

METROLINA PARK

±37,972 SF | BUILDING 4
7110 EXPO DRIVE | CHARLOTTE, NC 28269



FEATURES

- ±37,972 SF available
- ±3,017 SF office
- Located within the new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- 13 (expandable to 18) dock high doors / 1 drive-in door
- 30' minimum clear height
- 185' concrete truck court
- ESFR sprinkler system
- Excellent location just north of the Charlotte CBD, in close proximity to I-77, I-485, I-85 and Charlotte Douglas International Airport

Developed 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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www.beacondevelopment.com



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All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

METROLINA PARK

7110 EXPO DRIVE | CHARLOTTE, NC

SITE PLAN & SPECS



LOCATION:	7110 Expo Drive (Bldg 4) Charlotte, NC 28269
COUNTY:	Mecklenburg
TOTAL SF:	±137,360
AVAILABLE SF:	±37,972
OFFICE SF:	±3,017
ZONING:	I-1
CLEAR HEIGHT:	30'
LOADING DOORS:	13 (expandable to 18) dock high 1 drive-in
CAR PARKING:	139 (includes handicapped)
TRAILER PARKING:	35 (185' concrete truck court)
FIRE PROTECTION:	ESFR
LIGHTING:	LEED
CONSTRUCTION:	
WALLS:	Tilt concrete
FLOORS:	6" concrete slab / 4,000 psi
STRUCTURE:	Class A joist / girder system
ROOF:	TPO membrane system
COLUMN SPACING:	45' x 52'6" with 60' speed bay
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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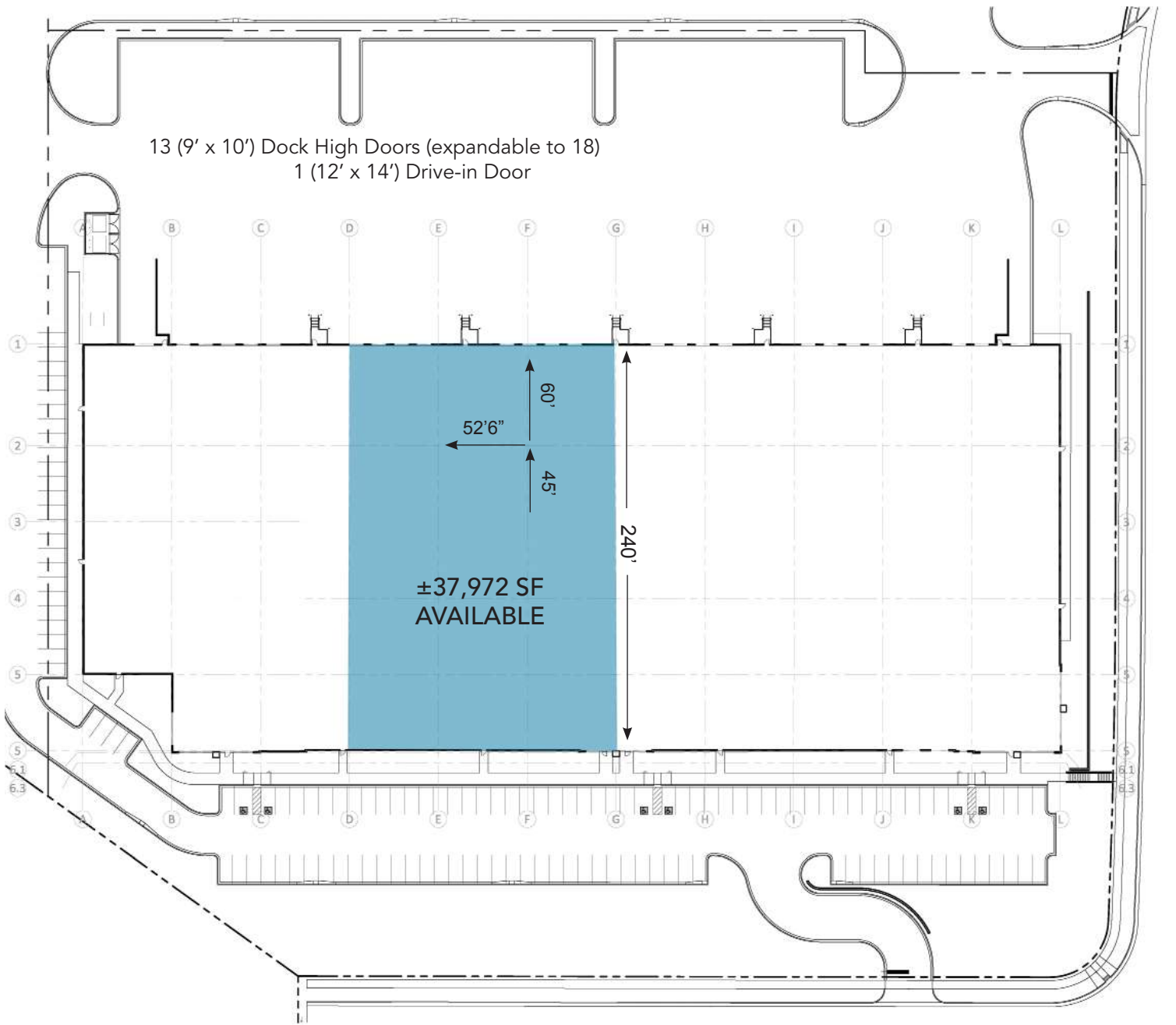
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BUILDING PLAN



