



CLARION PARTNERS

For Lease

7110 Expo Drive
Charlotte, NC 28269

METROLINA PARK

37,972 Square Feet Available



BUILDING HIGHLIGHTS

- 37,972 SF available
- 3,019 SF of office
- 30' clear height
- ESFR sprinkler
- Unparalleled amenities and location

1.0 mi

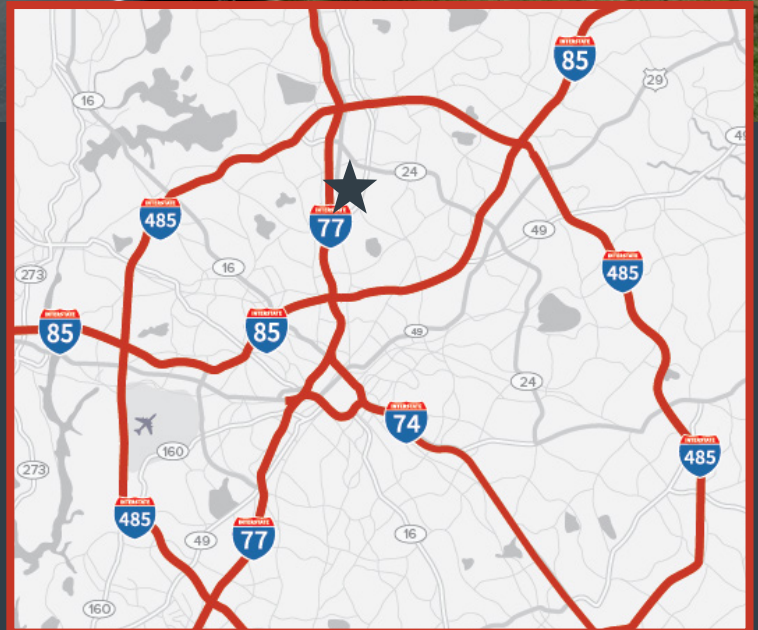
Interstate 77

6.4 mi

Charlotte CBD

6.5 mi

Interstate 85



Spencer Yorke

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Brad Cherry, CCIM, SIOR

Executive Managing Director
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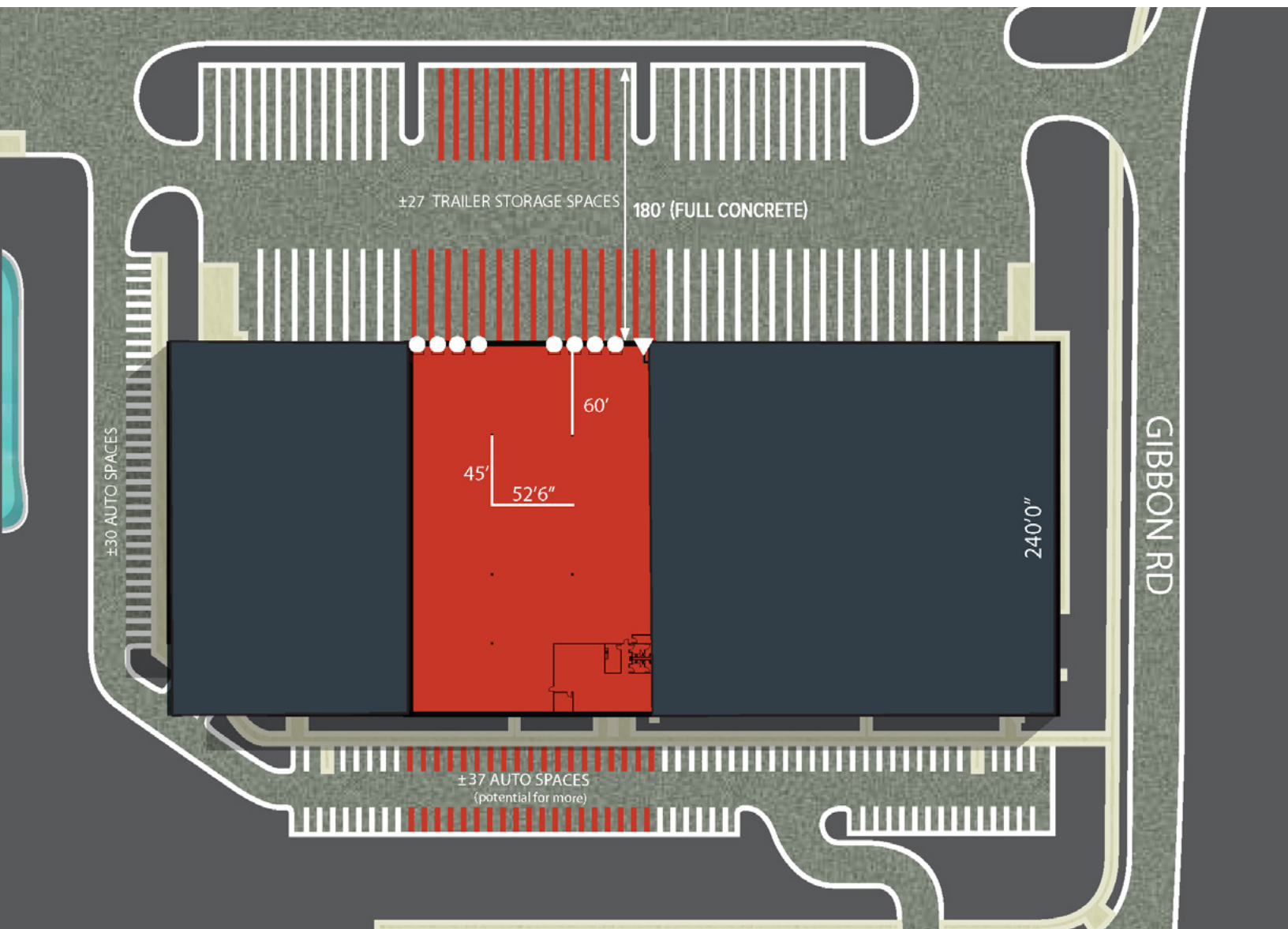
Managing Director
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METROLINA
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AVAILABILITY SPECS

