



CLARION PARTNERS

For Lease

4901 Gibbon Road
Charlotte, NC 28269

METROLINA PARK

50,145 Square Feet Available



BUILDING HIGHLIGHTS

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

1.0 mi

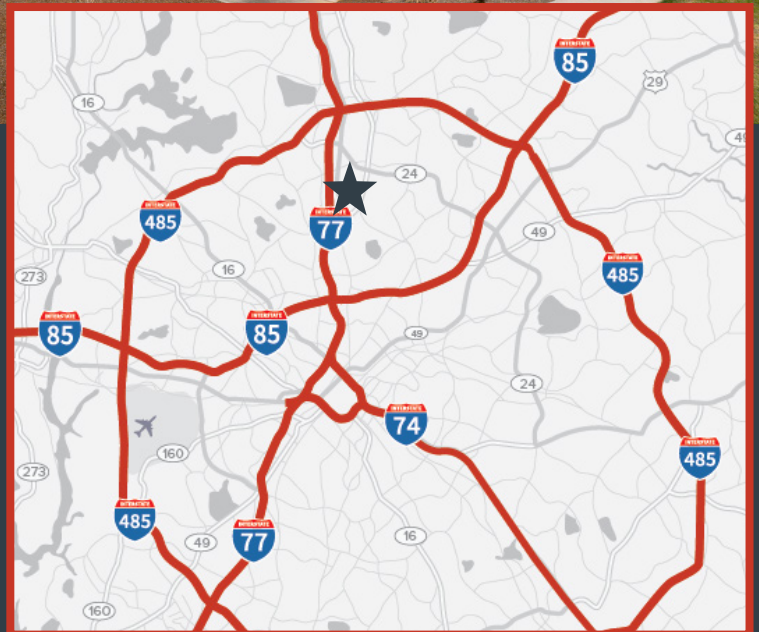
Interstate 77

6.4 mi

Charlotte CBD

6.5 mi

Interstate 85



Spencer Yorke

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Brad Cherry, CCIM, SIOR

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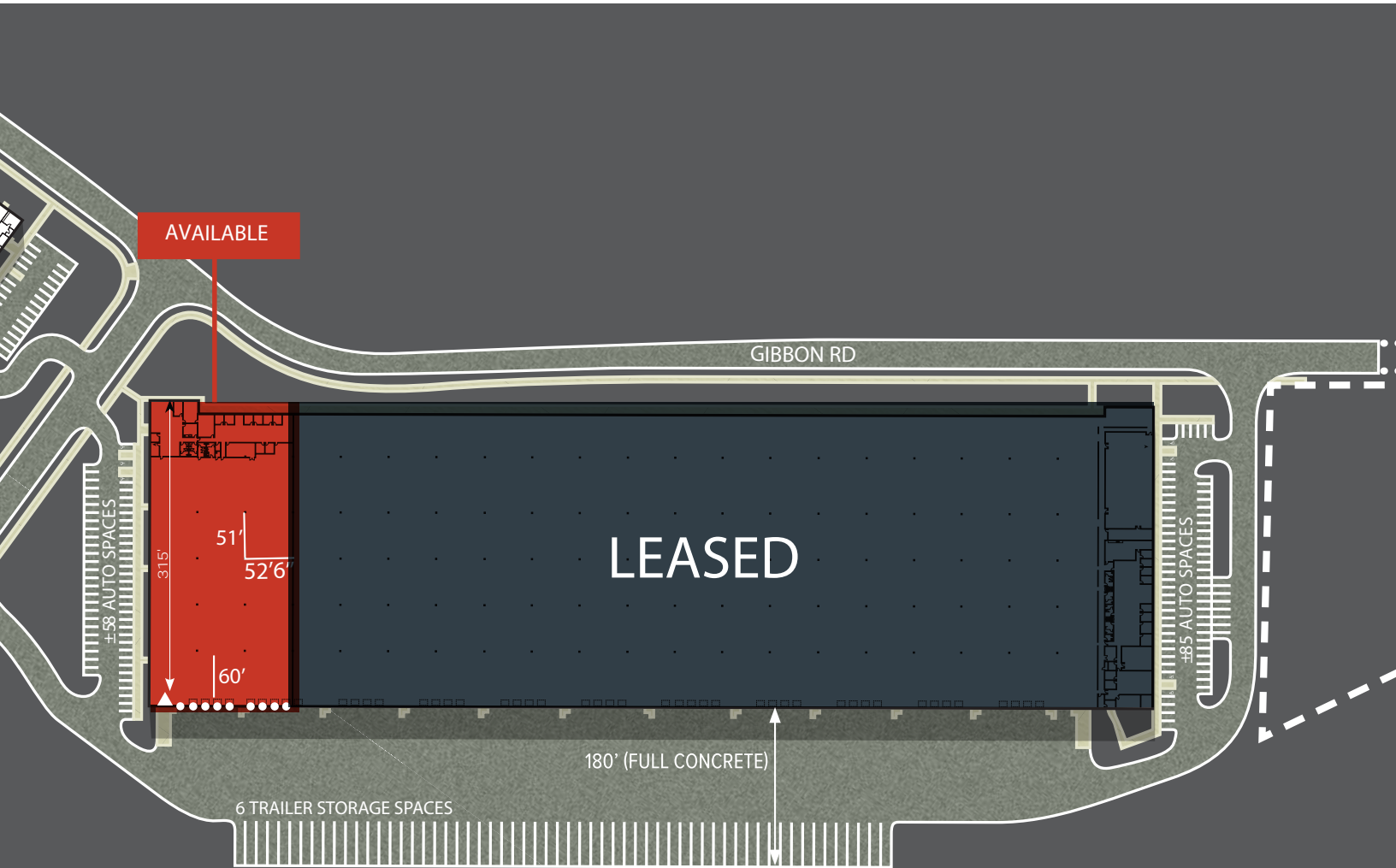
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CP CLARION PARTNERS
M E T R O L I N A
P A R K



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 ESRF

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

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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