

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 and 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:

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

www.beacondevelopment.com



METROLINA PARK

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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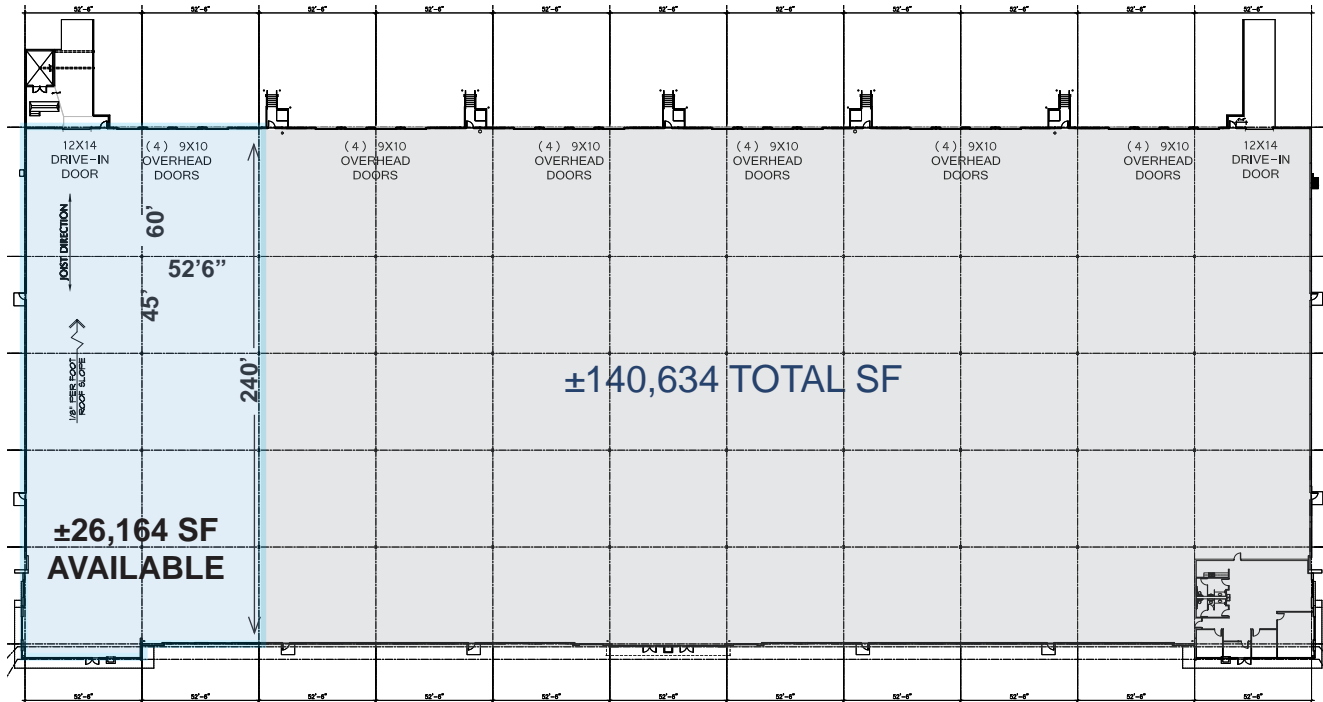
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BEACON
PARTNERS

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.

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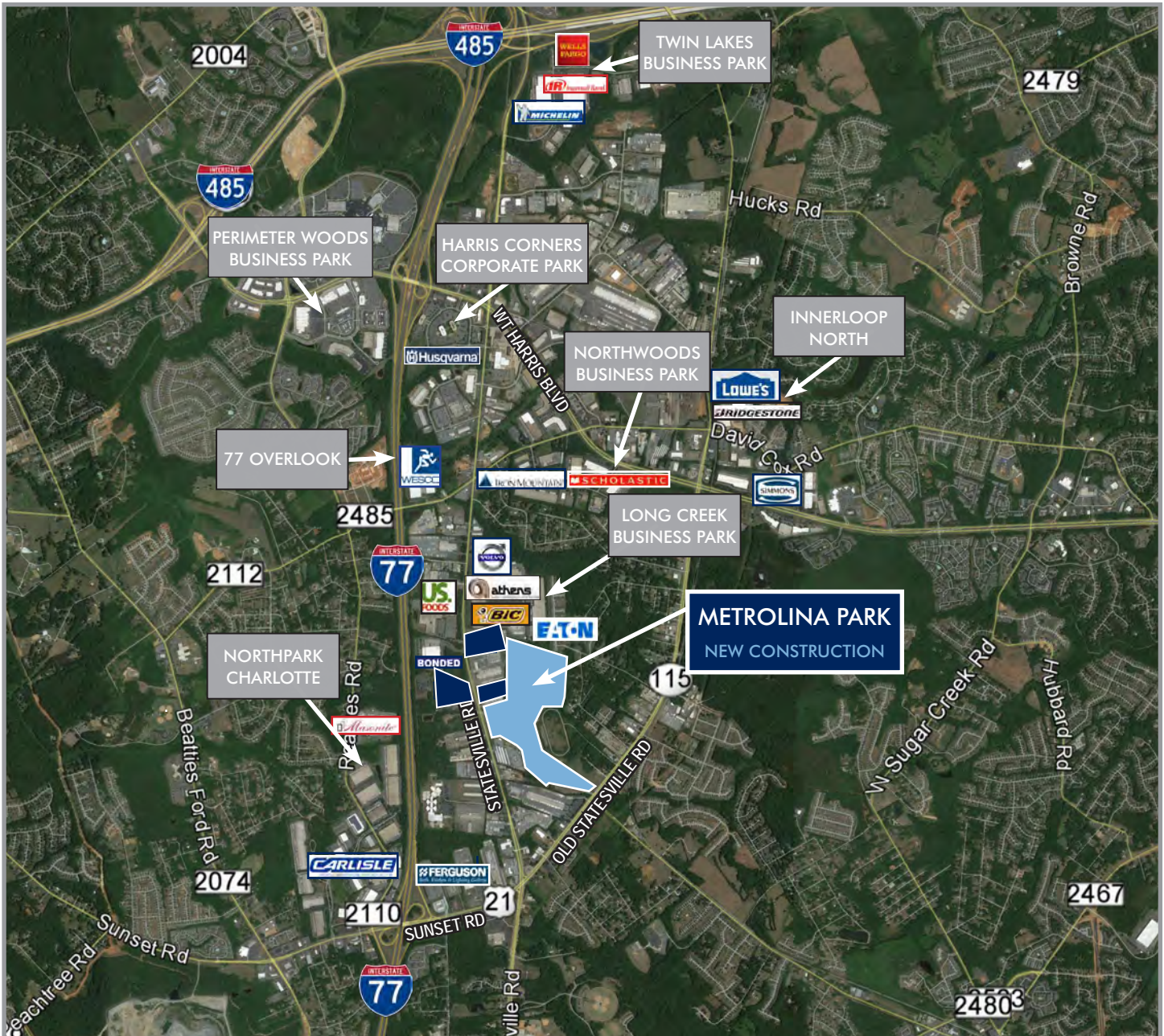
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METROLINA PARK

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

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