



CLARION PARTNERS

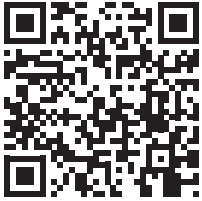
For Lease

4901 Gibbon Road
Charlotte, NC 28269

METROLINA PARK

50,145 Square Feet Available

CLICK HERE TO VIEW
THE OFFICE



BUILDING HIGHLIGHTS

- Ample natural light and corner window exposure
- 8,263 SF of office
- Fully conditioned warehouse and office
- 32' clear height
- ESFR sprinkler
- Unparalleled amenities and location

1.0 mi

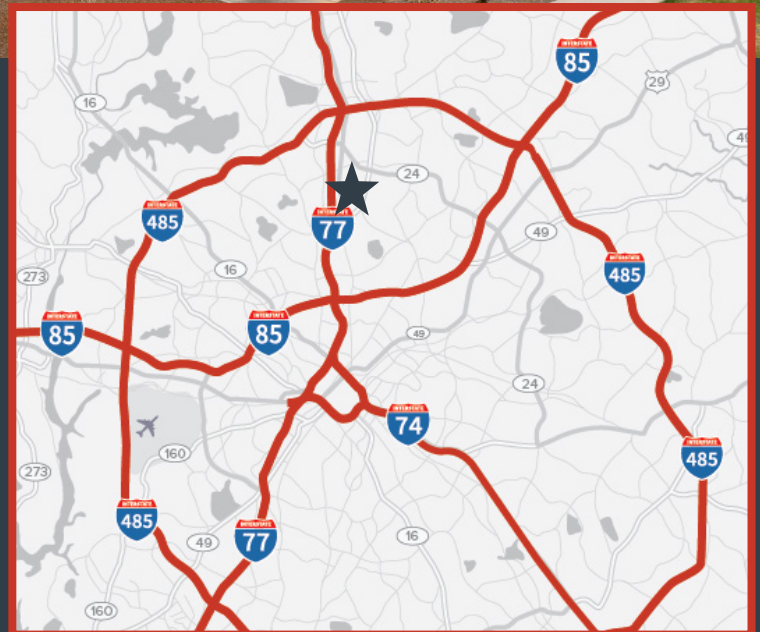
Interstate 77

6.4 mi

Charlotte CBD

6.5 mi

Interstate 85



Spencer Yorke

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Brad Cherry, CCIM, SIOR

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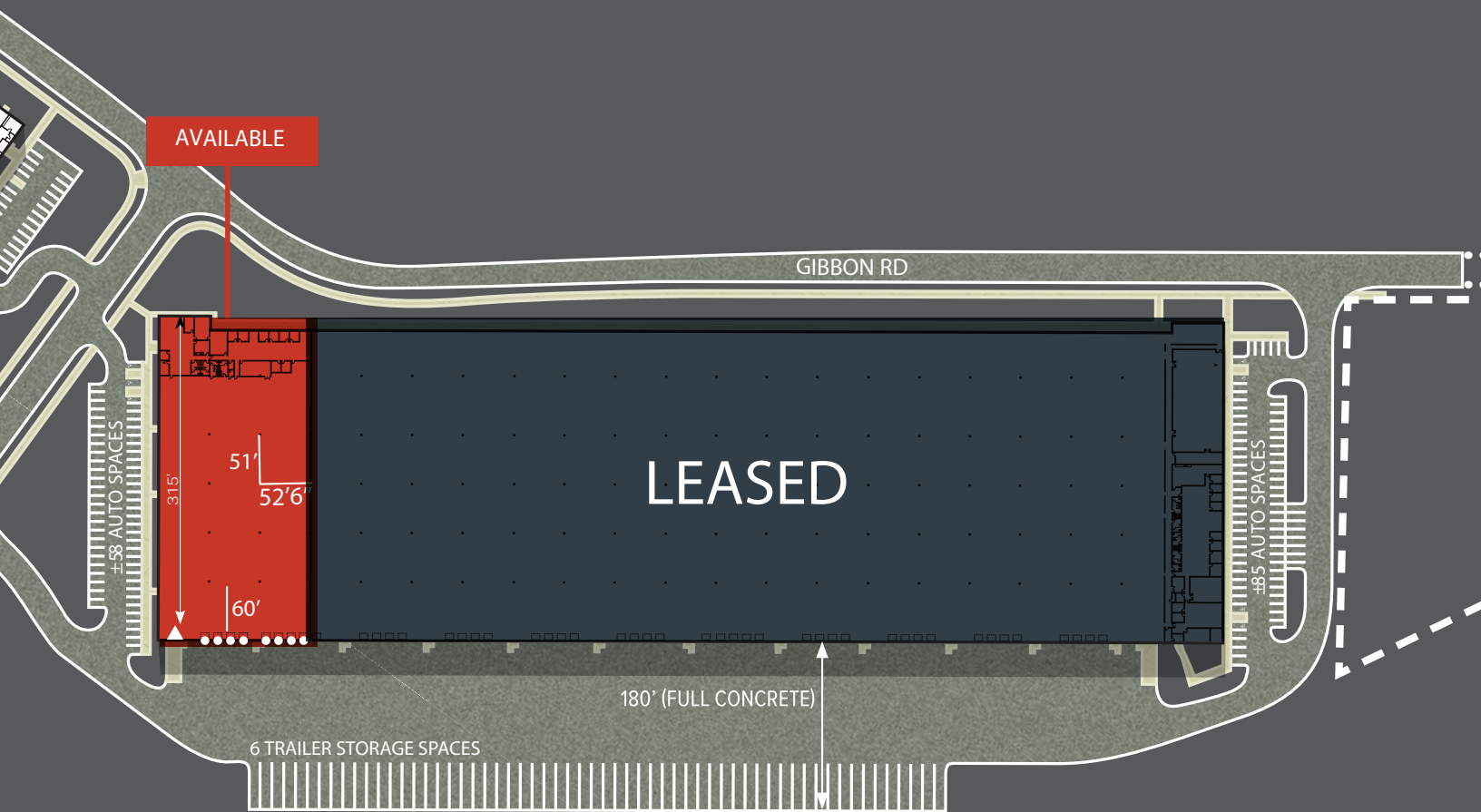
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AVAILABILITY SPECS

Available SF ±50,145

Office SF ±8,263

Loading Nine (9) 9' x 10' doors
One (1) 12' x 14' drive-in ramp

Truck Court 180'

Sprinkler ESFR

Lighting LED

Clear Height 32'

Zoning I-1

Construction Tilt concrete walls and 6" concrete slab/4,000 psi

Trailer parking 6 trailer stalls

Auto parking 58 auto spaces

Power 800 AMP, 277/480V

Building feature Fully conditioned warehouse and office space

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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