

METROLINA PARK

UP TO ±644,171 SF INDUSTRIAL

4906 GIBBON ROAD | CHARLOTTE, NC 28269



BUILDING FEATURES

- ±644,171 SF
- Located within Metrolina Park, ±2.5 million SF industrial park of Class A distribution and manufacturing space
- Zoned I-1
- State-of-the-art building features in a prime distribution location, with access to an established workforce and amenities
- ESFR sprinkler system
- 36' clear height
- 180 - 185' concrete truck court
- 7" reinforced slab
- Excellent location just north of Charlotte's Central Business District, in close proximity to I-77, I-485 and Charlotte Douglas International Airport

Developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers

FOR MORE INFORMATION, CONTACT:

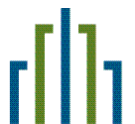
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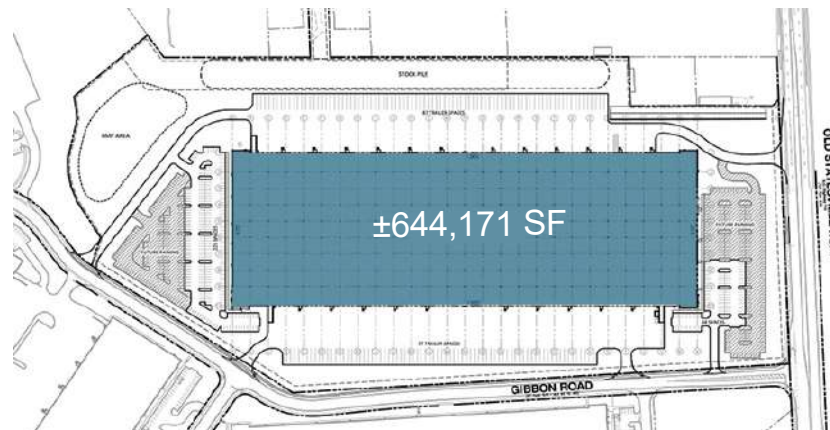
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METROLINA PARK

SITE MAP & SPECS



LOCATION:	4906 Gibbon Rd Charlotte, NC 28269
COUNTY:	Mecklenburg
TOTAL SF:	±644,171
AVAILABLE SF:	±644,171
ZONING:	I-1
CLEAR HEIGHT:	36'
CAR PARKING:	1 per 1,000 SF
TRAILER PARKING:	180 - 185' truck court with 170 spaces using 12' spacing
FIRE PROTECTION:	ESFR
LIGHTING:	LED
CONSTRUCTION:	
WALLS:	Tilt concrete
FLOORS:	7" reinforced slab
STRUCTURE:	Class A joist / girder system
ROOF:	TPO membrane system
COLUMN SPACING:	50' x 52'6" with 60' speed bay
BLDG DIMENSIONS:	470' x 1,365'
DOCK DOORS:	Up to 141 (9' x 10')
UTILITIES:	
WATER / SEWER:	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 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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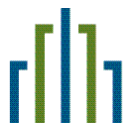
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