



RAIL SERVED INDUSTRIAL SITE FOR SALE

2582 SALISBURY HIGHWAY
STATESVILLE, NC | 28677



LEE-ASSOCIATES.COM/CHARLOTTE

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2582 Salisbury Highway | Statesville, NC 28677 | Iredell County

KEY FEATURES

- **68 Rail Car Storage Capacity**

This property is equipped with significant rail infrastructure, including storage for up to 68 rail cars. This capacity is a rare find and is crucial for industries that rely on seamless rail logistics for their operations.

- **Strategic Location**

Located in Statesville, NC, the property benefits from proximity to major transportation corridors, including Highway 70 and Interstate 40. This strategic positioning ensures easy access to regional and national markets, making it a prime location for distribution and manufacturing.

- **Zoned for Industrial Use**

The property is zoned for industrial purposes, providing flexibility for various types of development, including manufacturing, distribution, and logistics operations. The industrial zoning supports heavy industrial activities, making it suitable for a wide range of industrial uses.

- **Growth Potential**

Statesville is a growing industrial hub in North Carolina, with increasing demand for rail-served properties. This growth, combined with the property's existing infrastructure, makes it an attractive investment for developers looking to capitalize on the region's expanding industrial sector.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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KEY FEATURES

• Power

The property is provided with power from the City of Statesville with Current Power Capacity on Site (i.e. current transformers): (1) Pad mount Transformer; 1000 kVA

Voltage: Primary; 22.9/13.2kV

Secondary: 277/480V, (3) phase

• Sewer & Water

The City has a 12-inch waterline on Salisbury Hwy and a WTP with a 15 MGD capacity (currently at 3.2 MGD). The nearest sewer access is an 8-inch FM at John Long Road and Salisbury Road, about 1,800 feet east. This area is served by the 4th Ck WWTP (6 MGD, currently at 65% capacity).

PROPERTY DETAILS

- 115,000 +/- Square Feet in Multiple Buildings
- 75+/- Acres of M-2 Land
- Active Rail Spur with 68 Car Staging Capacity, Served by Norfolk Southern
- Asking Price | \$5,495,000

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Soils



Topography



Topography will require additional dirt to balance the site should a building more than 175,000 SF +/- be required.



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