

METROLINA PARK

±50,145 SF | AVAILABLE FOR LEASE
4901 GIBBON ROAD | CHARLOTTE, NC 28269



FEATURES

- ±50,145 SF building available 2Q 2018
- Located within Metrolina Park, a new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- Zoned I-1
- Side load facility with nine (9) dock high doors
- 32' 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:

TIM ROBERTSON

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500 East Morehead Street | Suite 200 | Charlotte, NC 28202

www.beacondevelopment.com



**BEACON
PARTNERS**

METROLINA PARK

4901 GIBBON ROAD | CHARLOTTE, NC

SITE PLAN & SPECS



LOCATION:	4901 Gibbon Rd (Bldg 5) Charlotte, NC 28269
COUNTY:	Mecklenburg
TOTAL SF:	±349,303 SF
AVAILABLE SF:	±50,145 SF
OFFICE SF:	Build-to-suit
ZONING:	I-1
CLEAR HEIGHT:	32'
LOADING DOORS:	9 dock high doors
CAR PARKING:	61 spaces
FIRE PROTECTION:	ESFR
LIGHTING:	Build-to-suit
FIRE PROTECTION:	ESFR
CONSTRUCTION:	
	WALLS: Tilt concrete
	FLOORS: 6" concrete slab / 4,000 psi
	STRUCTURE: Class A joist / girder system
	ROOF: TPO membrane system
	COLUMN SPACING: 51' x 52'6" w/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
BUILDING STATUS:	Under construction
DELIVERY:	May 2018

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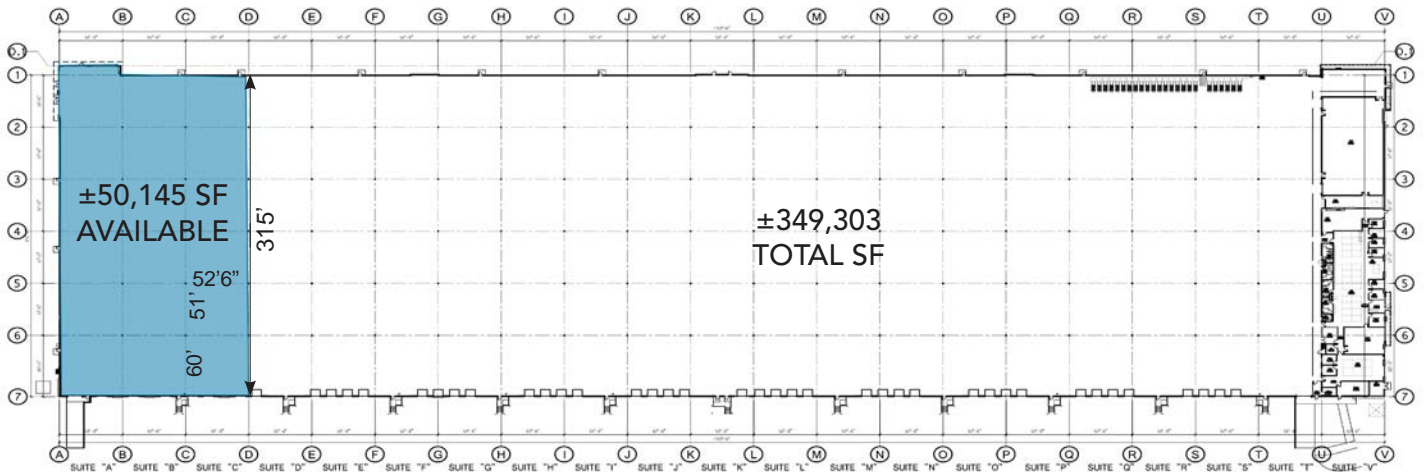


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SPACE PLAN



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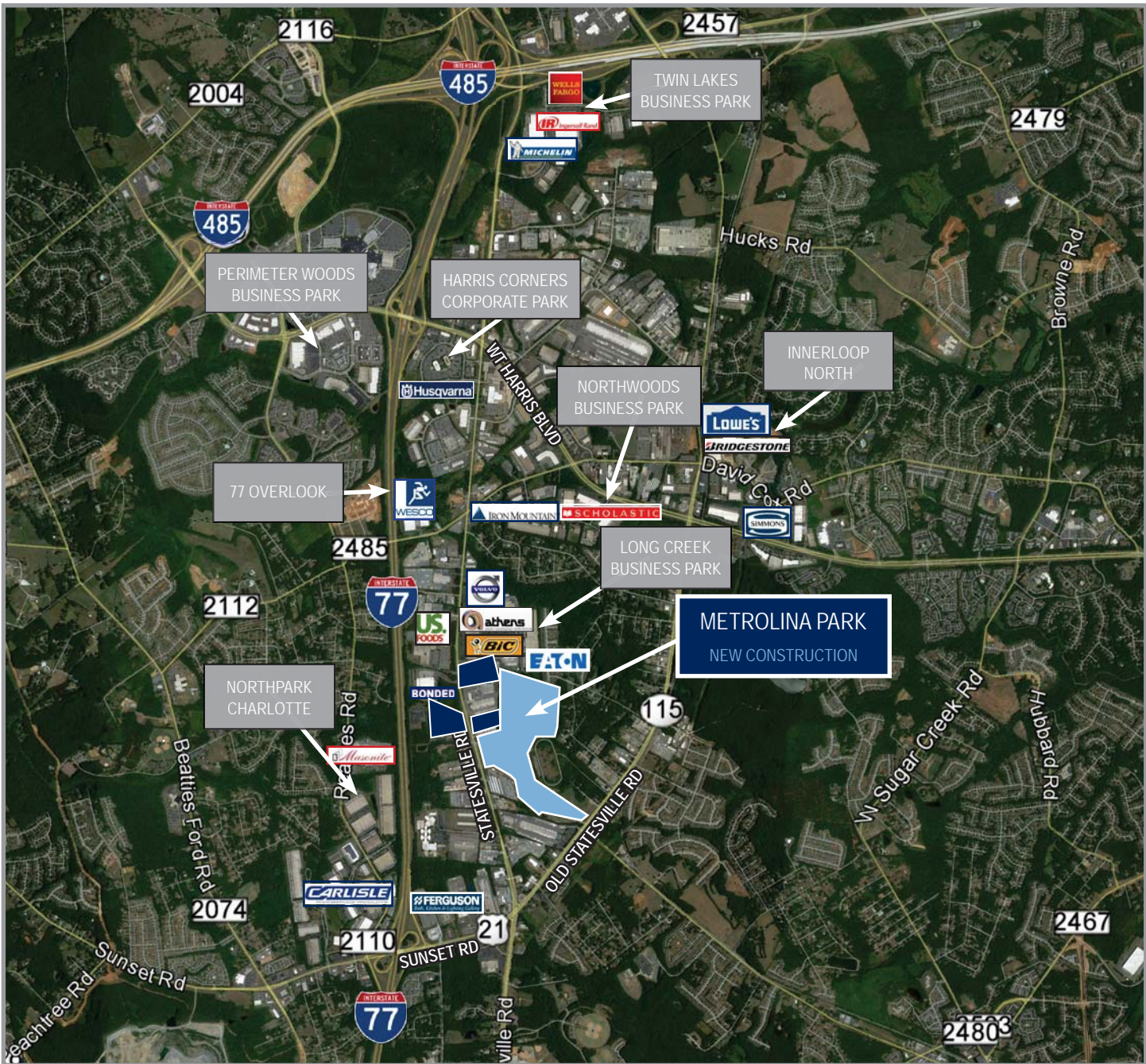
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LOCATION AERIAL



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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