

MANUFACTURING AND INDUSTRIAL  
WAREHOUSING SPACE FOR SALE

# 1302 N SALISBURY AVE

SALISBURY, NC | CHARLOTTE MSA

176,580 SF  
AVAILABLE

ADDITIONAL LAND  
TO EXPAND



FOR MORE INFO  
CONTACT



**TERRY BRENNAN**  
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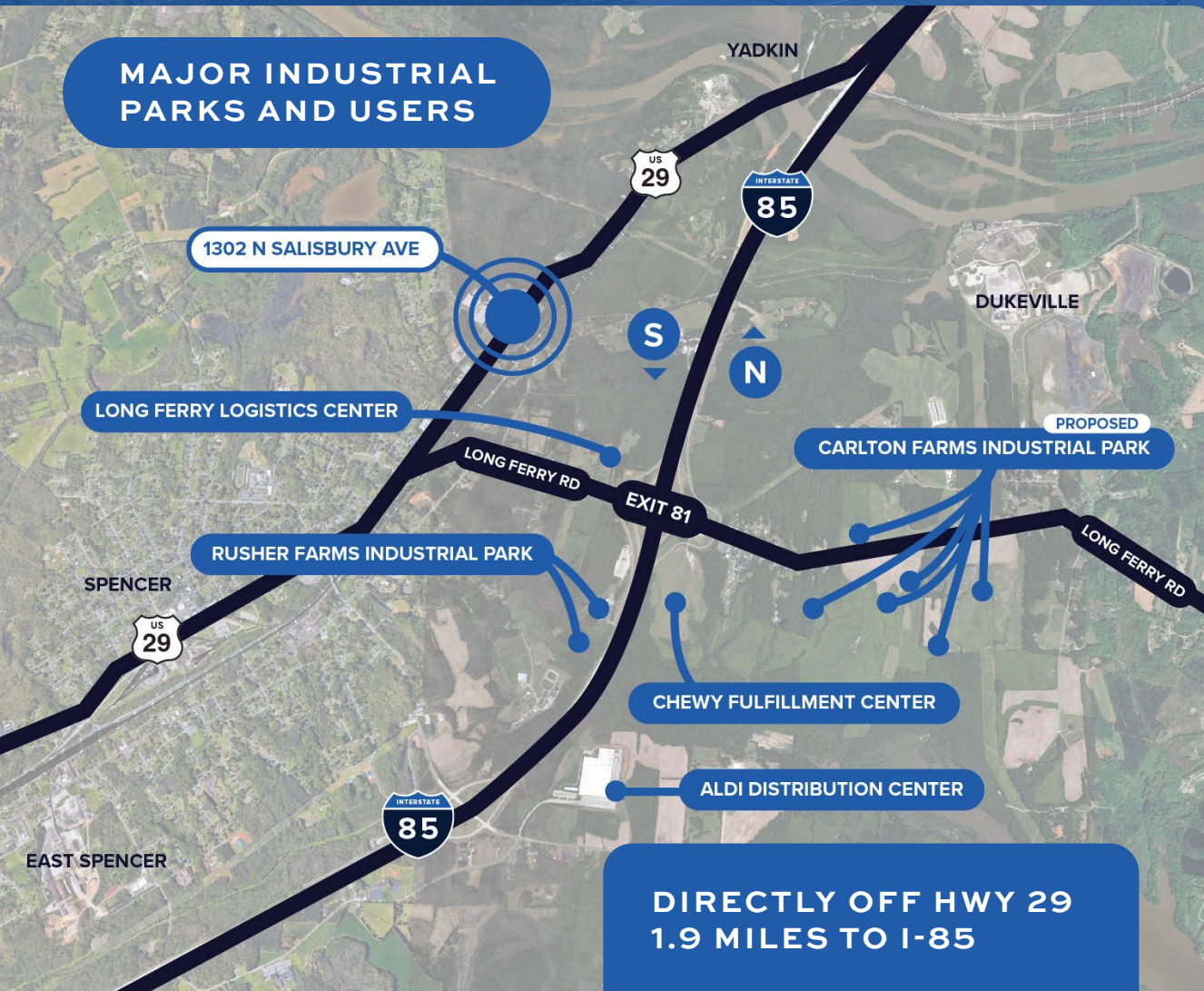
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## MAJOR INDUSTRIAL PARKS AND USERS



