

METROLINA PARK

STATESVILLE ROAD | CHARLOTTE, NC 28269



±2.5 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

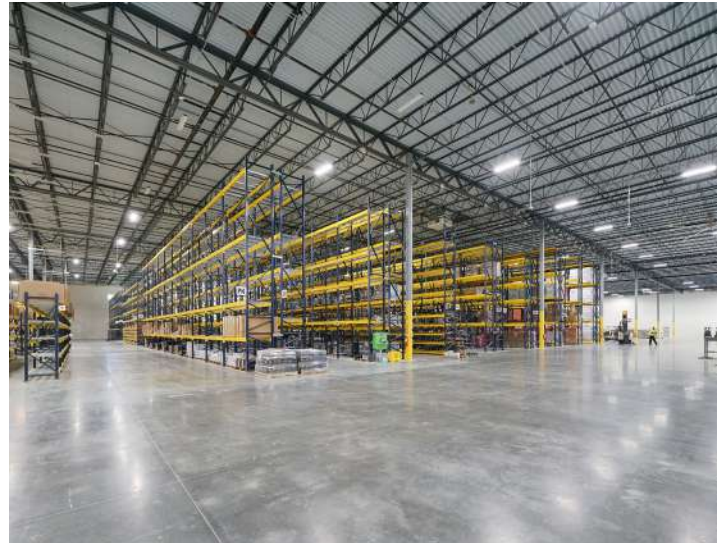
COLUMN SPACING 50' x 52'6" with 60' deep speed bay typical

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 / 100% leased
4901 Gibbon Rd (5) Completed / 100% leased
4906 Gibbon Rd (6) Under Construction / 644,171 SF



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FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m)

tim.robertson@beacondevelopment.com



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

www.beacondevelopment.com