



INDUSTRIAL FOR SALE

5200 S. MAIN ST SALISBURY, NC 28147

± 604,947 SF INDUSTRIAL COMPLEX



COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

LEE-ASSOCIATES.COM/CHARLOTTE

Greg Pieratt
gpieratt@lee-associates.com
D 619.995.7241

Travis Wood
travis.wood@lee-associates.com
D 410.302.6393

Jack McDermott
jmcdermott@lee-associates.com
D 704.420.4031

Philip Mugrage
pmugrage@lee-associates.com
D 540.578.1125

PROPERTY INFORMATION

SITE DETAILS

Address:	5200 N. Main St. Salisbury, NC 28147
County:	Rowan County
PIN/Parcel ID:	5648-03-20-1898 / 477 052
Zoning:	LI, Light Industrial
Lot Size (AC):	47.05 AC

BUILDING CHARACTERISTICS

Year Built/Renovated:	1965 / 2023
Column Spacing:	32'0" x 19'0"
Sprinkler:	Dual Dry/Wet (Fully Sprinklered)
Lighting:	Partial LED (No Lighting in Warehouse A)

WAREHOUSE A

First Floor (SF):	±239,198 SF
Second Floor (SF):	±239,198 SF
Office (SF):	TBD
Ceiling Height:	20'0" - 24'0"
Drive-Ins / Loading Docks:	(1) Drive-In / (8) Loading Docks
Roof:	2" Poluisocyanurate + TPO

WAREHOUSE B

First Floor (SF):	±126,551 SF
Office (SF):	8,800 SF
Ceiling Height:	18'0"
Drive-Ins / Loading Docks:	(1) Drive-In / ± (20) Loading Docks
Roof:	Tar & Gravel

