

# 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)
- 21 (expandable to 29) 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**  
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[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

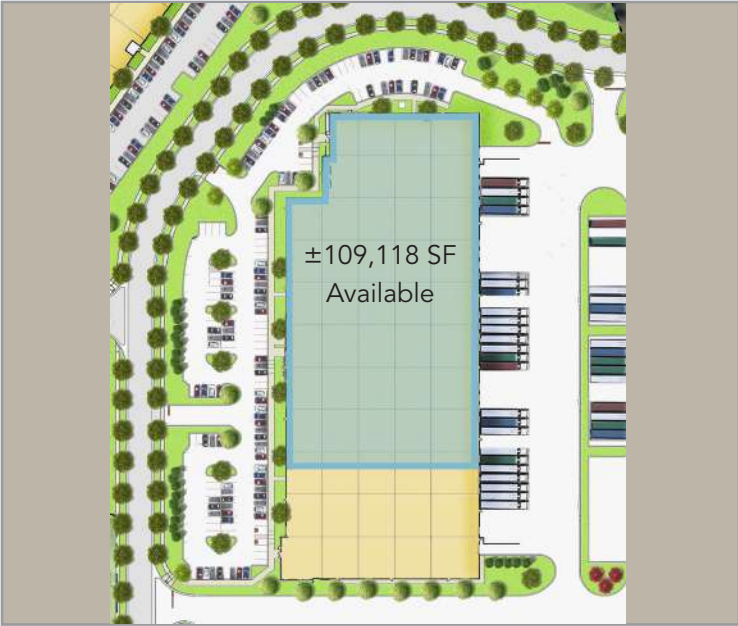
500 East Morehead Street | Suite 200 | Charlotte, NC 28202  
[www.beacondevelopment.com](http://www.beacondevelopment.com)



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5321 GIBBON RD | CHARLOTTE, NC

## 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:** 21 (expandable to 29) 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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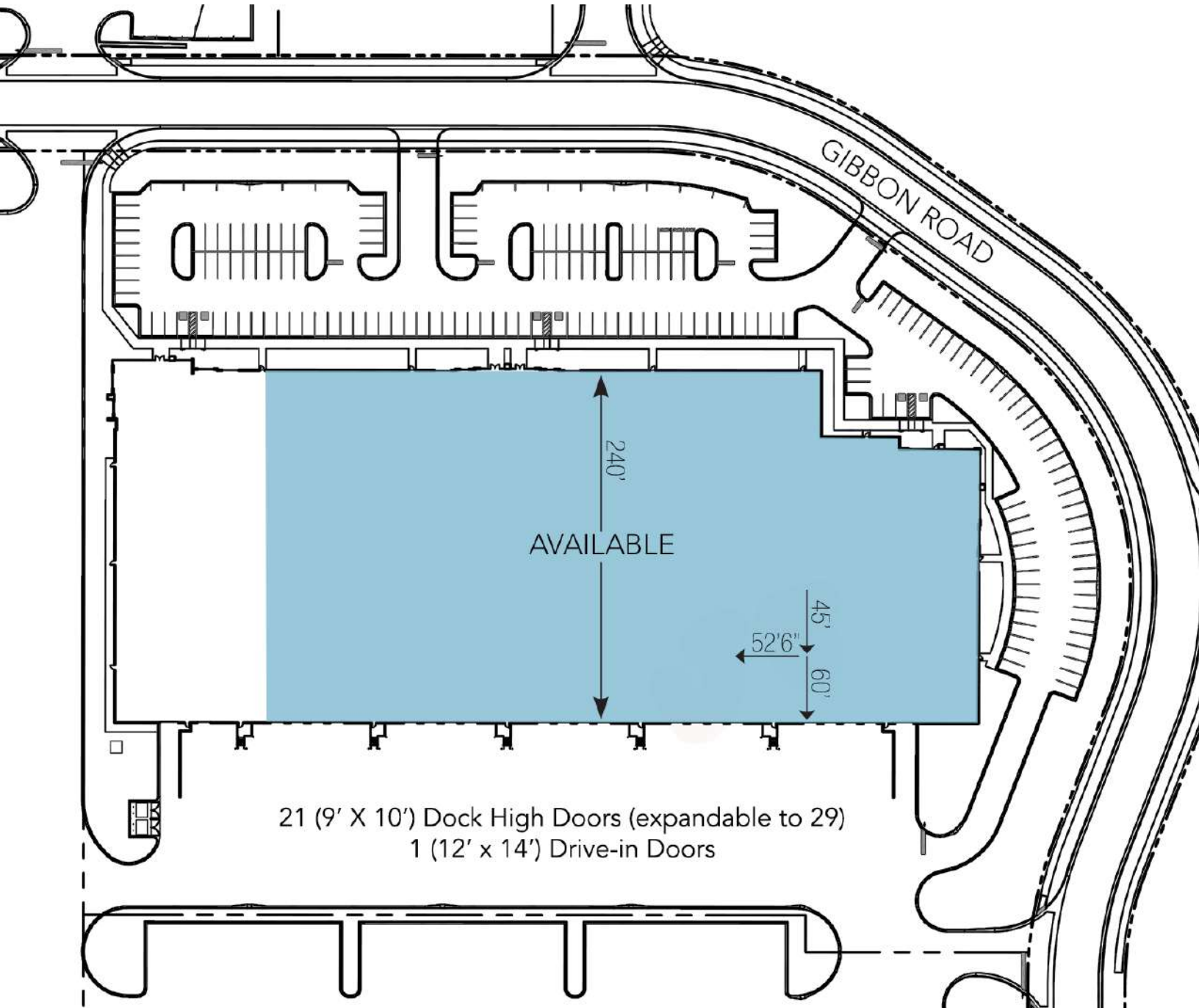
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## BUILDING PLAN



