

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 ±184,000 to ±214,322 SF that can accommodate tenants as small as ±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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BUILDING 1

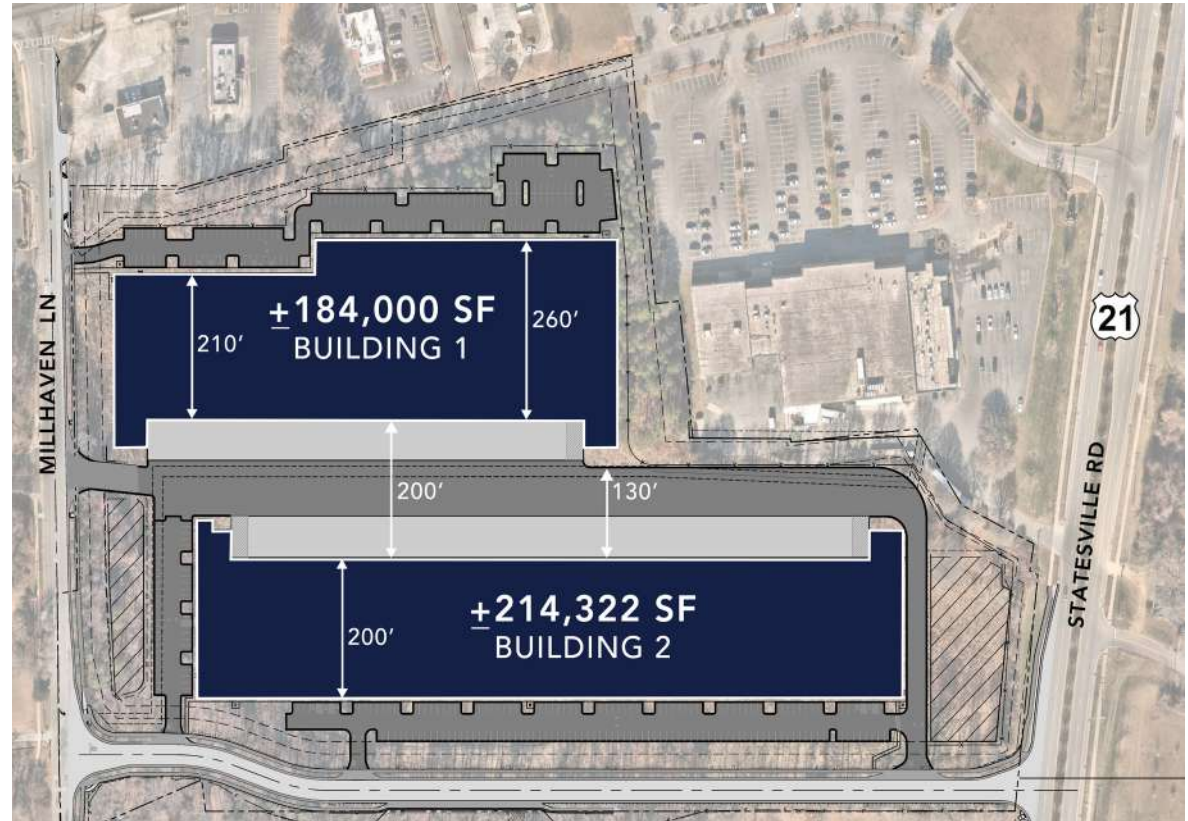
ADDRESS	5500 Statesville Road Charlotte, NC 28269
AVAILABLE SF	±20,000 - ±184,000 SF
CLEAR HEIGHT	32'
CAR PARKING	±153 spaces
COLUMN SPACING	50' x 50' Typical with 60' Speed Bay
CONSTRUCTION	Walls: Tilt Concrete Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C. Roof: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

