

# METROLINA PARK

±26,000 - 109,118 SF AVAILABLE | BUILDING 3  
5321 GIBBON RD | CHARLOTTE, NC 28269



## FEATURES

- ±26,000 - 109,118 SF available
- Build-to-suit office
- Located within the new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- 28 (expandable to 20) dock high doors / 1 drive-in door
- 30' minimum clear height
- 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**  
704.926.1405 (d) 704.654.9880 (m)  
[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)

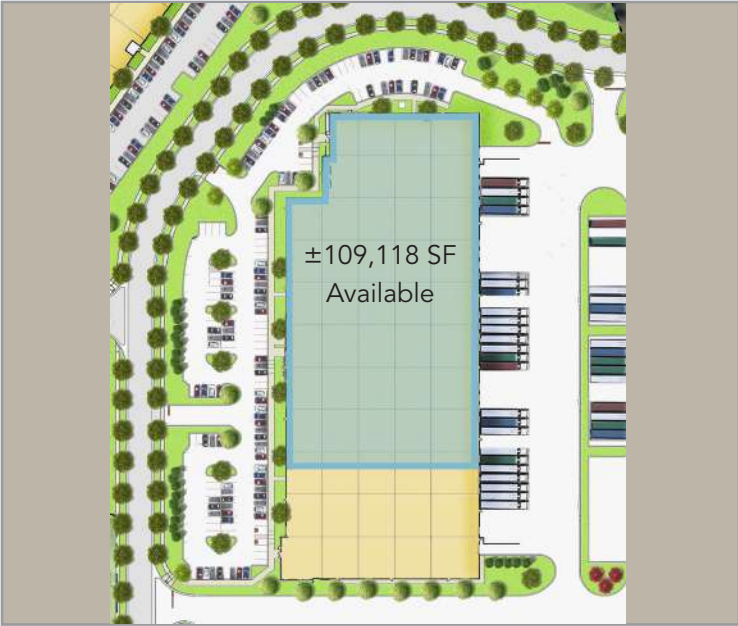


All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

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## SITE PLAN & SPECS



**LOCATION:** 5321 Gibbon Road (Bldg 3)  
 Charlotte, NC 28269  
**COUNTY:** Mecklenburg  
**TOTAL SF:** ±135,105  
**AVAILABLE SF:** ±26,000 - 109,118  
**OFFICE SF:** Build-to-suit  
**ZONING:** I-1  
**CLEAR HEIGHT:** 30'  
**LOADING DOORS:** 28 (expandable to 20) dock high  
 1 drive-in  
**CAR PARKING:** 172 (includes handicapped)  
**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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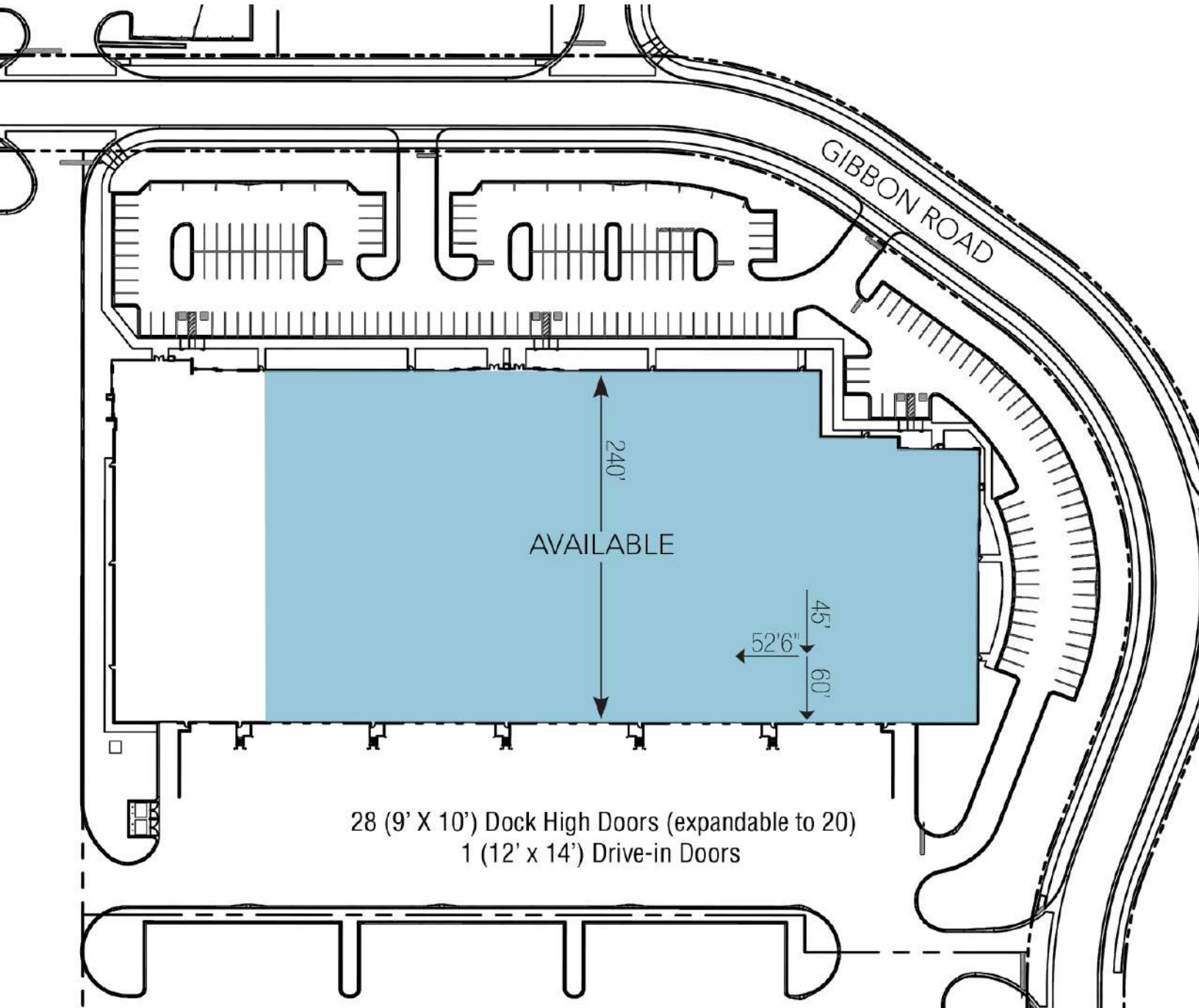
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## BUILDING PLAN