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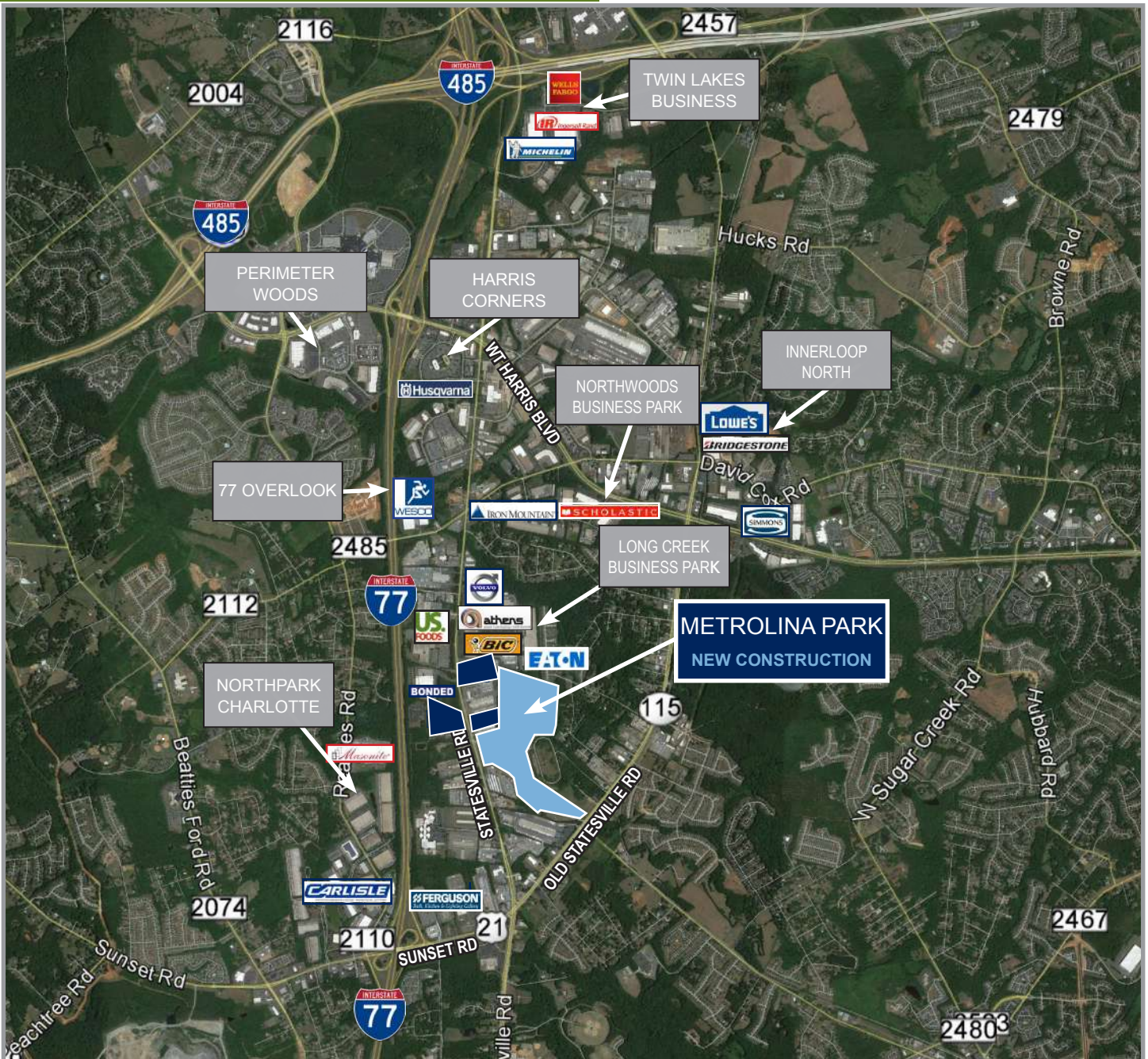
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## LOCATION AERIAL



|                              |            |                                   |             |
|------------------------------|------------|-----------------------------------|-------------|
| 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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PARTNERS**