



CLARION PARTNERS

# For Lease

7335 Statesville Road  
Charlotte, NC 28269

# METROLINA PARK

217,493 Square Feet Available



## BUILDING HIGHLIGHTS

- Fully air conditioned
- ±3 acres of potential outdoor storage with the ability to secure
- 32' clear height
- ESFR sprinkler
- Unparalleled amenities and location

**1.0** mi

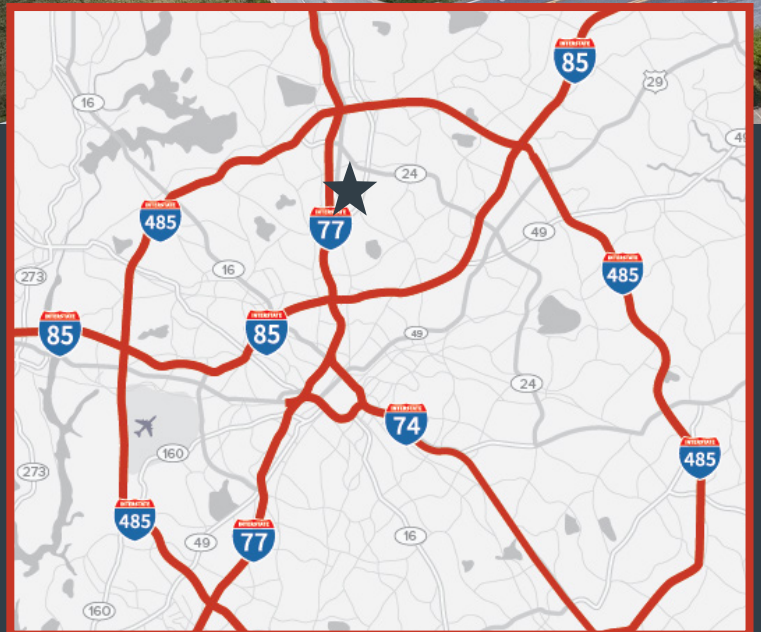
Interstate 77

**4.0** mi

Interstate 85

**6.4** mi

Charlotte CBD



**Spencer Yorke**

Executive Managing Director  
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**Brad Cherry, CCIM, SIOR**

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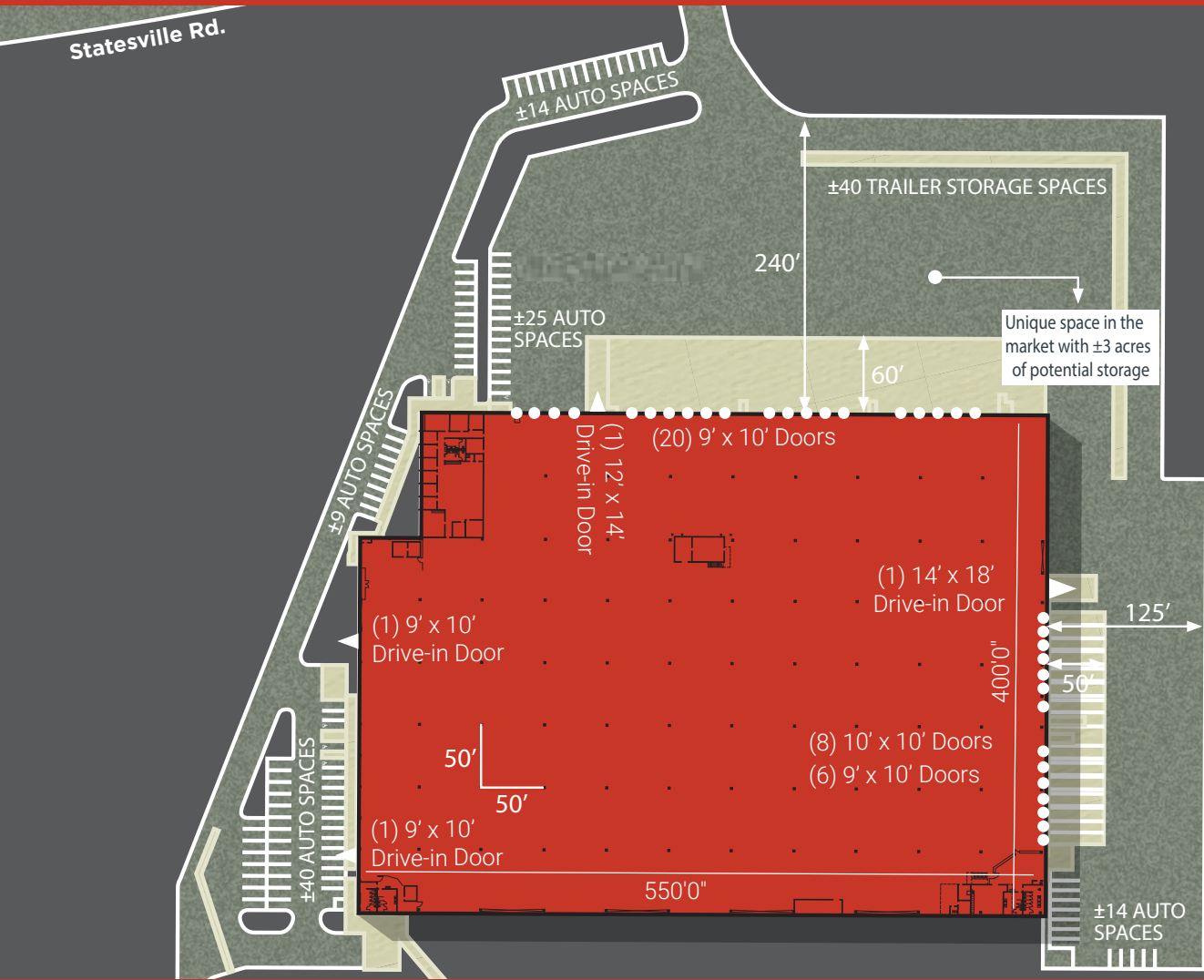
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**CP CLARION PARTNERS**  
**M E T R O L I N A**  
**P A R K**