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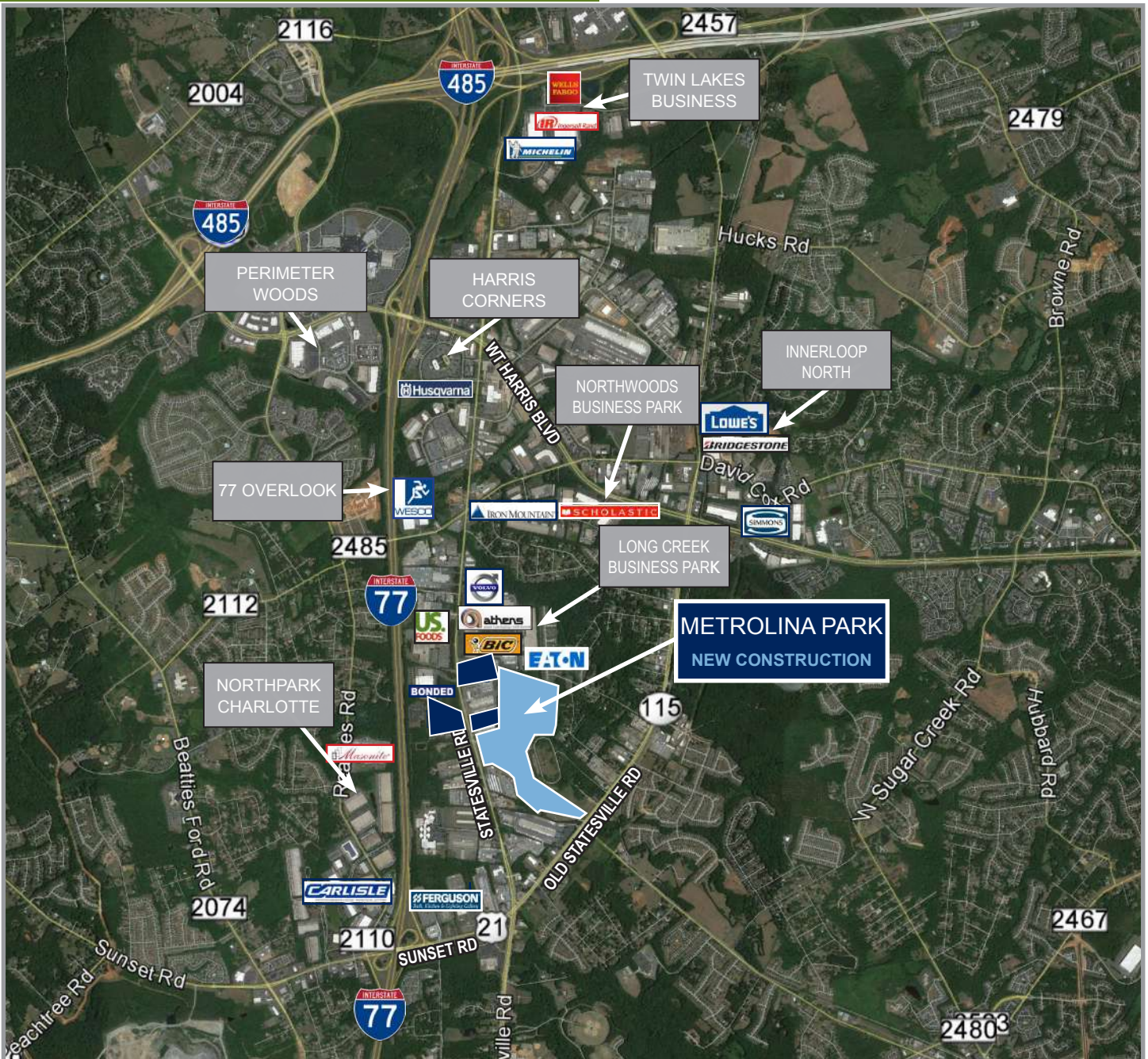
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## LOCATION AERIAL



|                              |            |                                   |             |
|------------------------------|------------|-----------------------------------|-------------|
| 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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