

METROLINA PARK

PRE-LEASE | ±135,105 SF | BUILDING 3
5321 GIBBON RD | CHARLOTTE, NC 28269



FEATURES

- ±135,105 SF, with build-to-suit office, available for pre-lease
- Pad ready, permitted and ready to begin construction
- Located within the new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- 22 (expandable to 32) dock high doors / 2 drive-in doors
- 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

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

www.beacondevelopment.com



METROLINA PARK

SITE PLAN & SPECS



LOCATION: 5321 Gibbon Road (Bldg 3)
 Charlotte, NC 28269
COUNTY: Mecklenburg
TOTAL SF: ±135,105
AVAILABLE SF: ±135,105
OFFICE SF: Build-to-suit
ZONING: I-1
CLEAR HEIGHT: 30'
LOADING DOORS: 22 (expandable to 32) dock high
 2 drive-in
CAR PARKING: 172 (includes handicapped)
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: 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

FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) 704.654.9880 (m)

tim.robertson@beacondevelopment.com

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

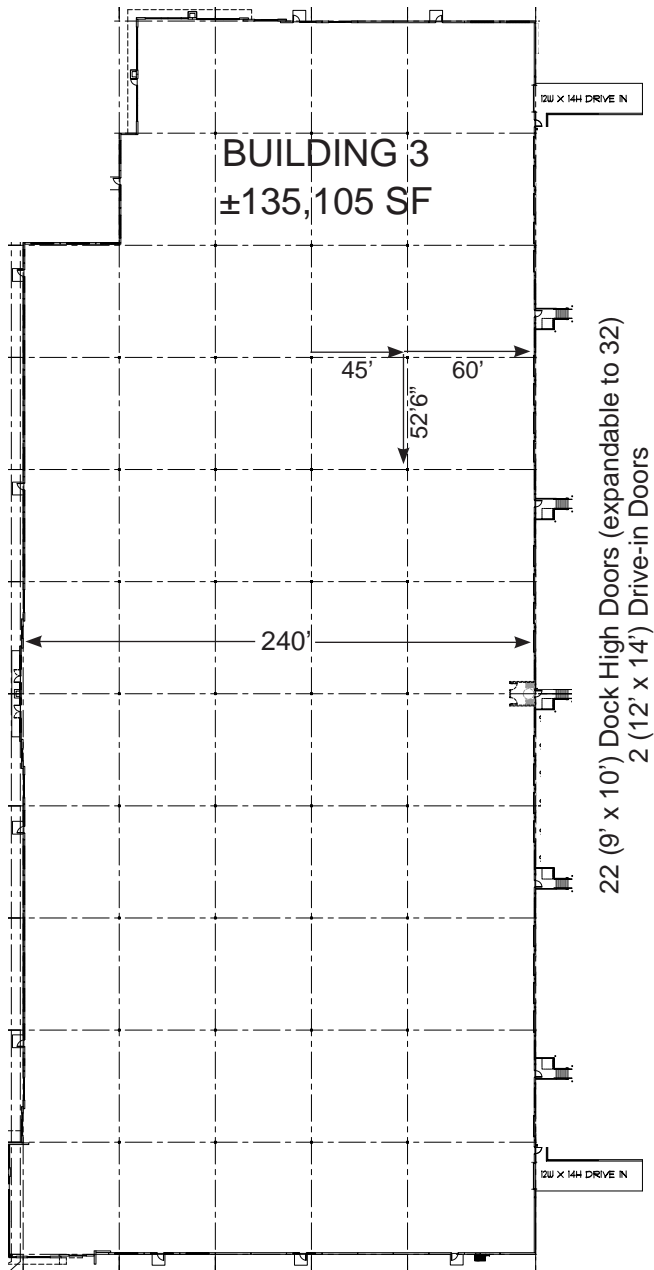
www.beacondevelopment.com



**BEACON
PARTNERS**

METROLINA PARK

BUILDING PLAN



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.

FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) 704.654.9880 (m)

tim.robertson@beacondevelopment.com

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

www.beacondevelopment.com



METROLINA PARK

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

FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) 704.654.9880 (m)

tim.robertson@beacondevelopment.com

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

www.beacondevelopment.com



**BEACON
PARTNERS**