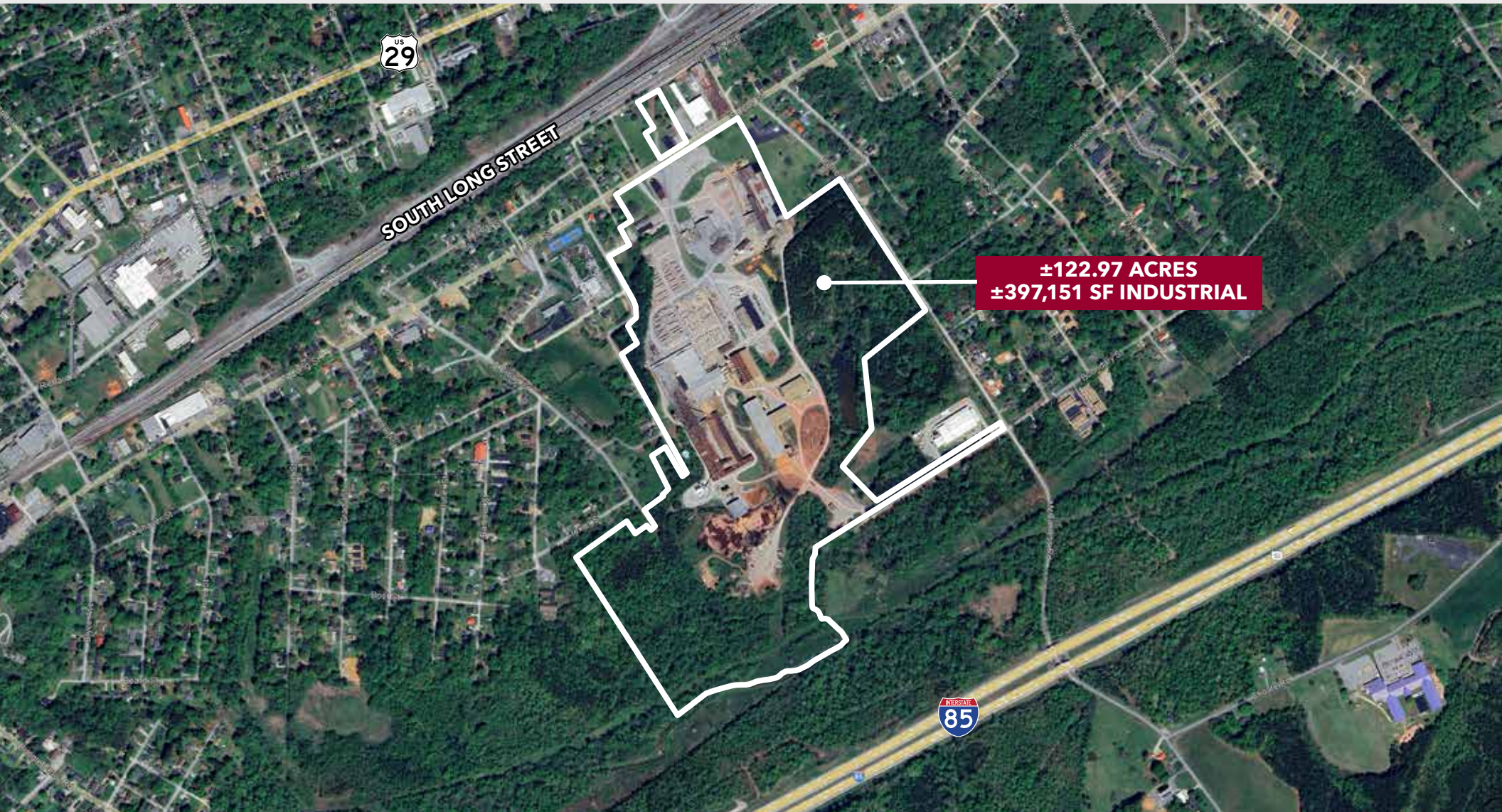


INDUSTRIAL SITE FOR SALE

Meridian Brick Plant - 700 South Long Street, East Spencer, NC 28144



Property Summary

AVAILABLE

±397,151 SF | ±122.97 AC

ACCESS

Quick access to I-85

WATER

4 Wells (3 operational)

ELECTRICAL

Heavy Power & Substation



Property Description

±122.97 acres with several industrial buildings on site for \$8,750,000.00. This is a heavy industrial site perfect for large scale use. As a former brick manufacturing site there are a lot of manufacturing buildings and significant laydown space. Heavy power and dedicated railroad spur add to the appeal. Location off of I-85 between Greensboro/Winston-Salem and Charlotte give easy access to airports and major interstates.

Property Highlights

- Large brick manufacturing facility
- Fully fenced site with gated access
- Zoned I-2 (Heavy Industrial)
- Heavy power on site, including a dedicated substation
- Rail spur
- ±8.5 acres of lay-down / outdoor storage yard
- On-site natural gas at both the original and current kiln along with buildings in between
- Plant utilizes 1,200 DTH of natural gas daily
- Just off I-85, with two convenient interchanges nearby
- Within 50 miles of Charlotte, Greensboro, and Winston-Salem
- Sale price: \$8,750,000

The SF numbers provided are estimates based on GIS information and aerial measurements. The information provided is not based on actual building measurements by the seller and this information will require verification of building sizes by the buyer.

INDUSTRIAL SITE FOR SALE

Meridian Brick Plant - 700 S Long St, East Spencer, NC 28144

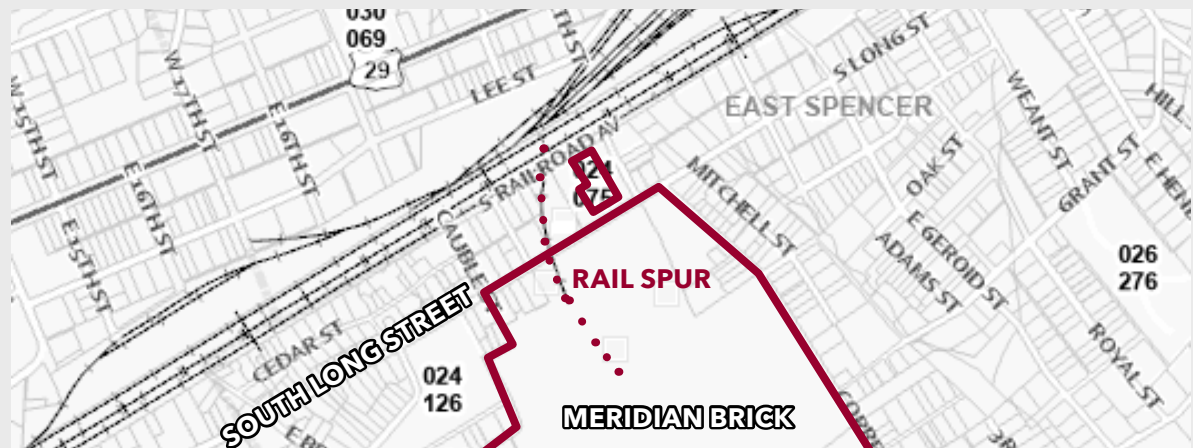
HEAVY POWER

Electrical service to the property is 480/277V. Duke Energy supplies power through an on-site 44 kV / 2.4 kV substation with three single-phase 1,500 kVA transformers, providing roughly **4,500 kVA of capacity**. The feed originates from a 44 kV transmission line; any expansion beyond the current capacity may require upgrading to the higher-capacity line located 0.5 mile away.



RAIL SPUR

Served by Norfolk Southern, the line is active but is not currently in use.



