

245

PEACH ORCHARD RD



± 39,261 sf
Industrial Building
for Sale or Lease

SALISBURY, NORTH CAROLINA



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**AVISON
YOUNG**

INDUSTRIAL BUILDING FOR SALE OR LEASE

245 Peach Orchard Rd, Salisbury, NC



245 Peach Orchard Rd, located in Salisbury, NC is situated in the central part of North Carolina, within Rowan County. It's positioned about 40 miles northeast of Charlotte along Interstate 85, which provides easy access to both the Charlotte metro area and the Piedmont Triad cities of Winston-Salem, Greensboro, and High Point. Its central location in the state makes

Salisbury well-connected to major North Carolina highways, allowing for relatively quick travel across various parts of the region. Only 0.1 miles from the Norfolk Southern Railway, one of the major freight railroads operating in the eastern United States, this property shows its vital location, while in close proximity to amenities and major roadways in the surrounding area.

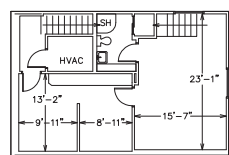
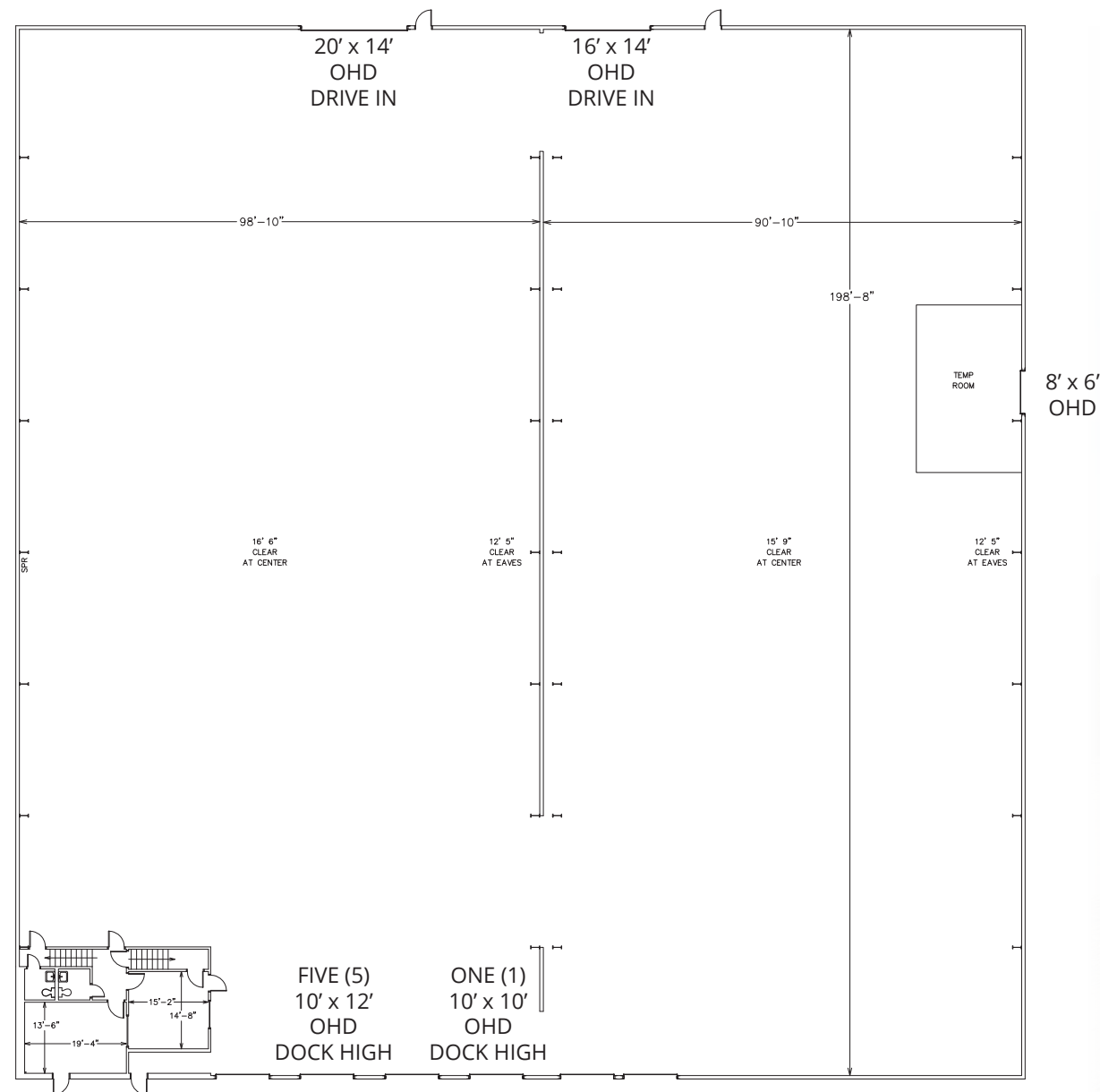
Property details

Parcel ID:	407B081
Available SF:	±39,261 SF
Office SF:	±1,856 SF
Acreage:	±2.99 AC
County:	Rowan
Zoning:	CBI
Year Built:	1970
Power:	480, 3 Phase
Clear Height:	16' 6" - Center 12' 5" - Eave
Warehouse Column Spacing:	Clear Span
Dock High Doors:	Five (5) - 10' x 12' One (1) - 10' x 10' One (1) - 8' x 6'
Drive-In Doors:	One (1) - 20' x 14' One (1) - 16' x 14'
Construction:	Metal
Lighting:	Fluorescent
Roof:	Pitched Roof



CALL BROKERS FOR PRICING INFORMATION

Floor Plan





MAP KEY

- Nearby warehouses
- Nearby industrial parks
- Notable Greater Charlotte warehouses

Location & travel



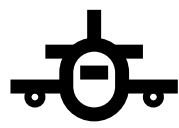
INTERSTATE 85
±1.1 miles



INTERSTATE 285
±16.6 miles



NORFOLK SOUTHERN
RAILWAY SYSTEM
±0.1 mile



MID-CAROLINA
REGIONAL AIRPORT
±2.1 miles

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