

# METROLINA PARK

STATESVILLE ROAD | CHARLOTTE, NC 28269



±1.8 million square feet of new, Class A distribution and manufacturing space

# METROLINA PARK



**Metrolina Park is a Class A distribution park on a ±163 acre site in North Charlotte.**

Metrolina is developed and managed by Beacon Partners, the largest single-entity owner of industrial space in Charlotte, providing maximum flexibility and service to customers.

**With major highway access and high visibility, Metrolina Park is just ±5 miles from Uptown Charlotte.**

The park is zoned I-1, and is ideally located on Statesville Road, one mile from the intersection of I-77 and Sunset Road (Exit 16). Metrolina has convenient access to I-485, I-85, Charlotte Douglas International Airport and Charlotte's Central Business District.



# METROLINA PARK

**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

## UTILITIES

**SEWER:** CMUD  
**POWER:** Duke Energy  
**GAS:** Piedmont Natural Gas

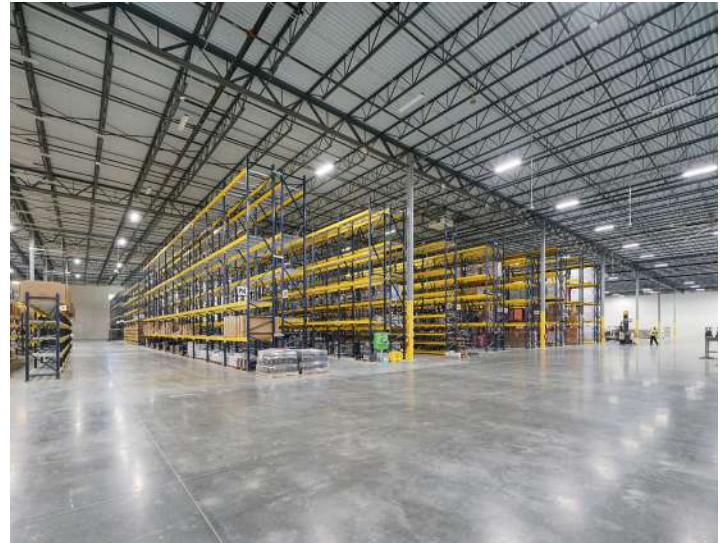
**COLUMN SPACING** 50' x 52'6" with 60' deep speed bay typical

## LOCATION

±1 mile I-77 / Sunset Rd (Exit 16)  
±2 miles I-77 / Harris Blvd (Exit 18)  
±3.3 miles Charlotte CBD  
±6.4 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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FOR MORE INFORMATION, CONTACT:

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