

METROLINA PARK

±26,164 SF FOR LEASE | BUILDING 1
7224 STATESVILLE RD | CHARLOTTE, NC 28269



FEATURES

- ±26,164 SF available in this newly completed, Class A building at 7224 Statesville Rd (Building 1)
- Located within Metrolina Park, a new, master-planned, ±95-acre distribution park, one mile from I-77 / Sunset Road (Exit 16)
- Zoned I-1
- Build-to suit office
- Rear-load facility with four (9' x 12') dock high doors; one (12' x 14') drive-in door
- 30' 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

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

www.beacondevelopment.com



METROLINA PARK

7224 STATESVILLE RD | CHARLOTTE, NC

SITE PLAN & SPECS



LOCATION: 7224 Statesville Road (Bldg 1)
Charlotte, NC 28269

COUNTY: Mecklenburg

TOTAL SF: ±140,634

AVAILABLE SF: ±26,164

OFFICE SF: Build-to-suit

ZONING: I-1

CLEAR HEIGHT: 30'

LOADING DOORS: 4 (9' x 12') dock high doors
1 (12' x 14') drive-in door

LOADING: Rear load

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" / 60' speed bay

UTILITIES:

WATER: CMUD

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 Charlotte Douglas International
Airport (CLT)

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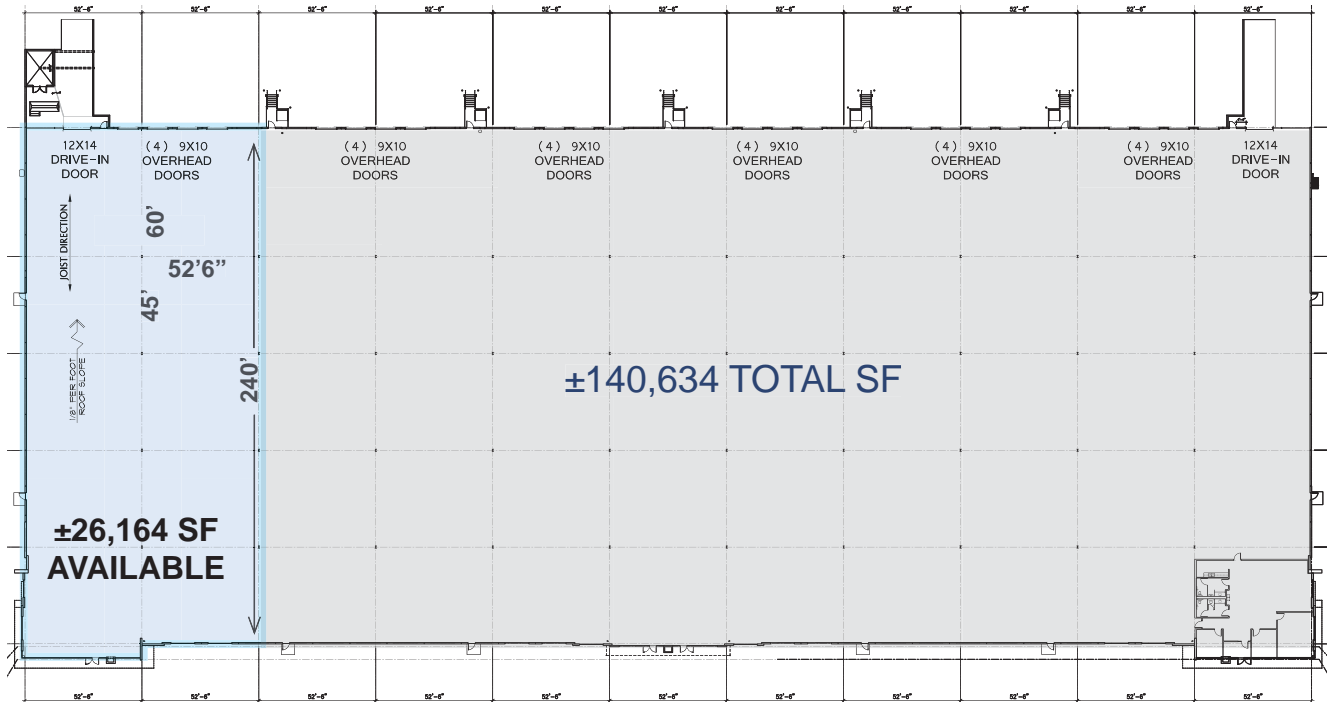


