

# Land Available for Sale

Industrial Development Opportunity  
±87.72 acres



0 Choate Rd  
Salisbury, NC 28146

**Henry Lobb, SIOR**  
Principal  
704 469 5964  
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**Gray Gaines**  
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704 413 0230  
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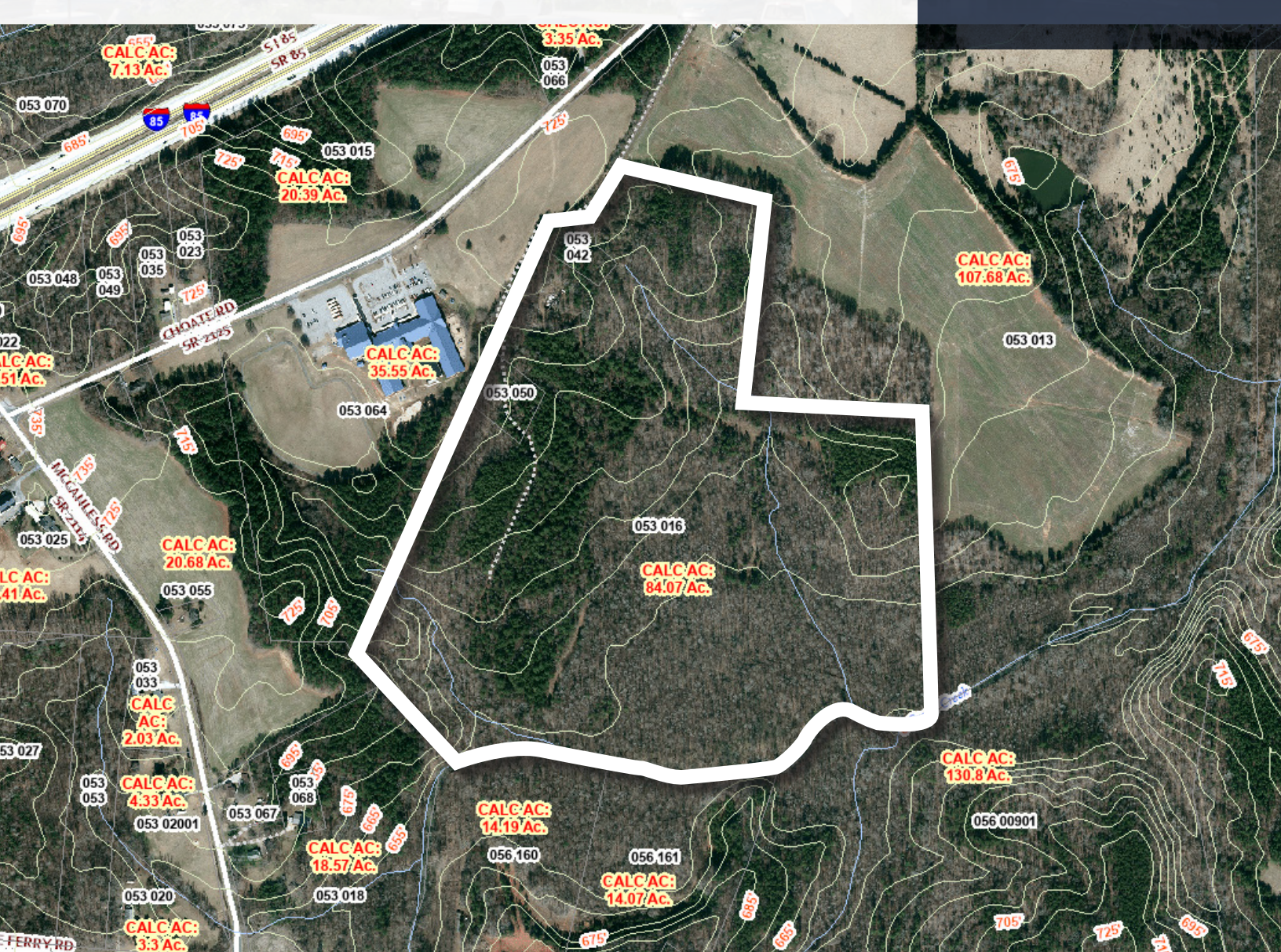
**AVISON  
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# SITE SPECIFICATIONS

