



RUSHER FARMS
COMMERCE CENTER



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For Lease or For Sale

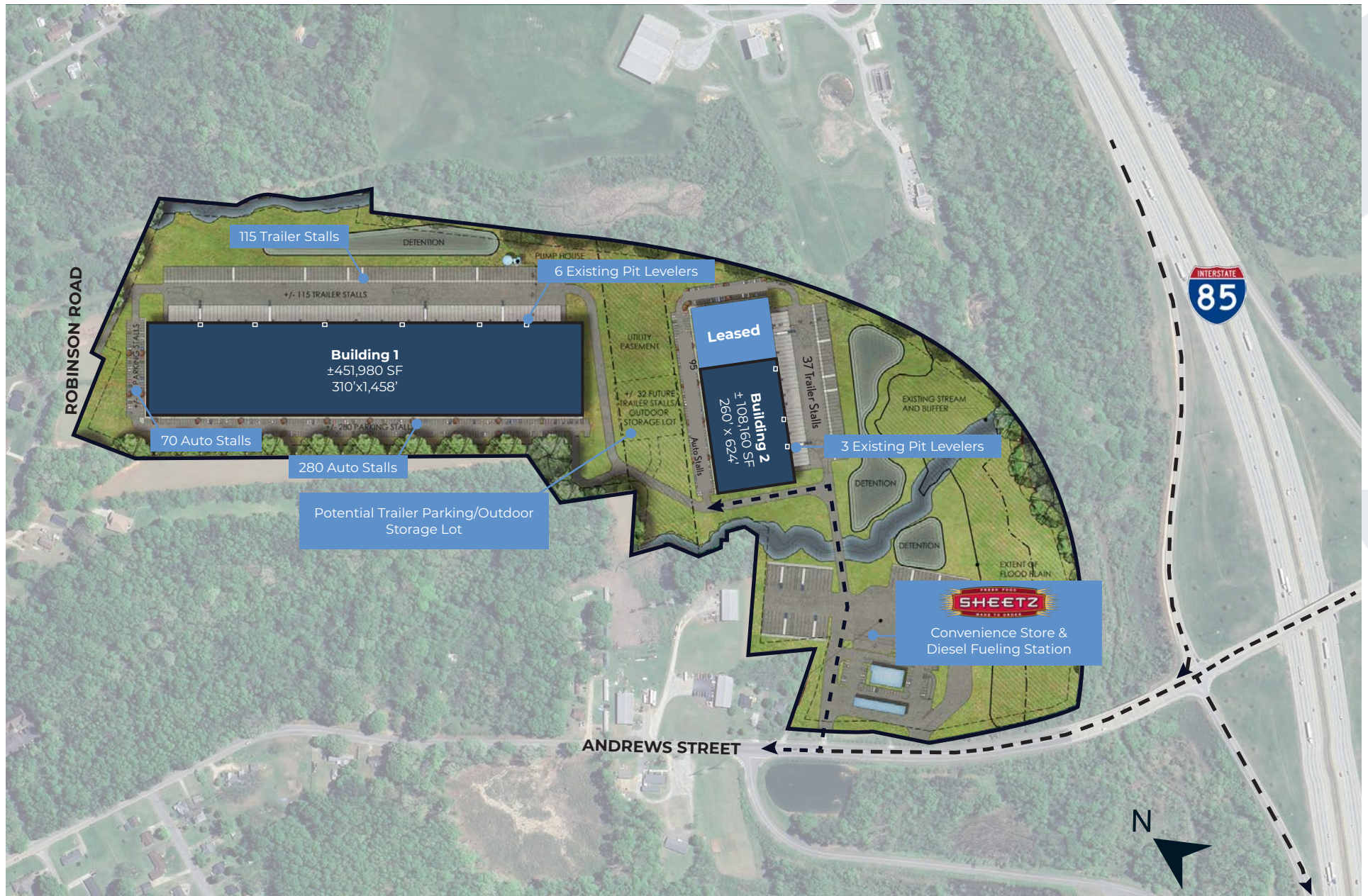
1355 Rusher Farms Dr. and 1200 Rusher Farms Dr., Salisbury, NC

