

METROLINA PARK

SPACE AVAILABLE

STATESVILLE ROAD | CHARLOTTE, NC 28269



PARK FEATURES

- ±1.8 million SF of new, Class A distribution / manufacturing space in Beacon Partners' ±2.5 million SF industrial park within the Charlotte Market
- For lease in the new ±163-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

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:

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METROLINA PARK

PARK FEATURES

LOCATION Charlotte, NC 28269

COUNTY Mecklenburg

OFFICE SF Build-to-Suit

ZONING I-1

CLEAR HEIGHT 30' to 36'

FIRE PROTECTION ESFR

CONSTRUCTION

WALLS: Tilt concrete

FLOORS: 6" concrete slab/4,000 psi typical

STRUCTURE: Class A joist/girder system

ROOF: TPO membrane system

COLUMN SPACING 50' x 52'6" with 60' deep speed bay typical

UTILITIES

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 International Airport



BUILDING STATUS

7224 Statesville Rd (1) Completed / 100% leased

5224 Gibbon Rd (2) Completed / 100% leased

5321 Gibbon Rd (3) Completed / 100% leased

7110 Expo Dr (4) Completed / 37,972 SF

4901 Gibbon Rd (5) Completed / 100% leased

4816 Gibbon Rd (6) Under Construction / 641,550 SF



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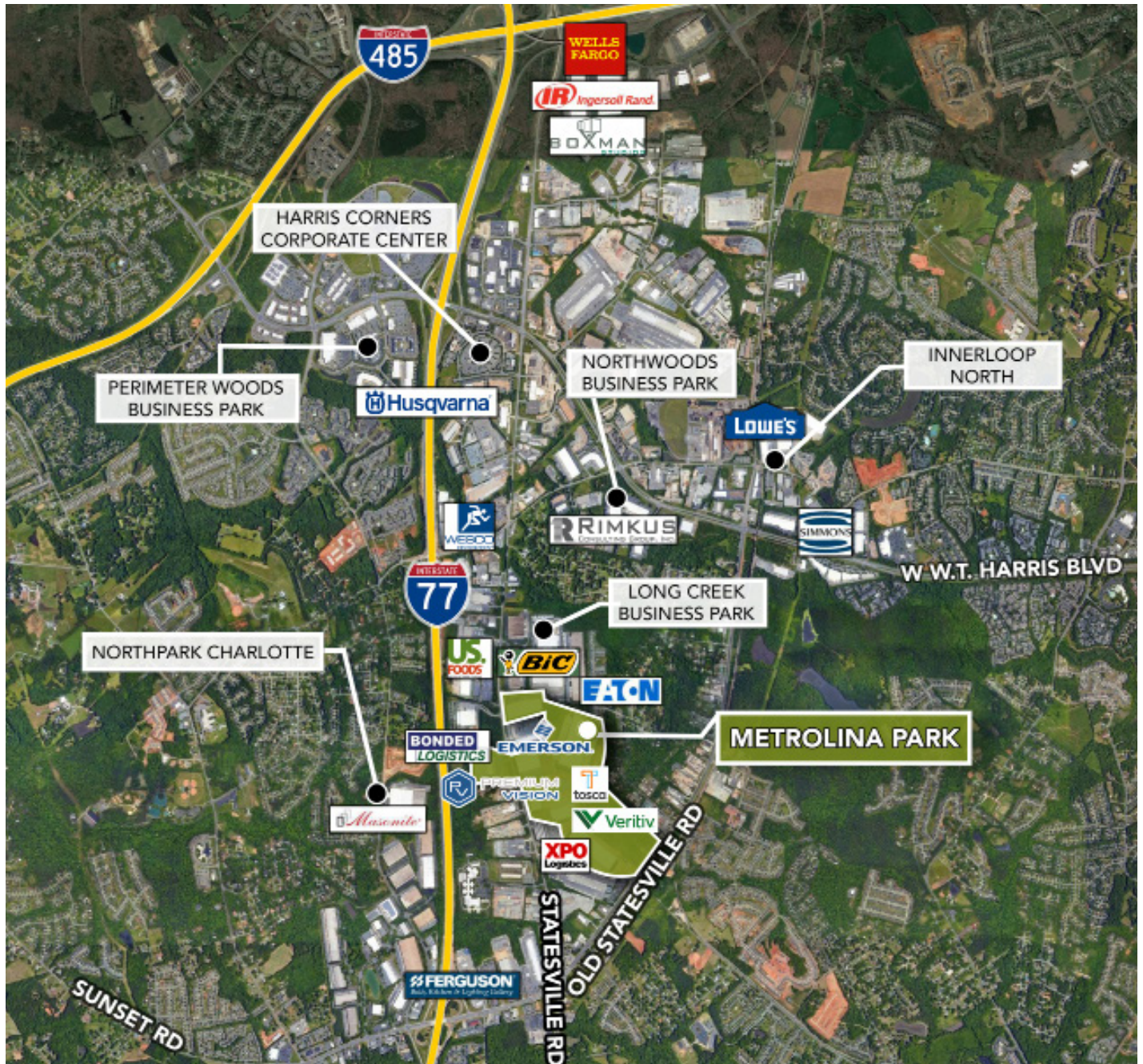


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All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the property is subject to prior sale, lease or withdrawal.

METROLINA PARK

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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