UTILITY PROVIDERS

Power:	Duke Energy
Water:	City of Salisbury / Rowan County
Sewer:	Septic



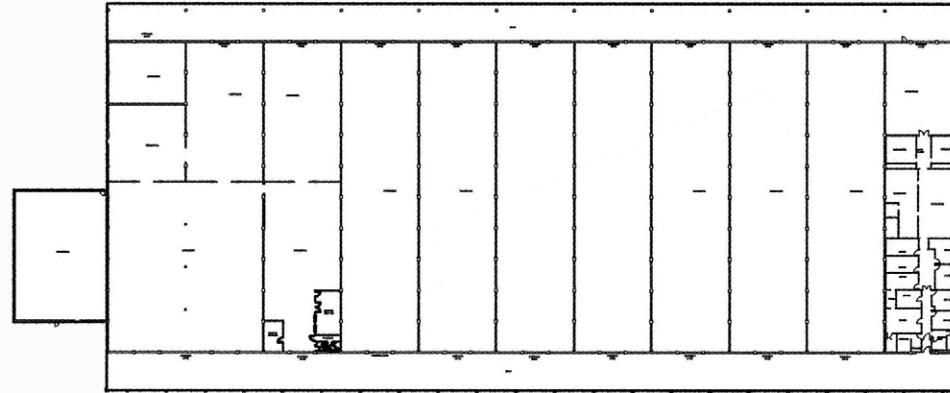
PRICING GUIDANCE

For Sale:	\$11,750,000
For Lease:	Negotiable

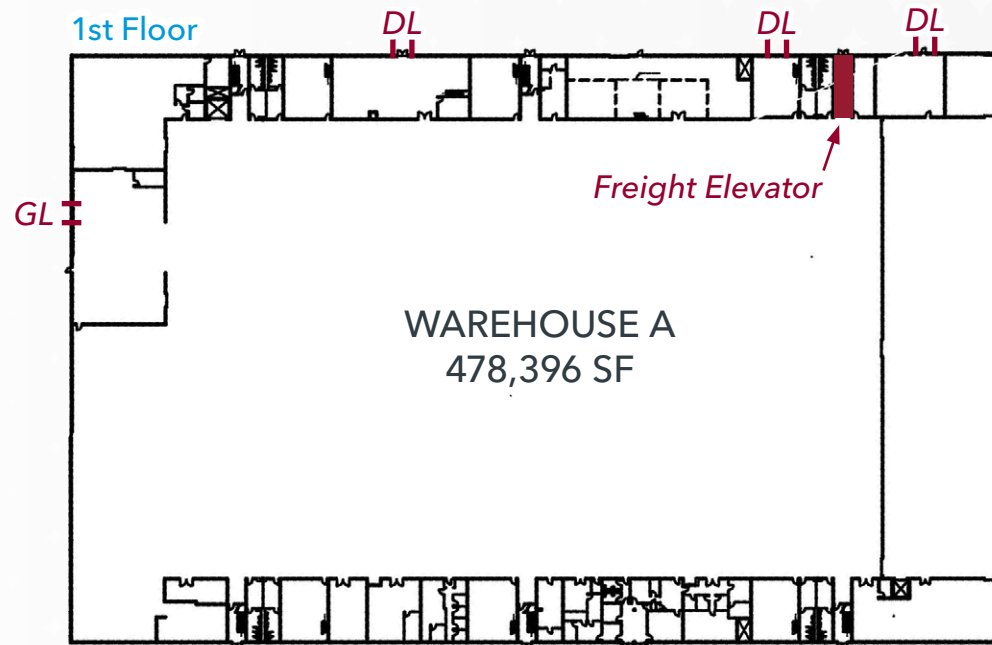
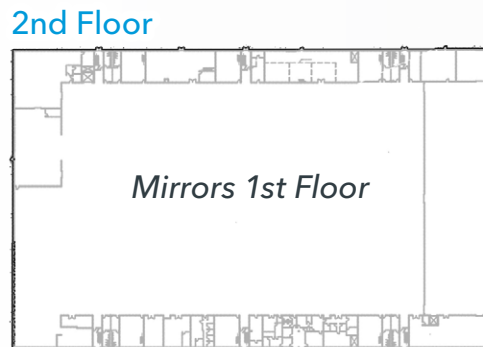
SITE PLAN



