

METROLINA PARK

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



PARK FEATURES

- ±1.2 million SF of new, Class A distribution / manufacturing space in Beacon Partners' ±2 million SF industrial park in the North Charlotte submarket (Mecklenburg County)
- For lease / build-to-suit in the new ±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
- I-1 zoning

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

704.926.1405 (d) 704.654.9880 (m)

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

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SITE PLAN



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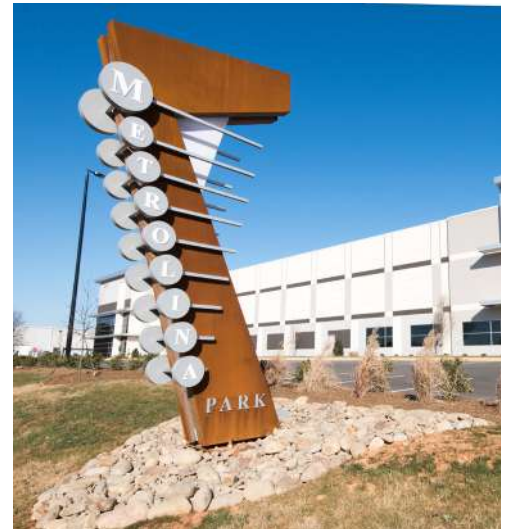
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BUILDING FEATURES

LOCATION	Charlotte, NC 28269	COLUMN SPACING	50' x 52'6" with 60' deep speed bay typical
COUNTY	Mecklenburg	UTILITIES	
BUILDINGS SF	±50,146 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 / 100% leased
ROOF:	TPO membrane system	5224 Gibbon Rd (2)	Completed / 100% leased
		5321 Gibbon Rd (3)	Completed / 63,288 SF avail.
		7110 Expo Dr (4)	Completed / 37,972 SF avail.
		4901 Gibbon Rd (5)	Completed / 50,145 SF avail.



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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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