Available SF	±37,972	Clear Height	30'
Office SF	±3,019	Zoning	ML-1
Loading	Seven (7) 9' x 10' doors Two (2) doors with pit levelers One (1) 12' x 14' drive-in ramp	Construction	Tilt concrete walls and 6" concrete slab/4,000 psi
Truck Court	180'	Trailer parking	27 trailer stalls
Sprinkler	ESFR	Auto parking	37 auto spaces with the potential to add more
		Power	400AMP 3Phase 4W 277/480V

METROLINA PARK

Metrolina Park is the only Class A industrial facility strategically positioned between Uptown Charlotte and Interstate 485, offering unparalleled access and connectivity. The park provides superior accessibility with direct access via Exits 16 and 18 on I-77, while being located within 2 miles of essential amenities and services. With flexible space configurations ranging up to 495,000 SF, unique truck court access at all corners, and CATS public transit stops directly at the park, Metrolina delivers best-in-class design features and operational efficiency for businesses seeking premium industrial space in the Charlotte market.



Occupiers in the area:



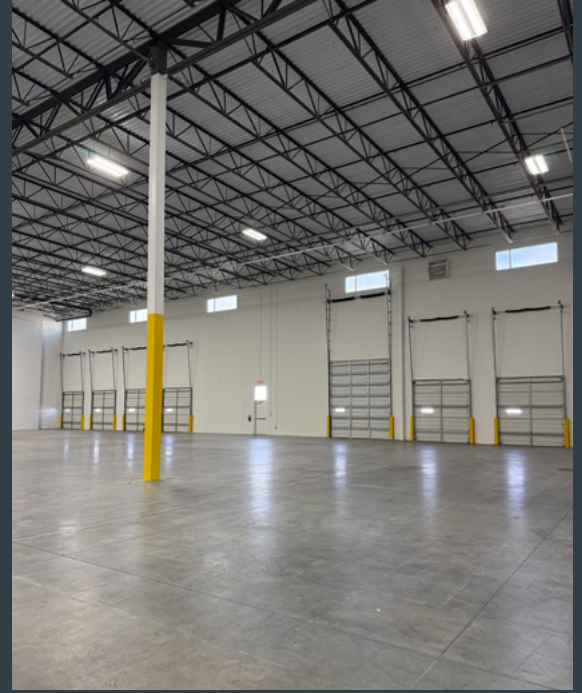
Restaurant retailers in the area:





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