

# METROLINA PARK

±135,105 SF | BUILDING 3

5321 GIBBON RD | CHARLOTTE, NC 28269



## FEATURES

- ±135,105 SF building available 2Q 2018
- Build-to-suit office
- 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:

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

[www.beacondevelopment.com](http://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:	±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

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**BEACON  
PARTNERS**



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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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