Available Space: Building 1: +/- 451,980 SF, Building 2: +/- 108,160 SF

State-of-the-art Class A industrial buildings with direct access to I-85

Site Plan

**10MW of Power
within 6-12 Months**



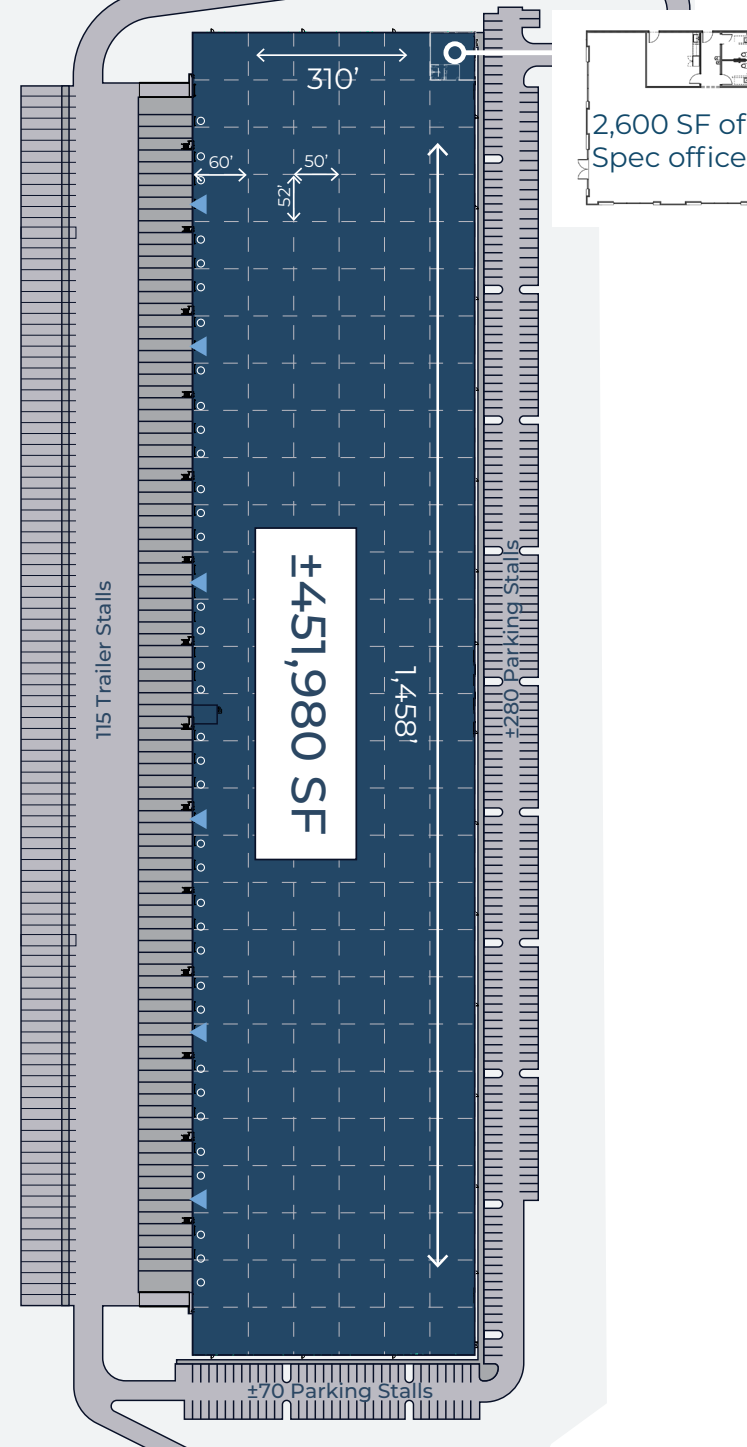


Building Specs

Available SF	±100,000 - 451,980 SF
Office SF	2,600 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 6 existing pit levelers
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
Lighting	30 foot-candles
Sale price	\$55,000,000