Property Details

Building Information

	SIZE (SF)	DESCRIPTION	USE
1	4,380	Warehouse/Garage	Service Area
2	896	Warehouse/Garage	Storage Facility
3	6,294	Building at Main Entrance	Service Shop
4	7,560	Behind Building #3	Storage Warehouse with Truck Wash Area
5	6,460	Open Warehouse at Original Office	
6	71,810	Original Kiln	
7	7,200	Warehouse	Stone Cutting Room
8	4,157	Old Office (not in use)*	
9	6,264	Office Showroom	
10	18,228	Brick Garage, Office Area	Tool Closets, Lockable Rooms
11	73,800	Main Kiln	
12	108,918	Buildings at Main Kiln	
13	1,200	Building in Front of Kiln Bldgs	Pug Room, Clay Prep Warehouses
14	16,000	Sand Warehouse	
15	40,000	Beside Kiln Bldgs	Clay Room
16	7,600	Rear Most Building/Saw Dust Warehouse	Trailer Emptying Machine

1



2



3

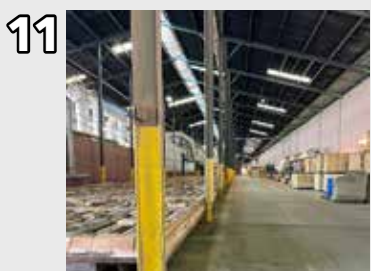
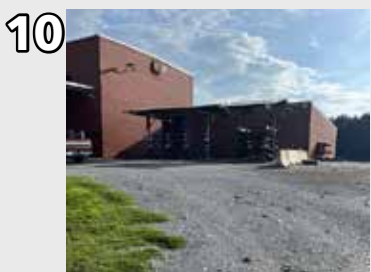


4



INDUSTRIAL SITE FOR SALE

Meridian Brick Plant - 700 S Long St, East Spencer, NC 28144



Property Details

Parcel Information

SITE	ADDRESS	PARCEL #	ACRES	ZONING
1	700 S Long St	024A001	115.13	I-2
2	601 S Long St	024-084	0.57	I-2
3	0 S Long St	024-088	0.44	I-2
4	0 S Long St	024-087	0.31	I-2
5	0 S Long St	024-086	0.19	I-2
6	S Long St	025-1020000001	3.45	I-2
7	S Long St	025-1020000002	2.27	I-2
8	416 Moore St	024-788	0.21	R-1
9	0 Moore St	024-224	0.1	R-1
10	416 Moore St (2)	024-189	0.1	R-1
11	420 Moore St	024-190	0.2	R-1

TOTAL ACRES **122.97**

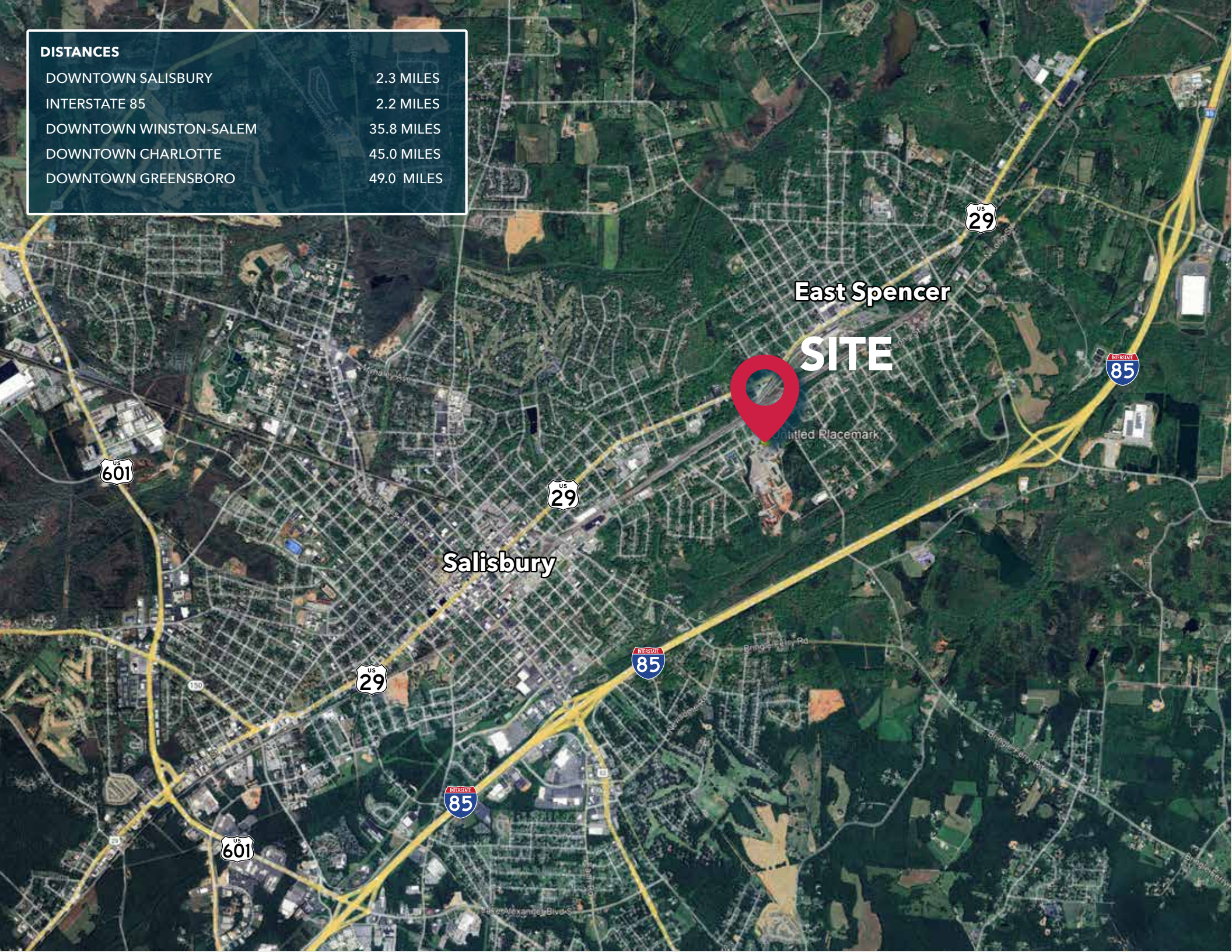
 **I-2 (HEAVY INDUSTRIAL)**

 **R-1 (RESIDENTIAL)**



DISTANCES

DOWNTOWN SALISBURY	2.3 MILES
INTERSTATE 85	2.2 MILES
DOWNTOWN WINSTON-SALEM	35.8 MILES
DOWNTOWN CHARLOTTE	45.0 MILES
DOWNTOWN GREENSBORO	49.0 MILES



North Carolina's Advantages

With the largest manufacturing workforce in the Southeast, the lowest corporate income tax in the nation, and a mid-Atlantic location providing access to millions of customers, North Carolina is where businesses prosper. The state consistently ranks at the top of "Best of" lists due to its bounty of business advantages.

Home to more than 10.5 million people, North Carolina is the ninth largest in population and the fourth ranking for net migration. The state continues to attract and retain skilled talent to support business growth.

North Carolina has the second-largest state-owned highway system and major controlled-access arteries such as I-95, I-40, and I-85. Ten commercial airports, including four international airports, connect the state domestically and internationally. Two deepwater seaports and an integrated rail system ensure additional seamless connections to customers and suppliers.

Groundbreaking university research, a diverse culture, a highly skilled workforce, superior infrastructure, and low business costs continue to attract people and businesses to North Carolina. From the bustling urban centers to the miles of open space, North Carolina has something for everyone and is a step above the rest.



