

SUNSET XCHANGE

±20,000 - 398,322 SF AVAILABLE

5500-6000 STATESVILLE ROAD | CHARLOTTE, NC 28269



- Pre-lease opportunities within a two-building master-planned distribution and manufacturing park that offers immediate access to I-77 via Sunset Road (Exit 16)
- Class A park with buildings ranging from $\pm 184,000$ to $\pm 214,322$ SF that can accommodate tenants as small as $\pm 20,000$ SF
- Modern building features in a prime distribution location with access to an established workforce and amenities
- Excellent infill location inside of I-485 with close proximity to I-77 and I-85 interchange, Charlotte Douglas International Airport and Charlotte Central Business District

Developed by Beacon Partners, one of the largest, full-service commercial real estate firms in the Carolinas, providing maximum flexibility and service to customers and the community.



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SUNSET XCHANGE

BUILDING + PARK OVERVIEWS

BUILDING 1

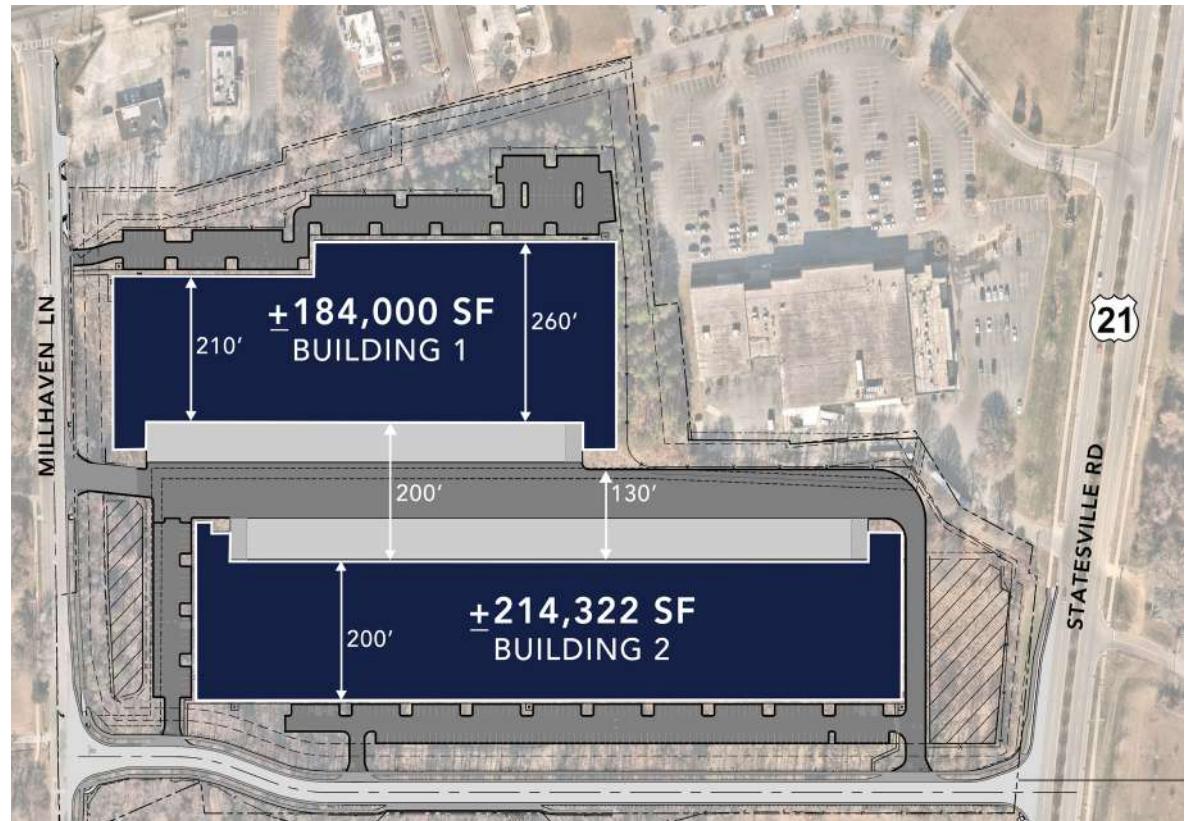
ADDRESS	5500 Statesville Road Charlotte, NC 28269
AVAILABLE SF	$\pm 20,000 - \pm 184,000$ SF
CLEAR HEIGHT	32'
CAR PARKING	± 153 spaces
COLUMN SPACING	50' x 50' Typical with 60' Speed Bay
CONSTRUCTION	<p>Walls: Tilt Concrete</p> <p>Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C.</p> <p>Roof: 60 Mil TPO Membrane</p>

BUILDING 2

ADDRESS	6000 Statesville Road Charlotte, NC 28269
AVAILABLE SF	$\pm 20,000 - \pm 214,322$ SF
CLEAR HEIGHT	32'
CAR PARKING	± 209 spaces
COLUMN SPACING	46'-7" x 50' Typical with 60' Speed Bay
CONSTRUCTION	<p>Walls: Tilt Concrete</p> <p>Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C.</p> <p>Roof: 60 Mil TPO Membrane</p>

