



CLARION PARTNERS

For Lease

7600 Statesville Road
Charlotte, NC 28269

M E T R O L I N A
P A R K

54,000 Square Feet Available



BUILDING HIGHLIGHTS

- 54,000 SF Available
- 30' Clear
- ESFR
- ±2,000 SF of Office
- Truck Court 125'

1.0 mi

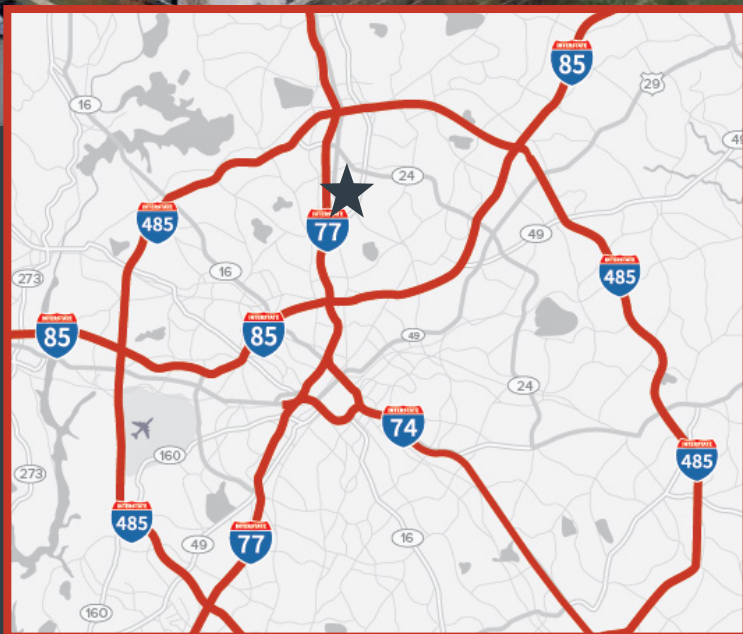
Interstate 77

6.4 mi

Charlotte CBD

6.5 mi

Interstate 85



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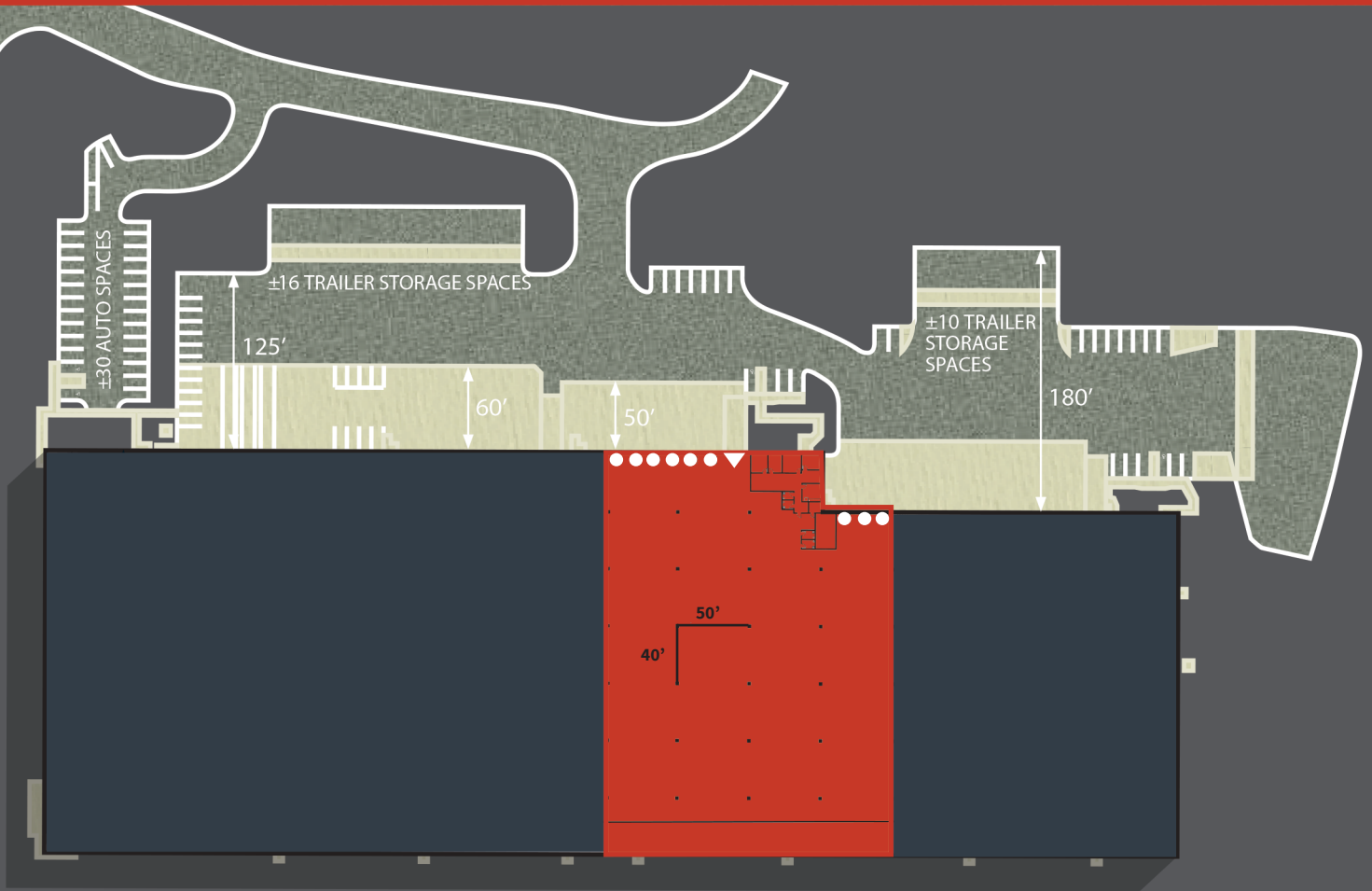
