

METROLINA PARK

±26,000 - 63,288 SF AVAILABLE | BUILDING 3
5321 GIBBON RD | CHARLOTTE, NC 28269



FEATURES

- ±26,000 - 63,288 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)
- 12 dock high doors with 6 knock outs
- 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:

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500 East Morehead Street | Suite 200 | Charlotte, NC 28202
www.beacondevelopment.com



METROLINA PARK

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 - 63,288

OFFICE SF: Build-to-suit

ZONING: I-1

CLEAR HEIGHT: 30'

LOADING DOORS: 12 dock high doors
with 6 knock outs

CAR PARKING: 1 per 1,000 SF

FIRE PROTECTION: ESFR

LIGHTING: LED

CONSTRUCTION: Build to Suit

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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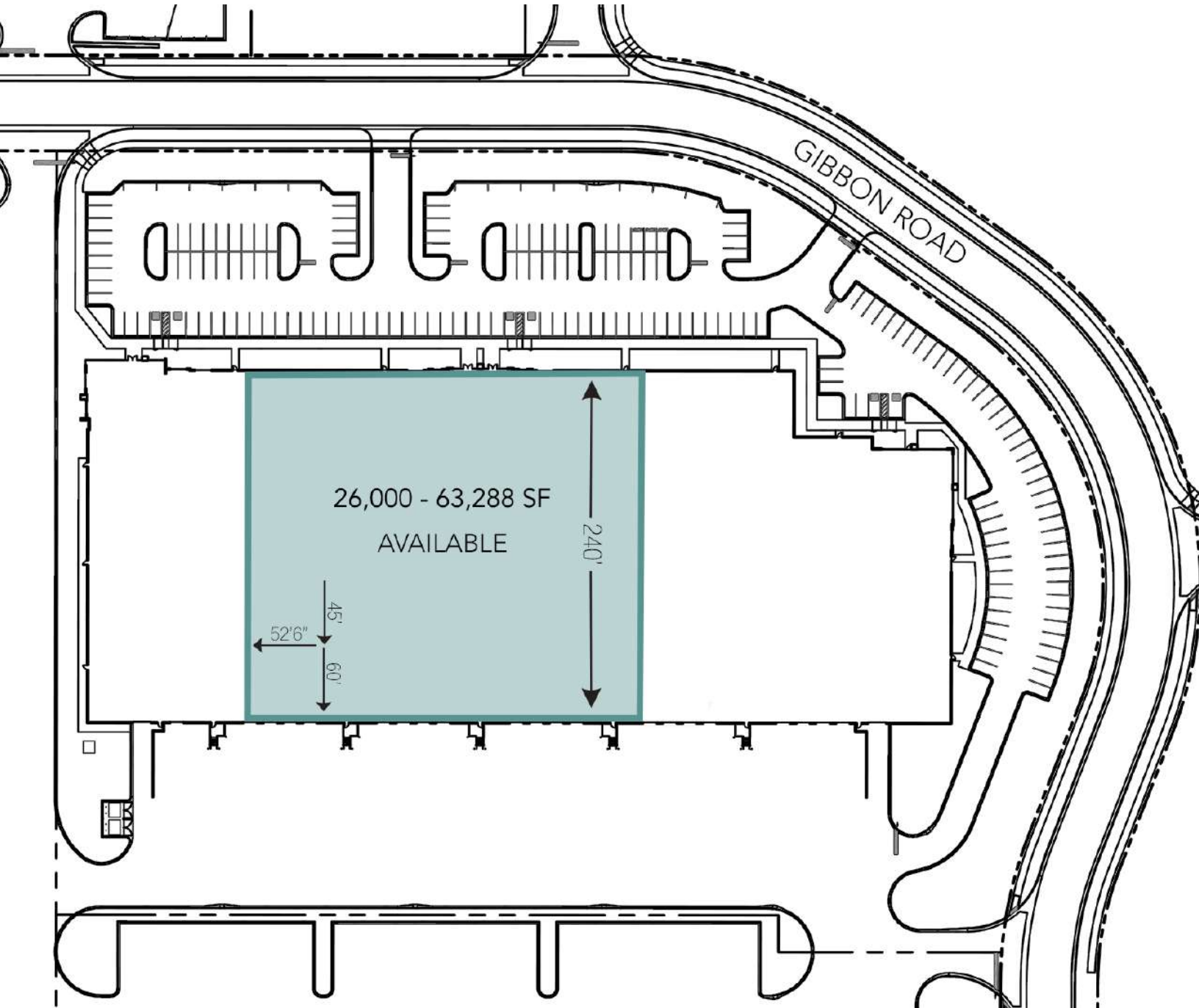


