

AVISON  
YOUNG



# IOS Land FOR LEASE

Town Creek

PEACH ORCHARD RD

PEELER RD



*Development &  
Construction  
Underway*



**±3.5 AC Industrial Outdoor Storage  
Opportunity with Service Building**

285 Peach Orchard Ln, Salisbury, NC 28147

# Property overview

285 PEACH ORCHARD LN, SALISBURY, NC 28147



## PROPERTY SPECIFICATIONS

- Development Underway:
  - Site Acreage:  $\pm 10.86$  AC
  - Developable Acreage:  $\pm 3.5$  AC
  - Building:  $\pm 5,040$  SF Service Building
- Parcel ID: 407B043
- CBI zoning (permits outdoor storage)
- Close Proximity to I-85 and US Hwy 29
- Close proximity to Norfolk Southern Railway system and Mid-Carolina Regional Airport
- Ideal Uses:
  - Bulk material storage
  - Trailer or container storage
  - Contractors yard
  - Equipment storage
- Proximity to public water and sewer



INTERSTATE 85

$\pm 1.4$  miles



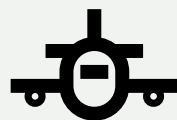
INTERSTATE 485

$\pm 25.4$  miles



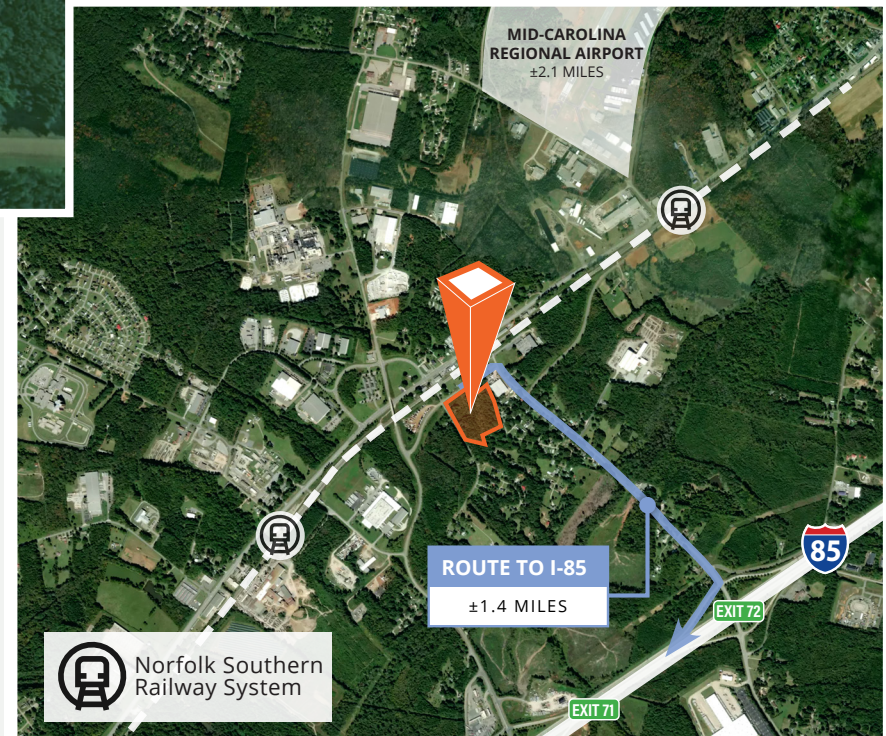
NORFOLK SOUTHERN  
RAILWAY SYSTEM

$\pm 0.1$  mile



MID-CAROLINA  
REGIONAL AIRPORT

$\pm 2.1$  miles



# Area overview

285 PEACH ORCHARD LN, SALISBURY, NC 28147



## MAP KEY

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



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