0 Choate Rd, Salisbury, NC

|                     |               |                   |                           |               |                            |
|---------------------|---------------|-------------------|---------------------------|---------------|----------------------------|
| <b>Address</b>      | 0 Choate Rd   | <b>Site Area</b>  | ±87.72 ac                 | <b>County</b> | Rowan County               |
| <b>City / State</b> | Salisbury, NC | <b>Parcel IDs</b> | 053 016, 053 042, 053 050 | <b>Zoning</b> | Town of East Spencer: ED-1 |

## Topography - 5' contour



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# LOCATION OVERVIEW

0 Choate Rd, Salisbury, NC

The Choate Rd site offers immediate access to Interstate 85 via Exit 79. The proposed park concept offers tremendous site flexibility to any large e-commerce distributors or manufacturers looking for a regional facility to serve the Carolinas.

Neighboring tenants include Aldi Distribution Center, Chewy Fulfillment Center, Boral Industries, Schwan's Consumer Brands and Innes Street Market are a short drive away, providing access to great tenant amenities.



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# MARKET OVERVIEW

0 Choate Rd, Salisbury, NC



## 4 MAJOR MARKETS

Located 36 miles from Winston-Salem, 46 miles from Charlotte, 49 miles from Greensboro and 118 miles from Raleigh.



## 2 INTERNATIONAL AIRPORTS

Located 49 miles from Charlotte Douglas International Airport and 54 miles from Piedmont-Triad International Airport.



## CENTRAL LOCATION

Situated strategically along the East Coast for easy distribution.



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# Population by drive time

8hrs

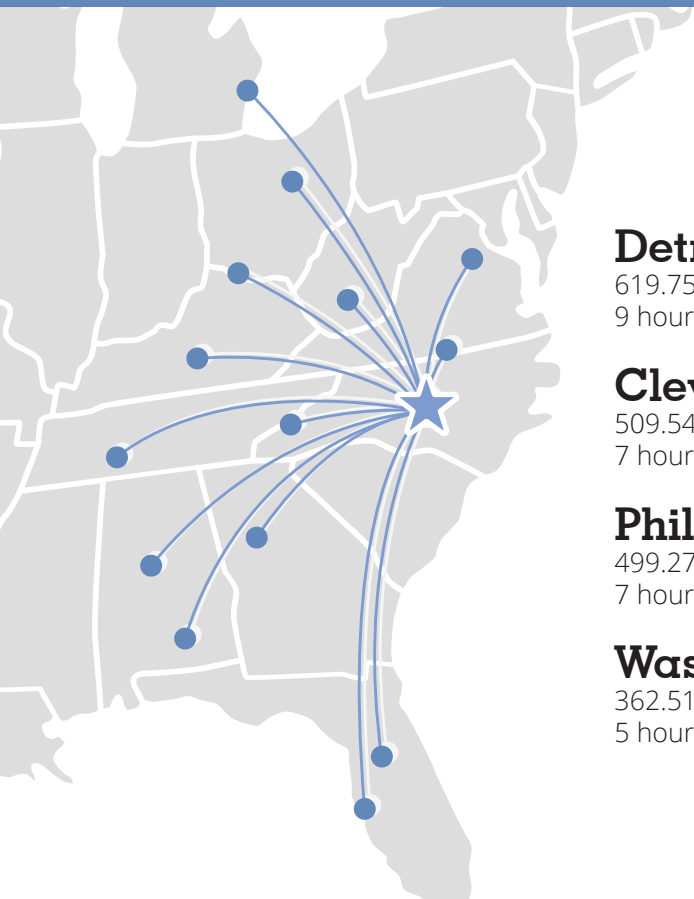
76,162,727

12hrs

167,304,798

24hrs

252,944,675



## ALL IN A DAY'S DRIVE

### Detroit

619.75 mi  
9 hours 22 minutes

### Cleveland

509.54 mi  
7 hours 30 minutes

### Philadelphia

499.27 mi  
7 hours 15 minutes

### Washington, DC

362.51 mi  
5 hours 6 minutes

### Boston

798.81 mi  
11 hours 54 minutes

### Nashville

423.5 mi  
6 hours 23 minutes

### Memphis

635.05 mi  
9 hours 19 minutes

### Louisville

487.77 mi  
7 hours 16 minutes

### Baltimore

401.71 mi  
5 hours 49 minutes

### Atlanta

275.26 mi  
4 hours 1 minutes

### Miami

762.52 mi  
10 hours 32 minutes

### Tampa

614.66 mi  
8 hours 42 minutes

## FOR MORE INFORMATION:

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