**BEACON
PARTNERS**

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BUILDING PLAN



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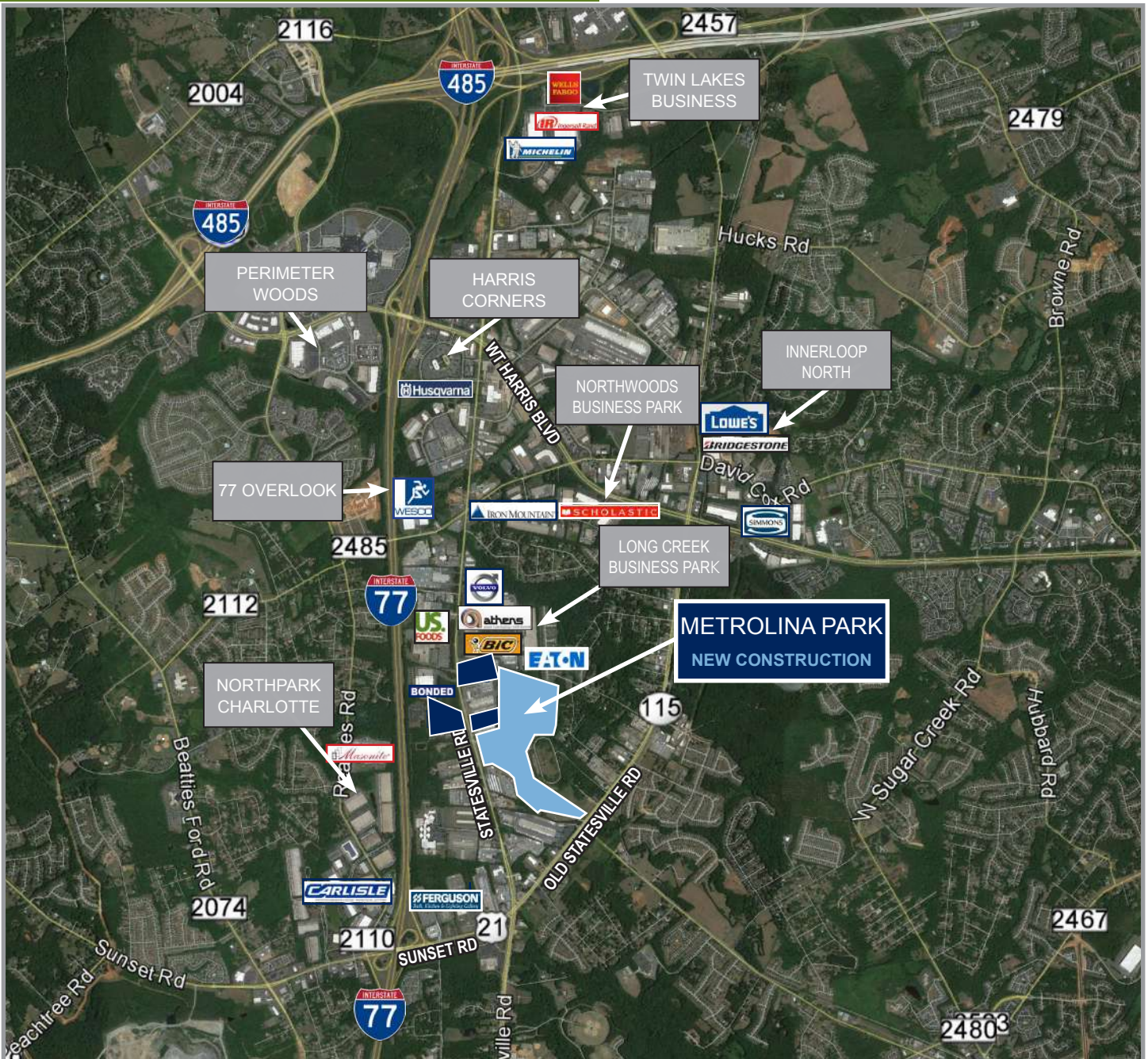
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METROLINA PARK

5321 GIBBON RD | CHARLOTTE, NC

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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