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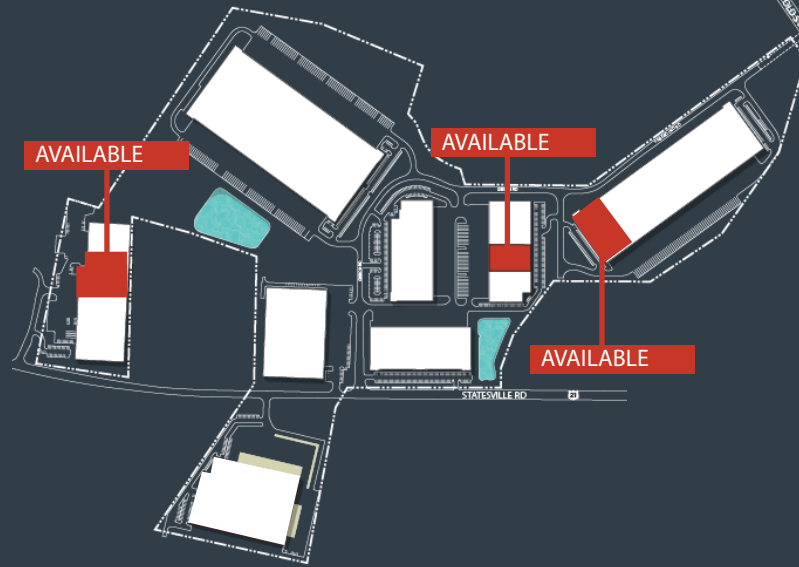


AVAILABILITY SPECS

Available SF	±54,000 SF	Clear Height	30'
Office SF	±2,000	Zoning	ML-1
Loading	9 DH 1 DI	Construction	Tilt concrete walls and 6" concrete slab/4,000 psi
Truck Court	125'		
Sprinkler	ESFR		
Column Spacing	40' x 50'		

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:

