



**RUSHER FARMS**  
COMMERCE CENTER

**10MW OF POWER WITHIN 6-12 MONTHS**  
**PROPERTY TAX INCENTIVES AVAILABLE**  
**SECTION 48C (E): 30% TAX CREDIT FOR QUALIFYING MANUFACTURING PROJECTS**  
**Eligible for New Markets Tax Credits**



**For Lease**

# Two Building Park

**721 Andrews St., Salisbury, NC**  
**Delivery Q1 2025**

Building 1: +/- 451,806 SF  
Building 2: +/- 162,066 SF



# SITE PLAN

Located in Section 48C(E) designated energy community - 30% investment tax credit for clean energy manufacturing projects

CLICK HERE TO LEARN MORE



**10MW OF POWER WITHIN 6-12 MONTHS**

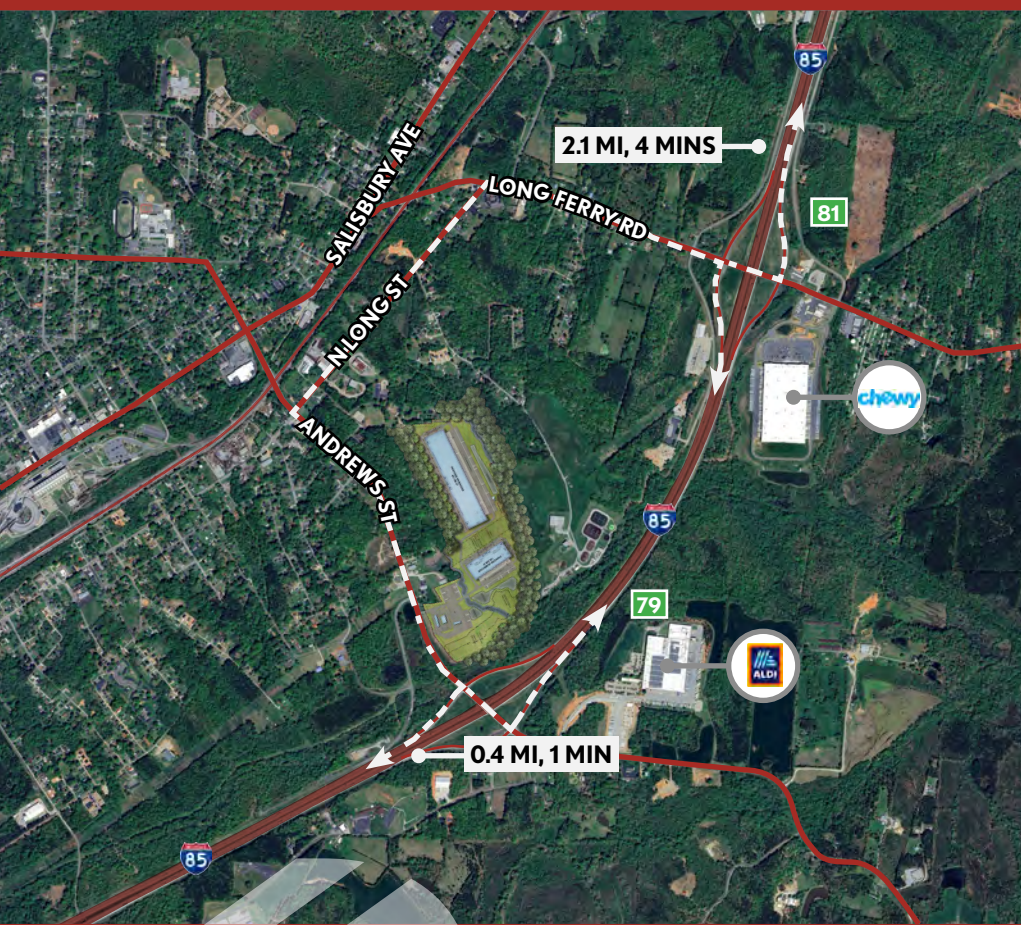
## BUILDING 1 451,806 SF

AVAILABLE SF	+/- 100,000 - 451,980 SF
OFFICE SF	2,500 SF
CLEAR HEIGHT	36'
DIMENSIONS	310' x 1,458'
COLUMN SPACING	52' x 50' (60' speed bay)
LOADING	42 DH, 2 DI 43 knock out positions
TRUCK COURT DEPTH	190' deep (60' apron)
PARKING	350 auto positions 115 trailer positions
POWER	3,000 amps, 480/ 277V 3-phase
SPRINKLERS	ESFR
ZONING	85-ED; Allows for all industrial and corporate uses, including outdoor storage

## BUILDING 2 162,066 SF

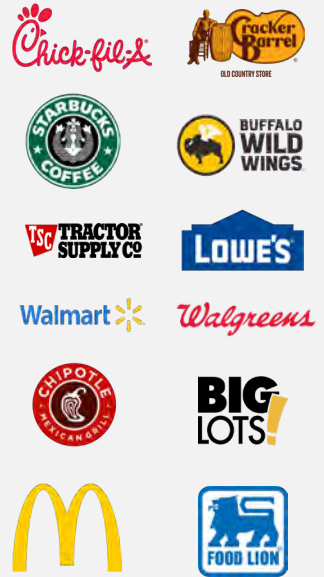
AVAILABLE SF	+/- 40,000 - 162,240 SF
OFFICE SF	2,500 SF
CLEAR HEIGHT	32'
DIMENSIONS	260' x 624'
COLUMN SPACING	52' x 50' (60' speed bay)
LOADING	17 DH, 2 DI 13 knock out positions
TRUCK COURT DEPTH	190' deep (60' apron)
PARKING	180 auto positions 50 trailer positions
POWER	2,000 amps, 480/ 277V 3-phase
SPRINKLERS	ESFR
ZONING	85-ED; Allows for all industrial and corporate uses, including outdoor storage



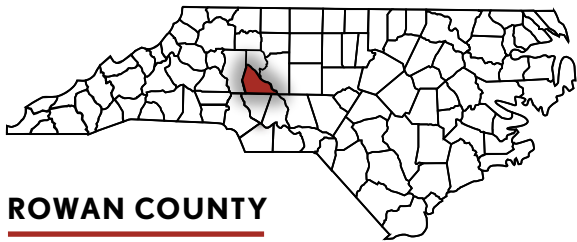


# INTERSTATE ACCESS

Amenities within 5 miles



## LOCATION MAPS



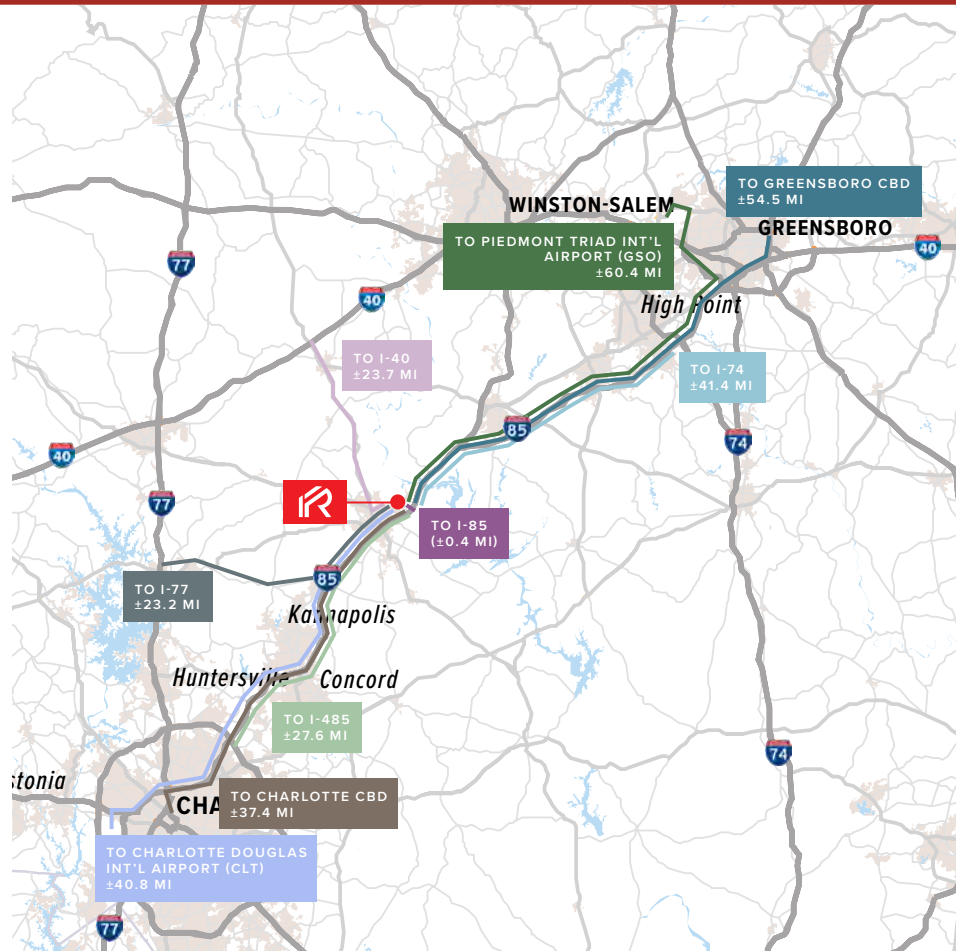
**OVER 50%** OF THE US POPULATION LIVES WITHIN 650 MILES OF ROWAN COUNTY



ROWAN'S WEEKLY LABOR COSTS AVERAGE IS  
**13% LESS** THAN THE STATE'S  
**45% LESS** THAN CHARLOTTE'S



ROWAN'S COST OF LIVING IS  
**13% LOWER** THAN THE NATION'S  
**6% LOWER** THAN CHARLOTTE'S



# DEMOGRAPHICS

	15 MIN	30 MIN	45 MIN
<b>2023 Total Population</b>	82,531	417,722	1,875,504
<b>2023-2028 Population Annual Growth Rate</b>	0.20%	0.52%	0.77%
<b>Civilian Population Age 16+ in Labor Force</b>	38,168	200,586	950,806
<b>Daytime Population</b>	95,174	399,606	1,941,935
<b>Daytime Population: Workers</b>	48,641	170,987	965,252
<b>Daytime Population: Residents</b>	46,533	228,619	976,683
<b>Unemployment Rate</b>	6.2%	5.1%	4.5%
<b>Total Households</b>	32,608	165,397	744,184
<b>Median Age</b>	40.3	41.0	37.9
<b>Median Household Income</b>	\$53,834	\$58,325	\$63,911
<b>Industrial Jobs</b>	6,810	39,982	169,510
<b>Industrial Jobs as a Percentage</b>	19.0%	21.0%	18.7%



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HALSTATT  
REAL ESTATE PARTNERS

TECTONIC

JLL