BUILDING 2

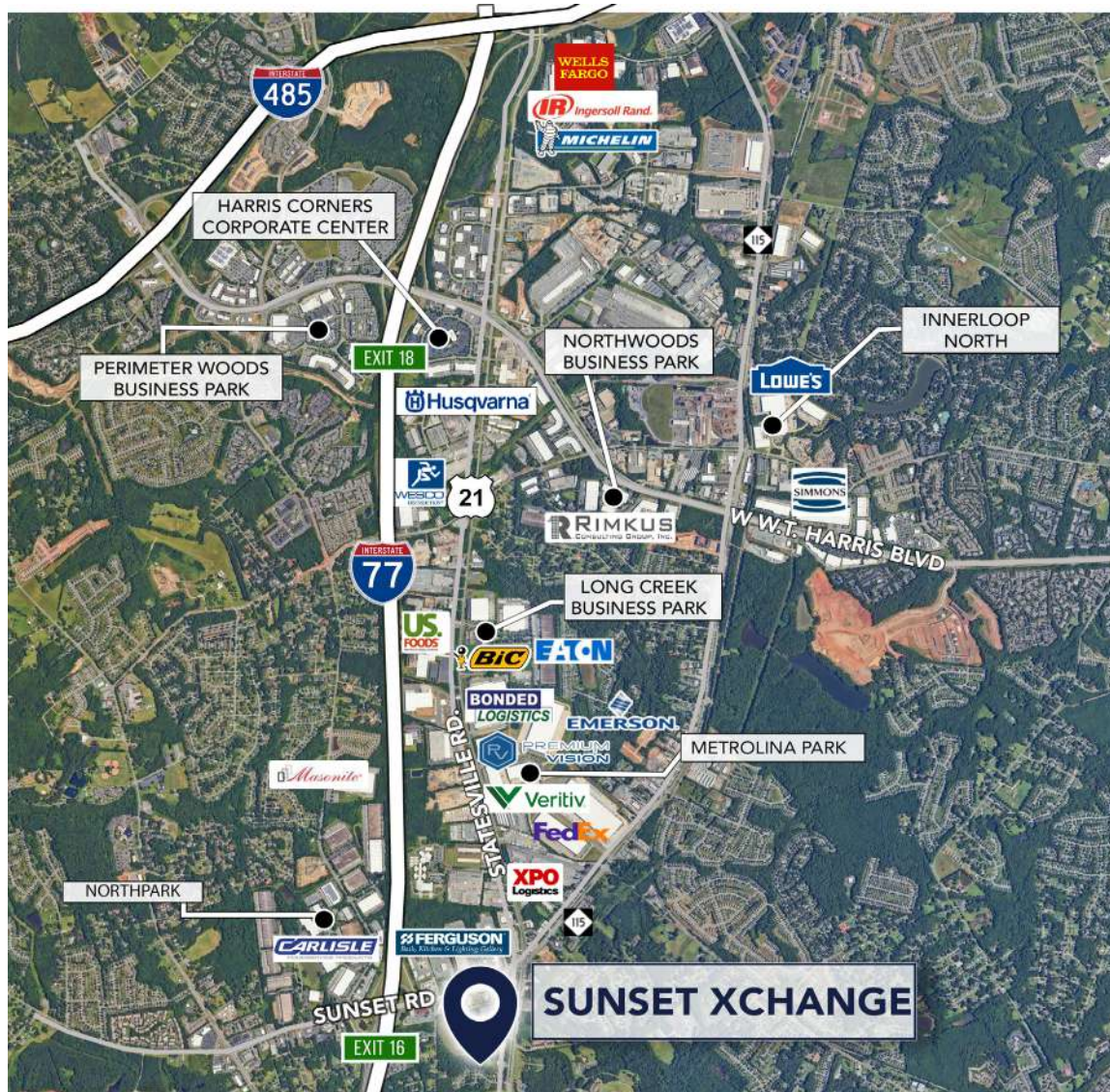
ADDRESS	6000 Statesville Road Charlotte, NC 28269
AVAILABLE SF	±20,000 - ±214,322 SF
CLEAR HEIGHT	32'
CAR PARKING	±209 spaces
COLUMN SPACING	46'-7" x 50' Typical with 60' Speed Bay
CONSTRUCTION	Walls: Tilt Concrete Floors: 6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C. Roof: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

PARK OVERVIEW

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







MAJOR ACCESS POINTS



±0.3 Miles



±0.5 Mile



±3.0 Miles



±4.0 Miles



±7.0 Miles



Charlotte
Central Business
District

±10.0 Miles

