITE PLAN :



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