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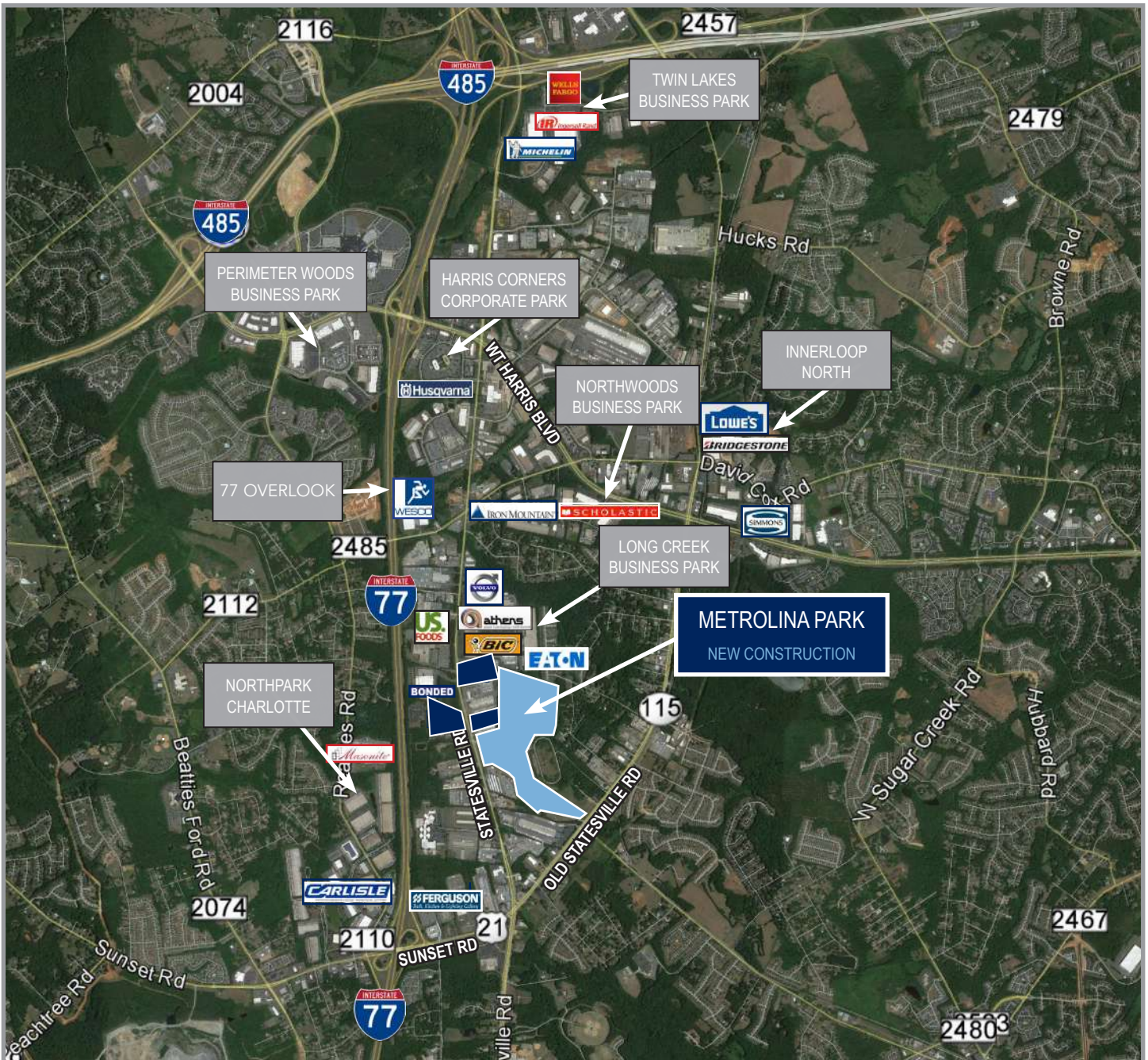


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LOCATION AERIAL



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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