#1

**AMERICA'S TOP
STATE FOR BUSINESS**

CNBC, 2022 & 2023

#1

**WORKFORCE IN THE
NATION**

CNBC, 2023

#1

**LARGEST
MANUFACTURING
WORKFORCE IN THE
SOUTHEAST**

Lightcast, 2024

#2

**BEST BUSINESS
CLIMATE**

Site Selection Magazine, 2023

#2

**BEST STATE FOR
MANUFACTURING**

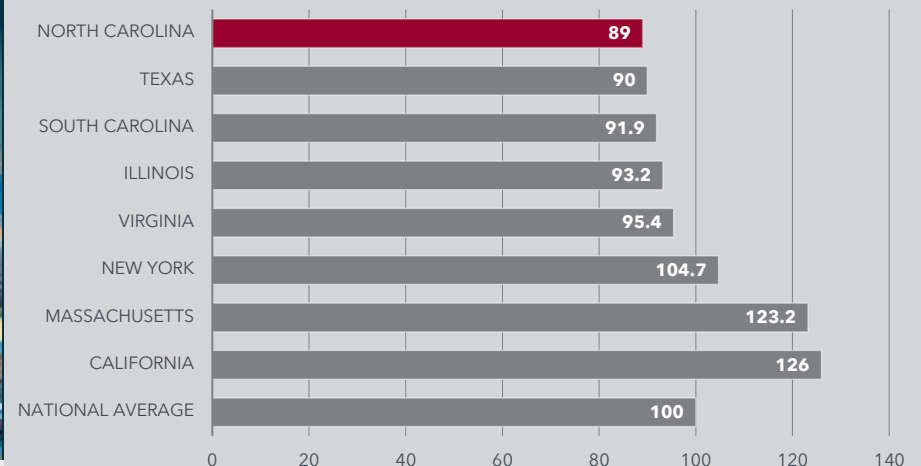
Site Selection Group, 2023

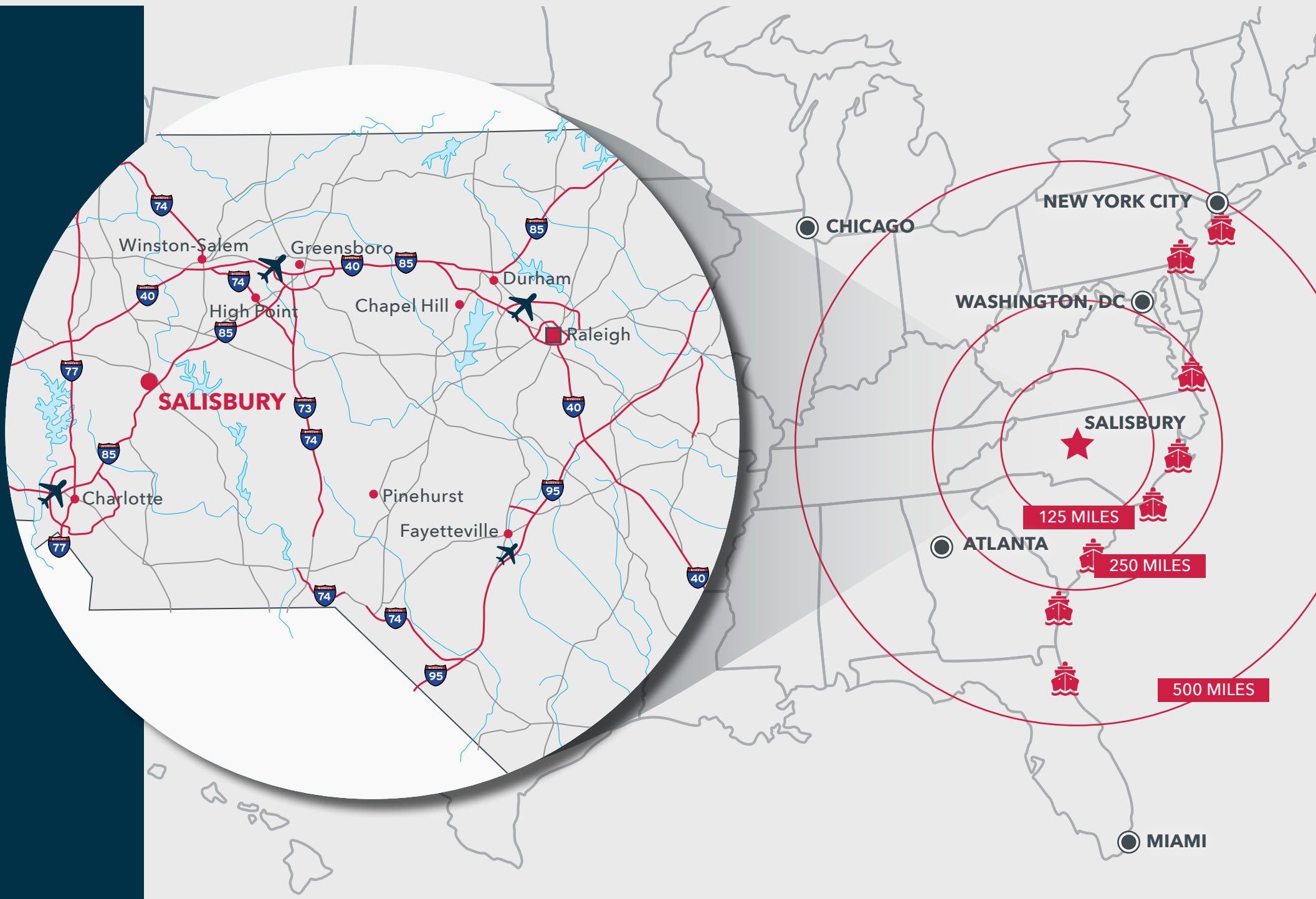
#3

**FASTEST GROWING
STATE IN THE NATION**

US Census, 2023

Low Cost of Living





Area Information



Top 10

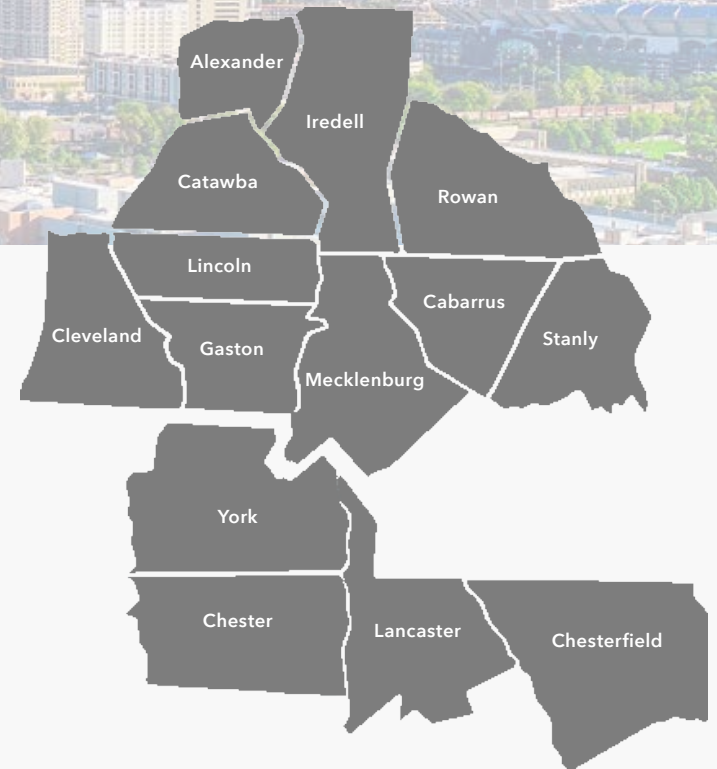
Fastest Growing
Large Metros
Projected Population of
4.3M in j2050

1.6M
Total Jobs

Top 10

Most Connected
Airports in the World
with 180- Direct Flights

117
People Move to the
Region Daily



REGIONAL COUNTIES

Charlotte Overview

Charlotte is one of the **25 largest cities** in the U.S. and the largest city in North Carolina. Nearly **800,000 people live and work** in the Charlotte community consistently ranks as one of the **top growing cities** and is home to more than **10 Fortune 1000 companies**, including household names such as Bank of America, Lowe's and Duke Energy. Charlotte is also home to the NFL's Carolina Panthers, the NBA's Charlotte Hornets, MLS' Charlotte FC, the NASCAR Hall of Fame and the U.S. National Whitewater Center. Other amenities that make Charlotte a great place to live and work include numerous higher learning organizations, cultural centers and healthcare facilities.



2.9M
Charlotte Metro
Area Population
(2025)

658K
Charlotte Metro Area
Total Labor Force
(2025)

#1
Top 10 Cities with
the Best Employee
Engagement

\$265B
Gross Regional
Product



Q1 2025 Sees 13% Year-Over-Year Growth in Capital Investment

In Q1 of 2025, the Charlotte Region saw a surge in industrial investment, with 1.8 million square feet of new space primarily dedicated to manufacturing. Growth was driven by sectors like Carbon and Graphite Products, Beverage Production, Mining, Copper Processing, Pharmaceuticals, Paints and Coatings, and Machinery Manufacturing.

\$338M
Capital Investment

611
Announced Jobs

3.6%
Unemployment Rate

Source: Charlotte Regional Business Alliance

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