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



FEATURES

- $\pm 135,105$ 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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BEACON PARTNERS

5321 GIBBON RD | CHARLOTTE, NC

SITE PLAN & SPECS





5321 Gibbon Road (Bldg 3) Charlotte, NC 28269 LOCATION:

COUNTY: Mecklenburg TOTAL SF: ±135,105 **AVAILABLE SF:** ±135,105 Build-to-suit **OFFICE SF:**

ZONING: 1-1 **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

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

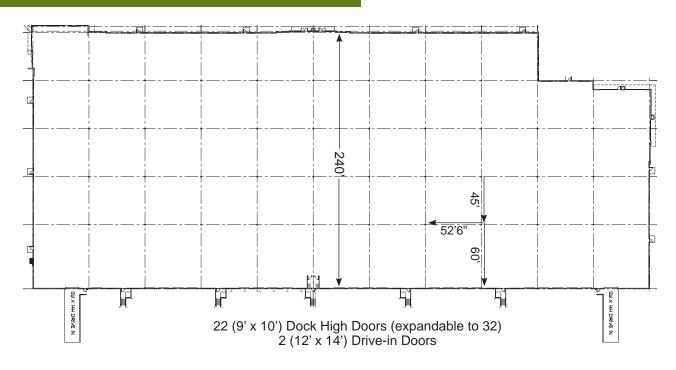
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BUILDING PLAN





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LOCATION AERIAL



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