**DIRECTLY OFF HWY 29  
1.9 MILES TO I-85**

## LOCATION

Strategically located near I-85 Exit 81, this property offers outstanding connectivity with quick access to Charlotte, Greensboro, major ports, and regional distribution networks. Situated in a rapidly expanding industrial corridor anchored by users like Aldi and Chewy, Rowan County benefits from pro-business leadership and state incentives that make expansion and relocation straightforward. This has driven a steady influx of manufacturing, e-commerce, and distribution users, reinforcing the county as a rising industrial hub.

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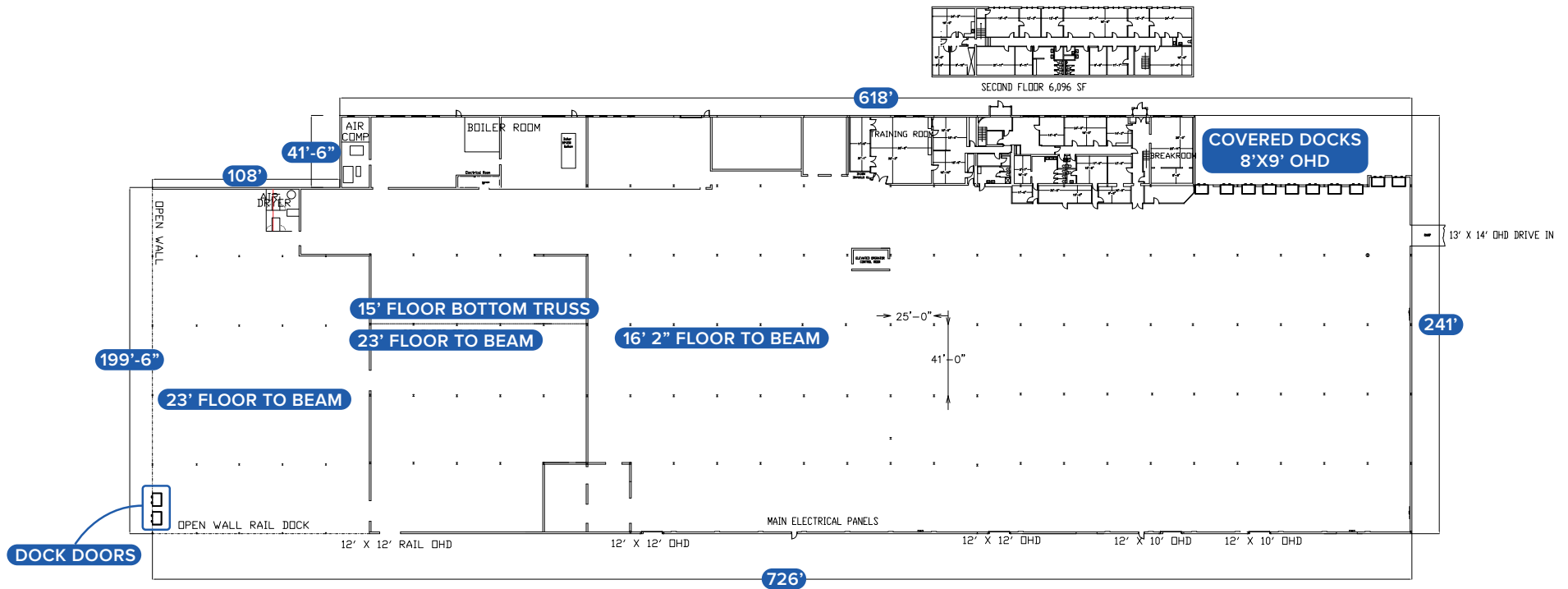
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# FLOOR PLAN



