

METROLINA PARK

±37,972 SF | BUILDING 4
7110 EXPO DRIVE | CHARLOTTE, NC 28269



FEATURES

- ±37,972 SF available
- ±3,017 SF office
- Located within the new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- 13 (expandable to 18) dock high doors / 1 drive-in door
- 30' minimum clear height
- 185' concrete truck court
- 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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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.

METROLINA PARK

7110 EXPO DRIVE | CHARLOTTE, NC

SITE PLAN & SPECS



LOCATION: 7110 Expo Drive (Bldg 4)
Charlotte, NC 28269

COUNTY: Mecklenburg

TOTAL SF: ±137,360

AVAILABLE SF: ±37,972

OFFICE SF: ±3,017

ZONING: I-1

CLEAR HEIGHT: 30'

LOADING DOORS: 13 (expandable to 18) dock high
1 drive-in

CAR PARKING: 139 (includes handicapped)

TRAILER PARKING: 35 (185' concrete truck court)

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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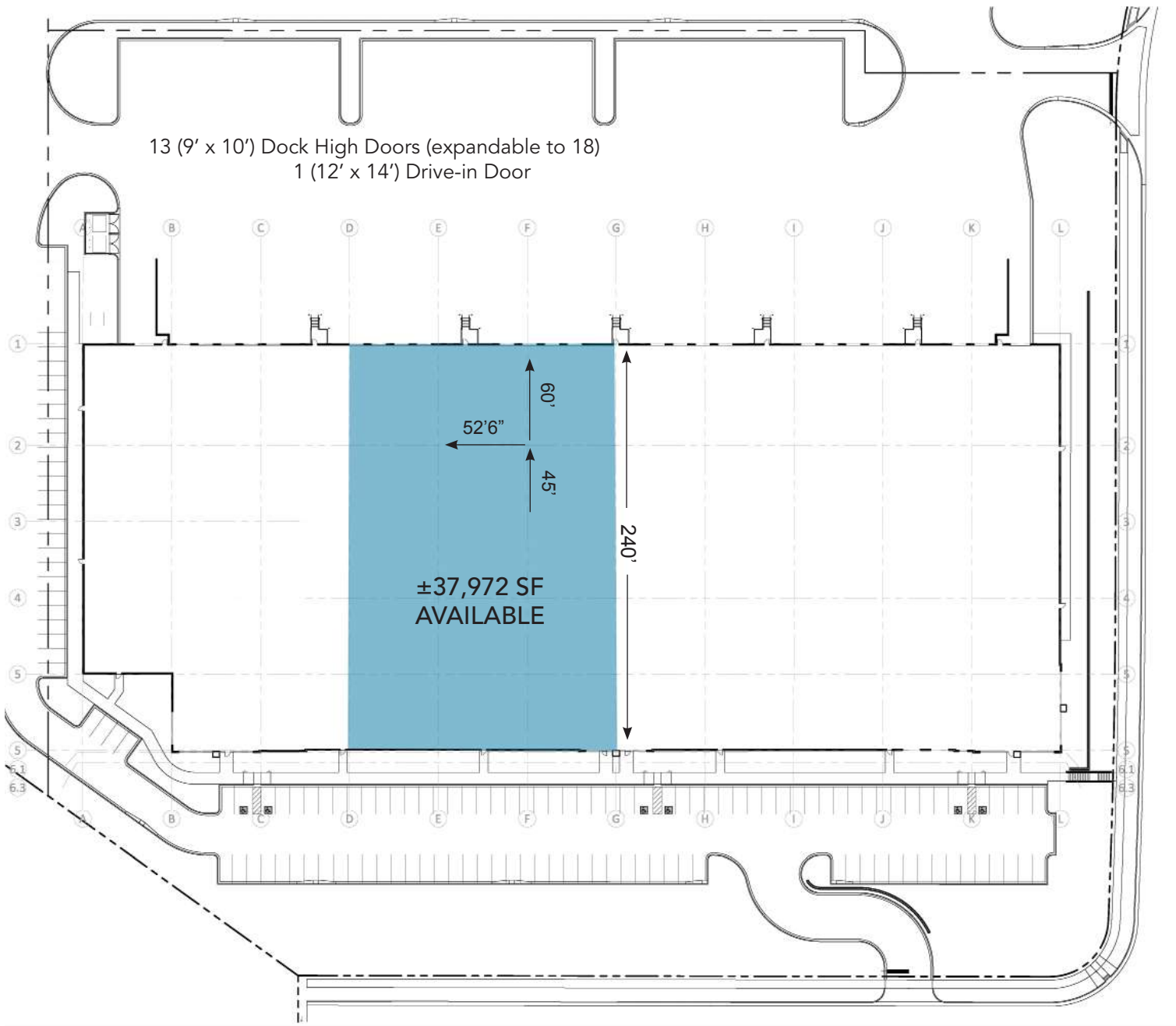
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BUILDING PLAN



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**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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