**BEACON
PARTNERS**

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BUILDING PLAN



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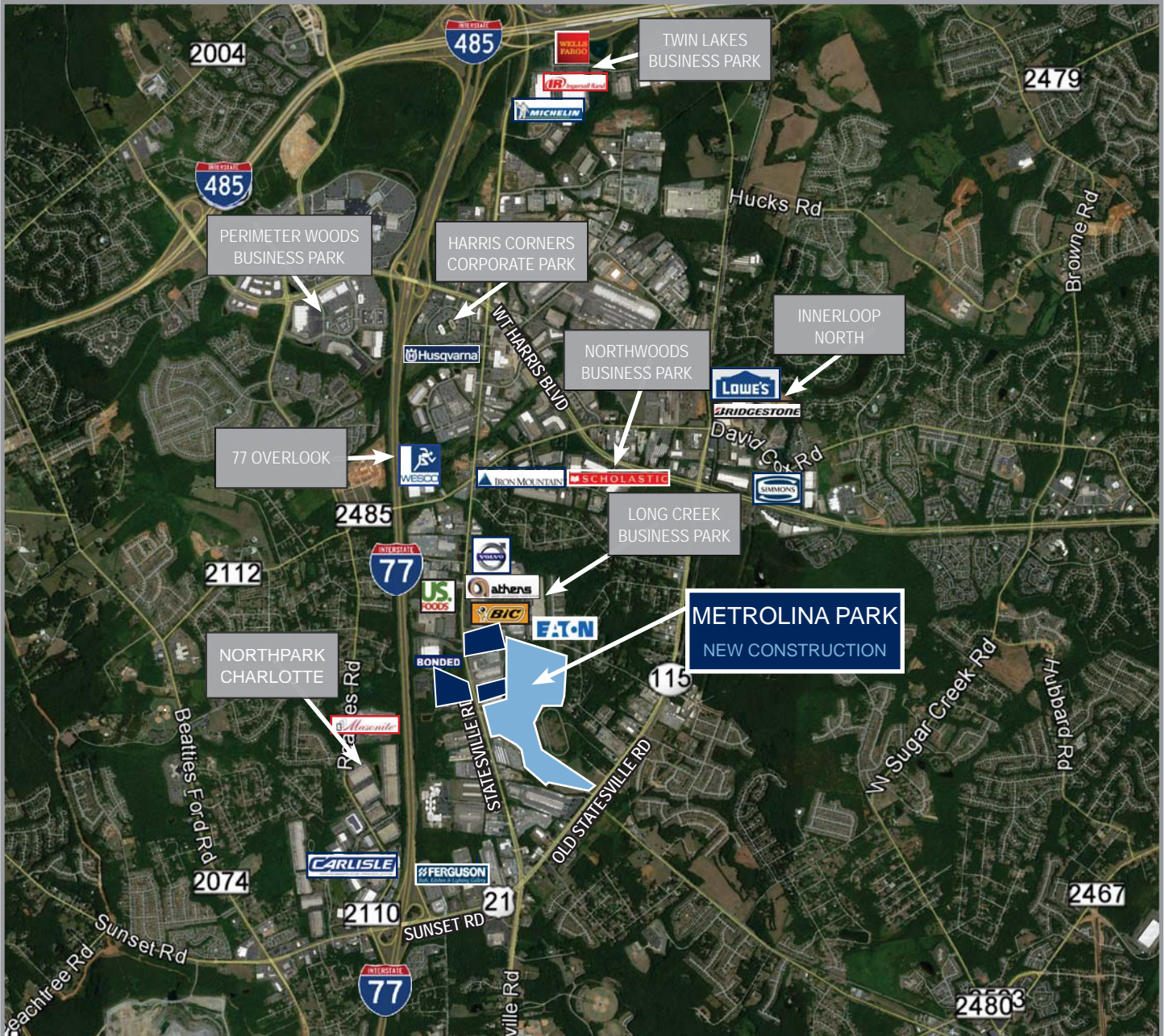


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LOCATION AERIAL



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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