PARK OVERVIEW

COUNTY	Mecklenburg
ZONING	I1 (CD) Light Industrial, Conditional
ACREAGE	± 26.34 acres
FIRE PROTECTION	ESFR
ON-SITE UTILITIES	<p>Water/Sewer: City of Charlotte</p> <p>Power: Duke Energy</p>



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LOCATION + ACCESS



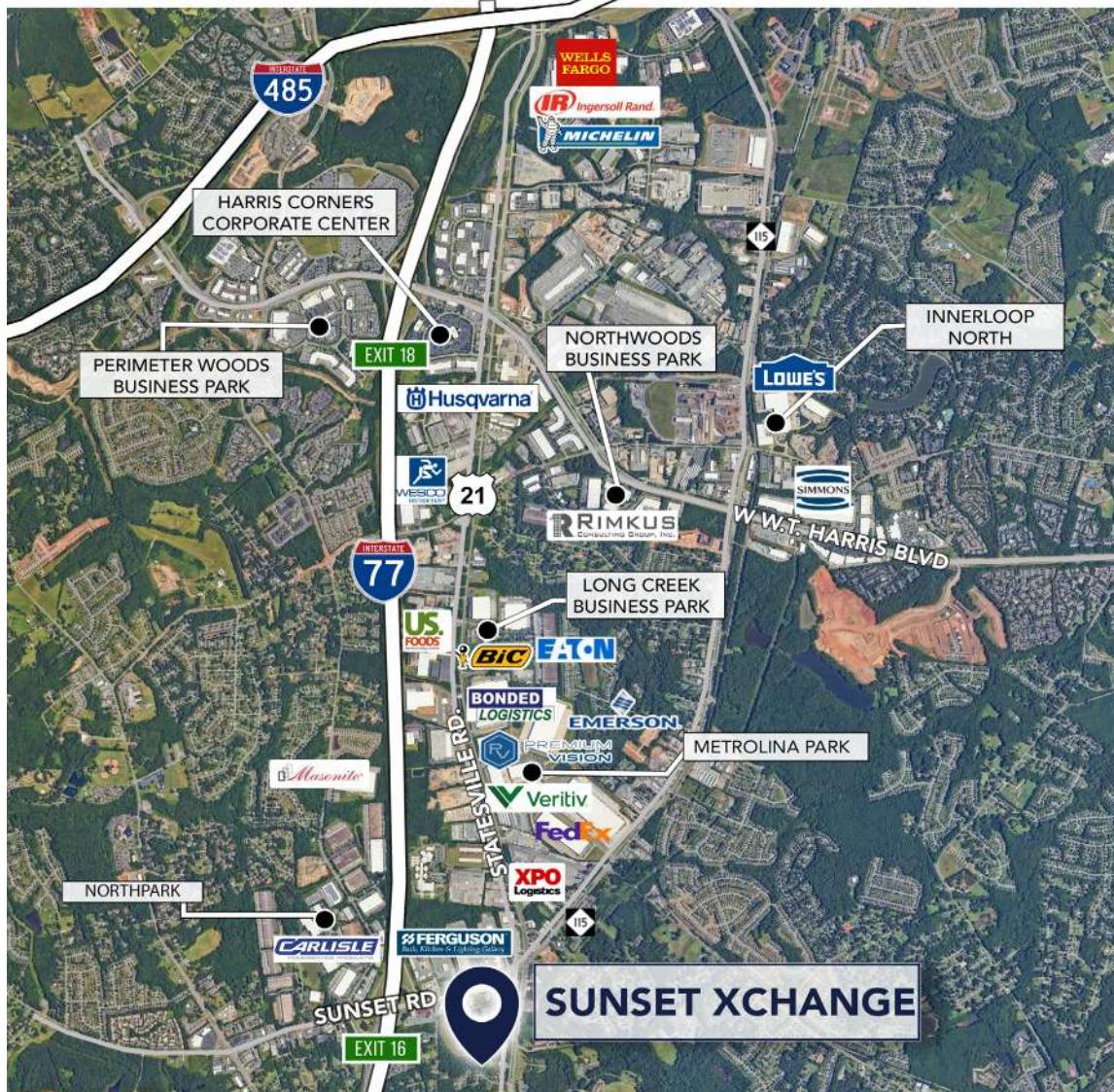
BEACON
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LOCATION + ACCESS



MAJOR ACCESS POINTS

INTERSTATE 77 ±0.3 Miles

STATE ROUTE 21 ±0.5 Mile

INTERSTATE 485 ±3.0 Miles

INTERSTATE 85 ±4.0 Miles

CLT CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT ±7.0 Miles

CHARLOTTE Central Business District ±10.0 Miles