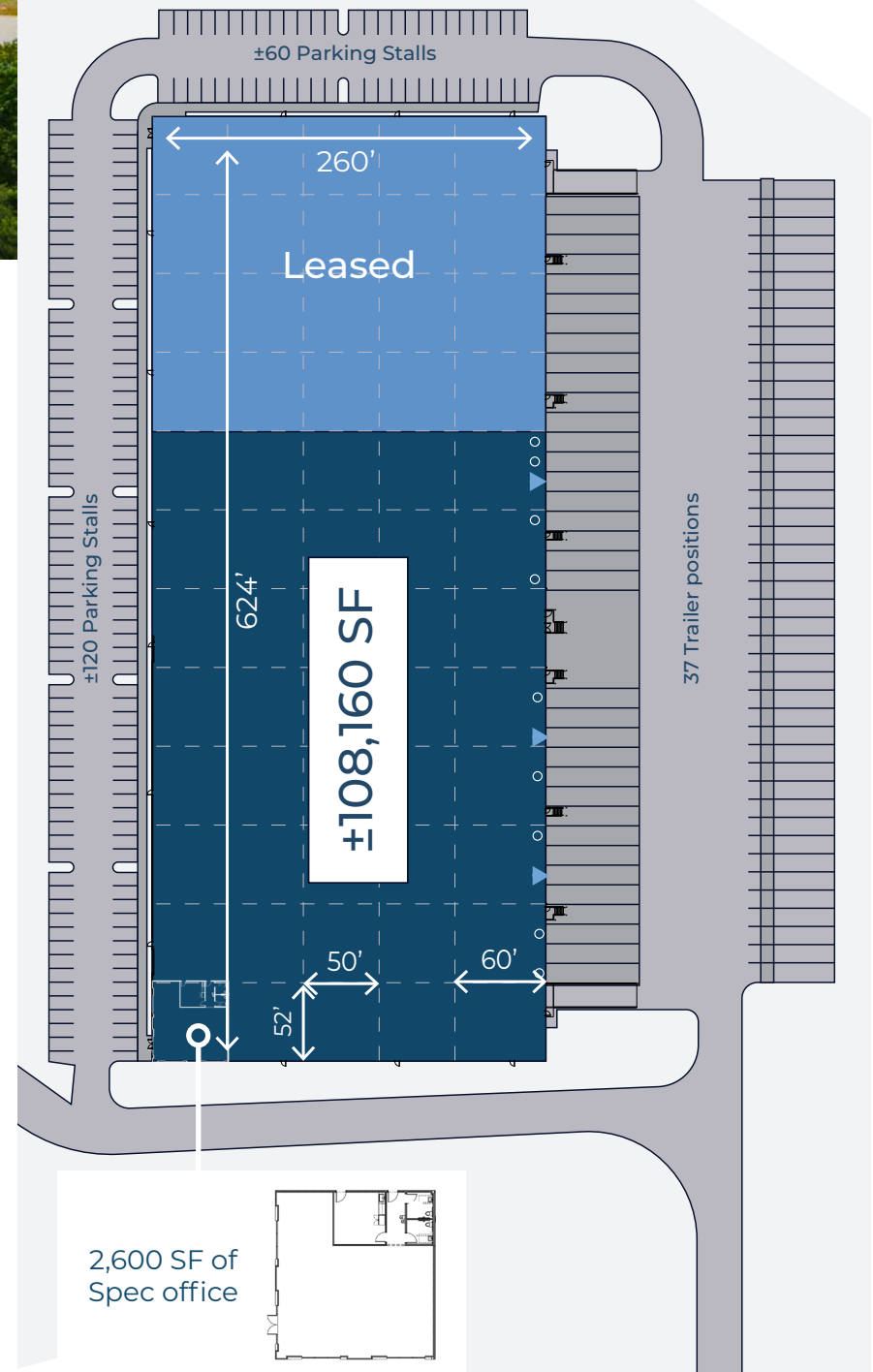


Existing pit levelers





Available SF	+/- 26,000 - 108,160 SF
Office SF	2,600 SF
Clear Height	32'
Dimensions	260' x 624'
Column spacing	52' x 50' (60' speed bay)
Loading	12 DH, 1 DI 13 knock out positions 3 existing pit levelers
Truck court depth	190' deep (60' apron)
Parking	95 auto positions 37 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
Lighting	30 foot-candles
Sale price	Negotiable

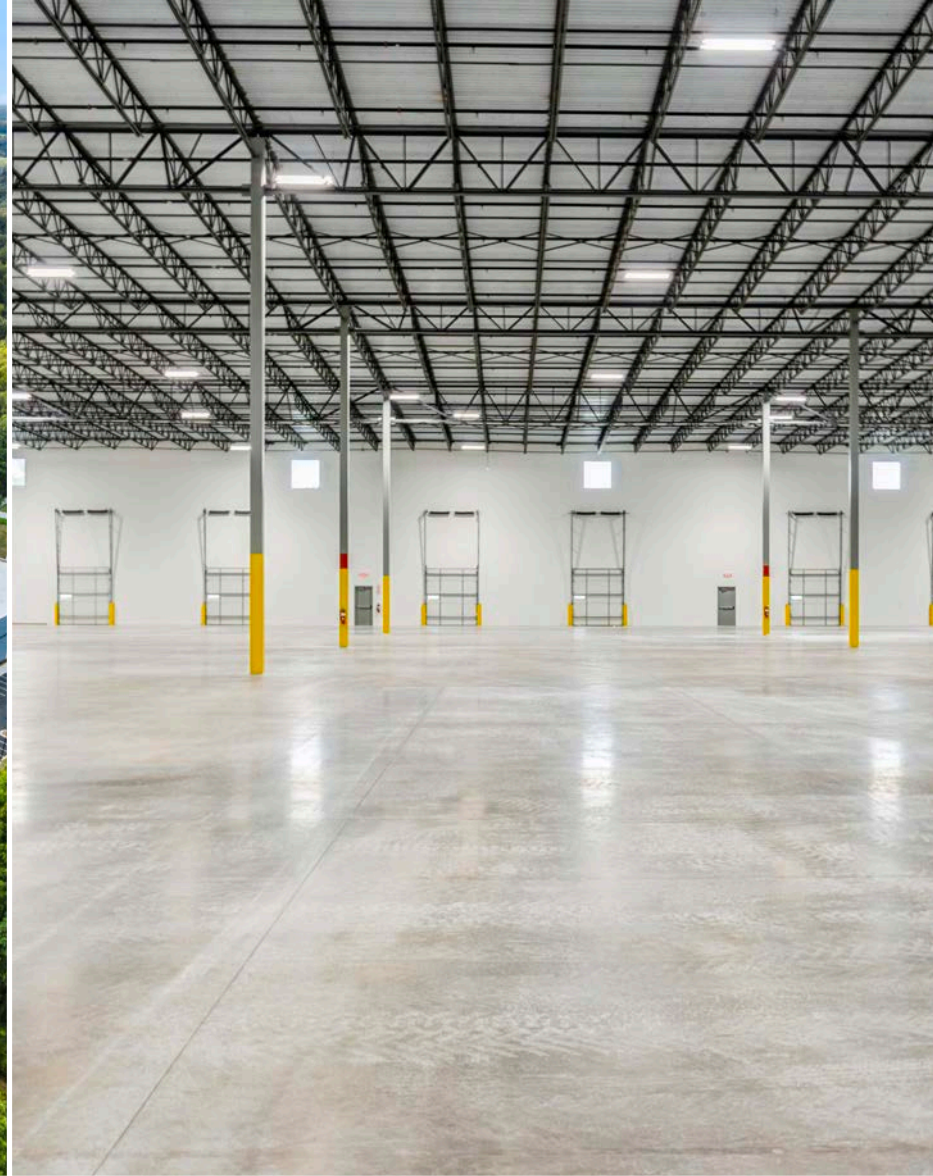


Location Map



Amenities within 5 miles





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