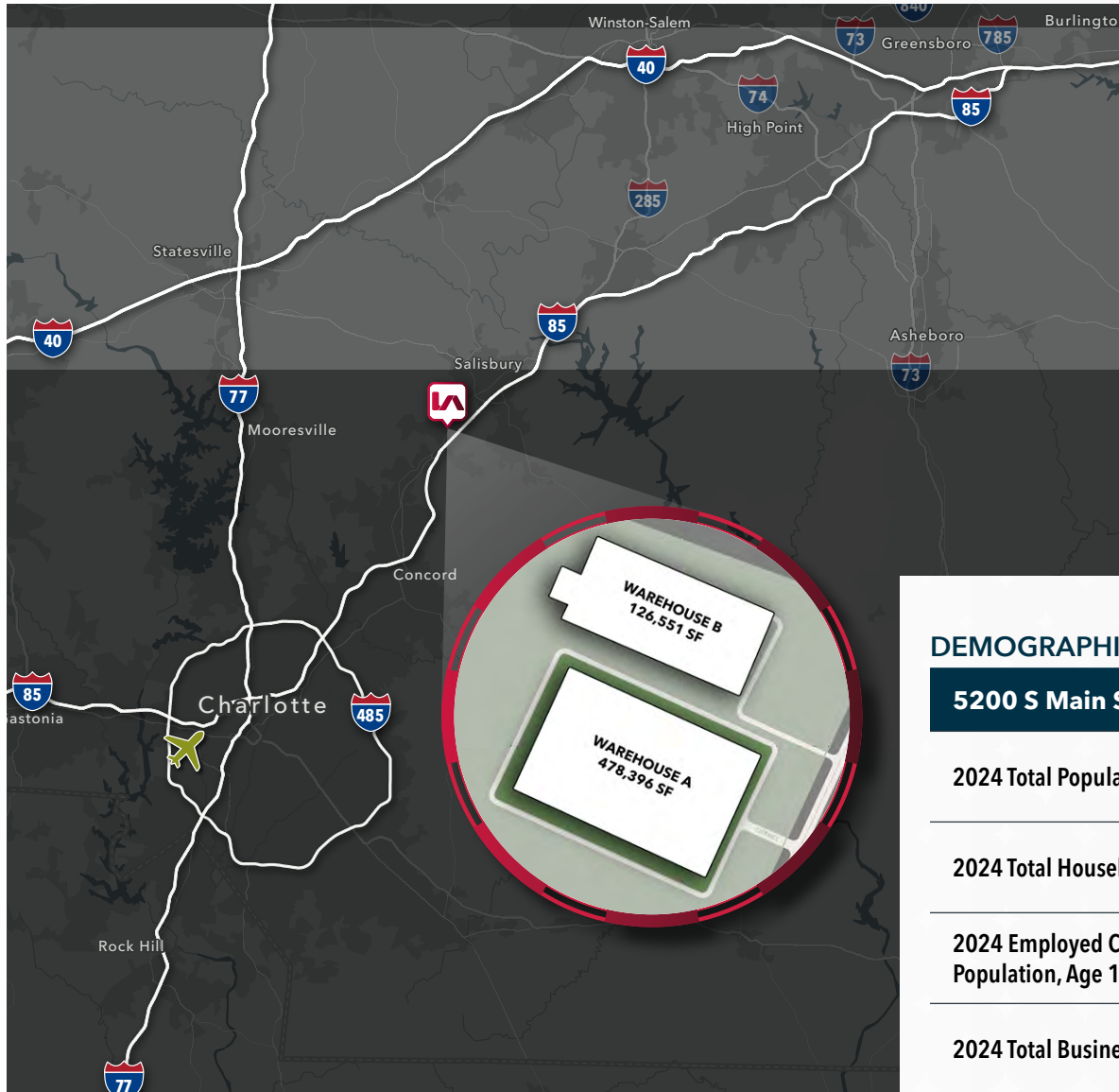
FLOOR PLAN



WAREHOUSE B
126,551 SF



REGIONAL ACCESSIBILITY



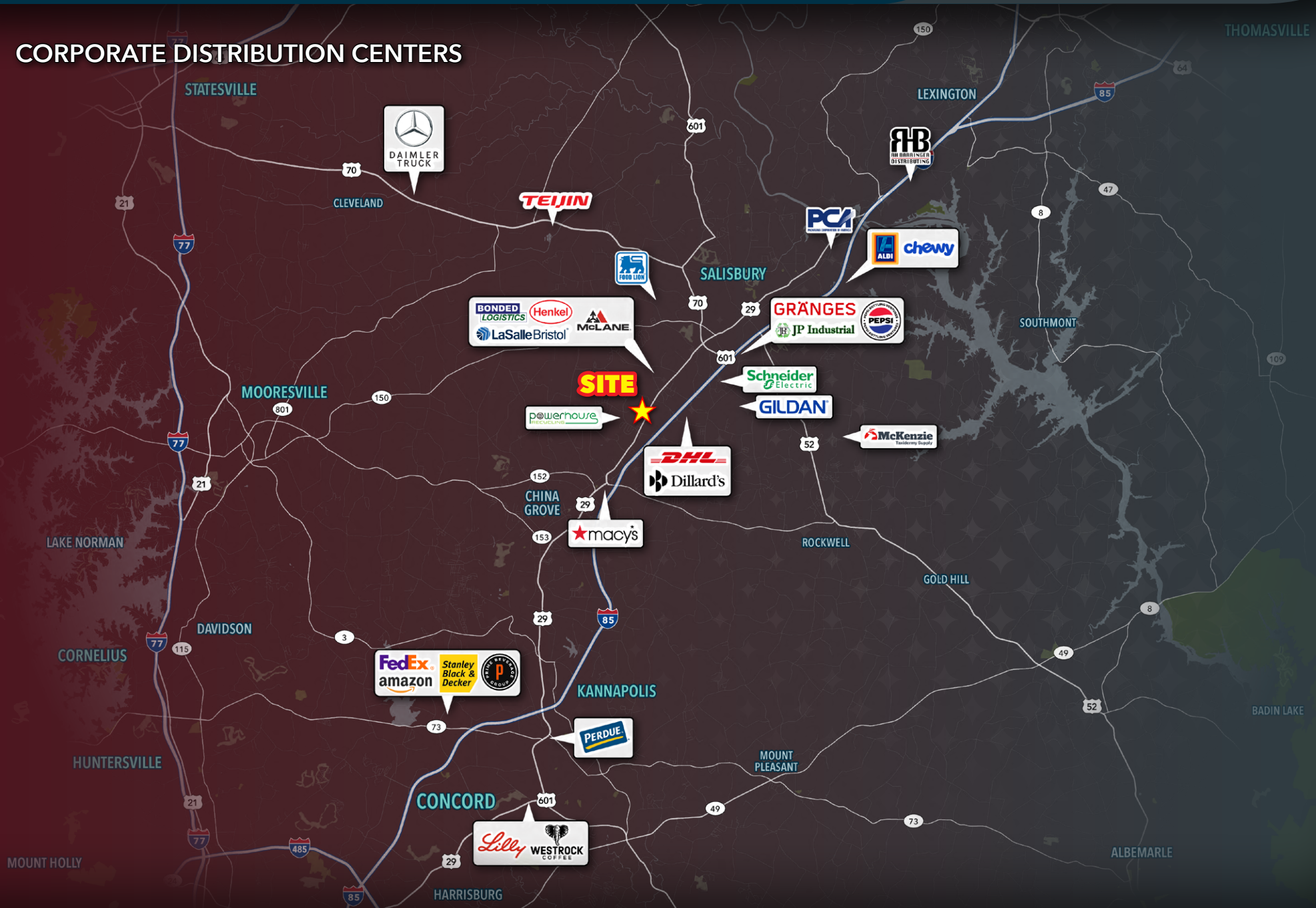
DRIVE TIMES

LOCATION	MILES	MINUTES
Salisbury, NC	5.70 mi	12.00 min
Kannapolis, NC	10.70 mi	19.00 min
Charlotte, NC	38.60 mi	40.00 min
CLT Airport ✈️	40.20 mi	41.00 min
I-85	1.50 mi	3.00 min
I-77	21.50 mi	38.00 min
I-40	25.10 mi	40.00 min
I-485	24.40 mi	22.00 min

DEMOGRAPHICS

5200 S Main Street	10 Miles	50 Miles	100 Miles
2024 Total Population	143,616	3,900,057	7,997,887
2024 Total Households	56,241	1,548,860	3,189,442
2024 Employed Civilian Population, Age 16+	66,929	1,965,593	3,835,609
2024 Total Businesses (NAICS)	4,363	139,803	272,976

CORPORATE DISTRIBUTION CENTERS



5200 S MAIN ST | SALISBURY, NC 28147
± 604,947 SF Industrial Complex

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CHARLOTTE



**PROPERTY
PHOTOS**



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PREPARED BY:

GREG PIERATT

PRESIDENT
(619) 995-7241
GPIERATT@LEE-ASSOCIATES.COM

PHILIP MUGRAGE

ASSOCIATE
(540) 578-1125
PMUGRAGE@LEE-ASSOCIATES.COM

TRAVIS WOOD

ASSOCIATE
(410) 302-6393
TRAVIS.WOOD@LEE-ASSOCIATES.COM

JACK McDERMOTT

ASSOCIATE
(704) 420-4031
JMCDERMOTT@LEE-ASSOCIATES.COM

LEE & ASSOCIATES (OFFICE)

(704) 313-6869
LEE-ASSOCIATES.COM
1515 MOCKINGBIRD LANE, SUITE 680
CHARLOTTE, NC 28209