## AVAILABILITY SPECS

Available SF	±217,493	Clear Height	32'
Office SF	±7,823	Zoning	ML-1
Loading	Eight (8) 10' x 10' doors with EOD's Twenty-six (26) 9' x 10' doors with EOD's Four (4) drive-in doors	Lighting	LED
Truck Court	125' - 240'	Construction	Tilt concrete walls and 6" concrete slab/4,000 psi
Sprinkler	ESFR	Trailer parking	40 trailer stalls with the potential to add more
Power (4 panels)	1.) 1200 AMP 3 Phase 4W 277/480V 2.) 800 AMP 3 Phase 4W 120/208V 3.) 1200 AMP 3 Phase 4W 120/208V 4.) 600 AMP 3 Phase 4W 277/480V	Auto parking	108 auto spaces with the potential to add more
		Total acreage	13.316 acres (±3 acres of potential outdoor storage or extra trailer/auto stalls)

# 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:



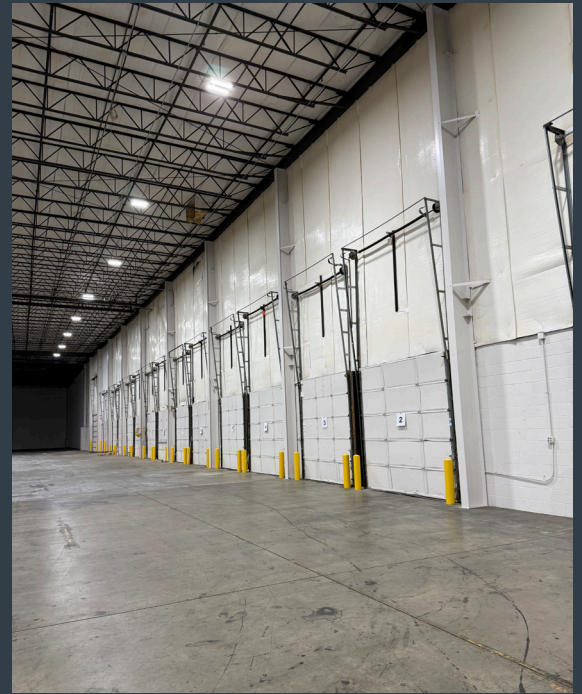
## Restaurant retailers in the area:





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METROLINA  
PARK



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