

# 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' ±2.5 million SF industrial park within the Charlotte Market
- For lease / build-to-suit 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:

**TIM ROBERTSON**

**704.926.1405 (d) | 704.654.9880 (m)**

[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

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

[www.beacondevelopment.com](http://www.beacondevelopment.com)



# METROLINA PARK

## BUILDING 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) UC / 641,550 SF development



### FOR MORE INFORMATION, CONTACT:

**TIM ROBERTSON**

704.926.1405 (d) | 704.654.9880 (m)

[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

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

[www.beacondevelopment.com](http://www.beacondevelopment.com)



**BEACON  
PARTNERS**

# 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

FOR MORE INFORMATION, CONTACT:

**TIM ROBERTSON**

704.926.1405 (d) | 704.654.9880 (m)

[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)

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

[www.beacondevelopment.com](http://www.beacondevelopment.com)



**BEACON  
PARTNERS**