

# METROLINA PARK

LEASE | PRE-LEASE | BUILD-TO-SUIT  
STATESVILLE ROAD | CHARLOTTE, NC 28269



## PARK FEATURES

- $\pm 1.2$  million SF of new, Class A distribution / manufacturing space in Beacon Partners'  $\pm 2$  million SF industrial park in the North Charlotte submarket (Mecklenburg County)
- Lease / pre-lease / build-to-suit in the new  $\pm 95$ -acre master-planned park, one mile from I-77/ Sunset Road (Exit 16)
- State-of-the-art building features in a prime distribution location, with access to an established workforce and amenities
- Excellent location just north of the Charlotte CBD, in close proximity to I-77, I-485, I-85 and Charlotte Douglas International Airport
- Zoned I-1

Developed and managed 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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## SITE PLAN



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## PROPOSED BUILDING FEATURES

LOCATION:	Statesville Rd & Old Statesville Rd Charlotte, NC 28269	COLUMN SPACING:	50' x 52'6" with 60' deep speed bay typical
COUNTY:	Mecklenburg	UTILITIES:	
BUILDINGS SF:	±136,237 to ±495,950	WATER:	CMUD
OFFICE SF:	Build-to-suit	SEWER:	CMUD
ZONING:	I-1	POWER:	Duke Energy
CLEAR HEIGHT:	30' to 36'	GAS:	Piedmont Natural Gas
LOADING:	Build-to-suit	LOCATION:	
TRAILER	Build-to-suit	±1 mile	I-77 / Sunset Rd (Exit 16)
TRUCK COURT:	Build-to-suit	±2 miles	I-77 / Harris Blvd (Exit 18)
LIGHTING:	Build-to-suit	±3.3 miles	I-77 / I-485 Interchange
FIRE	ESFR	±6.4 miles	Charlotte CBD
CONSTRUCTION:		±6.5 miles	I-85 / Harris Blvd (Exit 45)
WALLS:	Tilt concrete	±10 miles	CLT International Airport
FLOORS:	6" concrete slab/4,000 psi typical	BUILDING STATUS:	
STRUCTURE:	Class A joist/girder system	7224 Statesville Rd (1)	Completed
ROOF:	TPO membrane system	5224 Gibbon Rd (2)	Completed / 100% leased
		5321 Gibbon Rd (3)	Permitted for construction
		7110 Expo Dr (4)	Permitted for construction
		4901 Gibbon Rd (5)	Under construction



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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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