TOTAL SF

176,580 RSF

OFFICE SF

14,837 RSF

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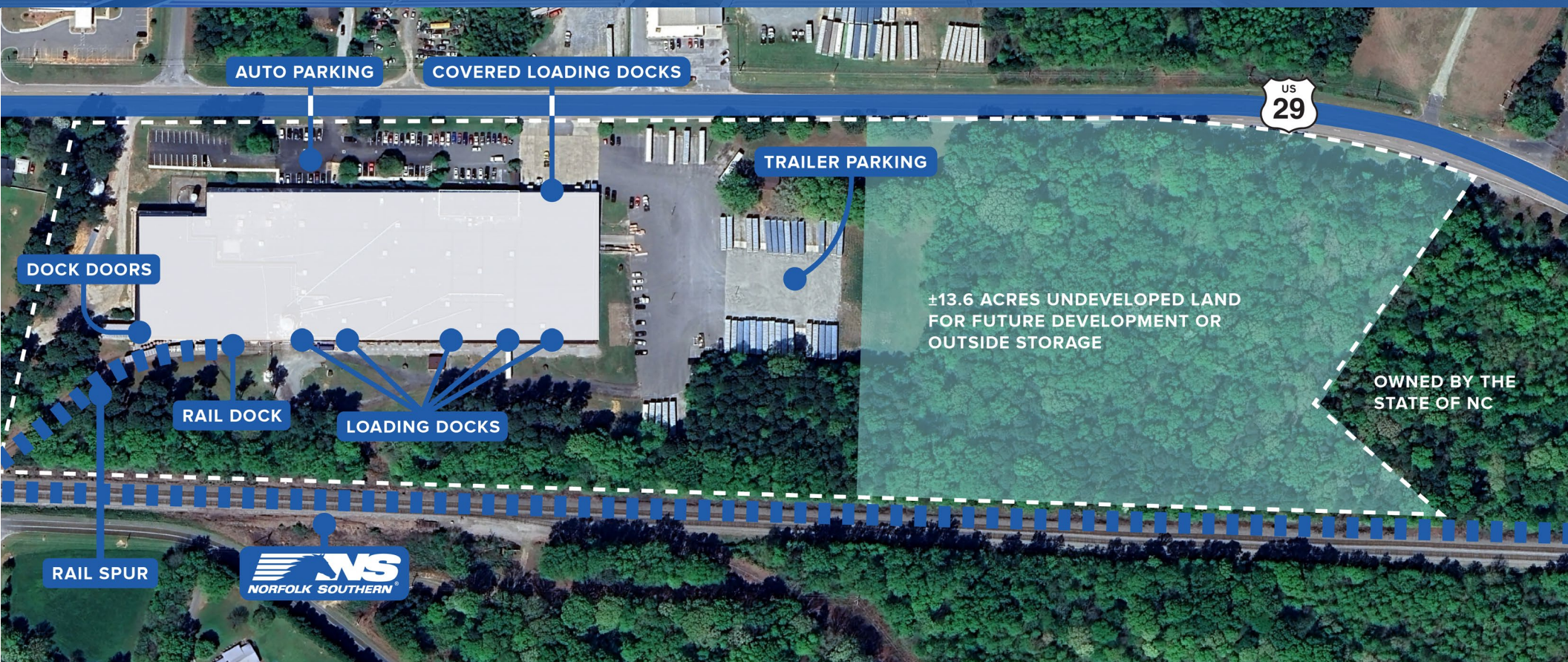
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# SITE PLAN



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# PROPERTY DETAILS

- » **Acres:** 18.5 (with an additional  $\pm 13.6$  acres available for sale immediately adjacent to the site)
- » **Zoned:** IND (Manufacturing and Industrial District), allowing outside storage
- » **Total Building Size:** 176,580 SF
- » **Office:** 14,837 SF
- » **Dock-high doors:** 11 with levelers
- » **Drive-in doors:** 2
- » **Rail doors:** 2 rail docks via Norfolk Southern in addition to open rail dock platform
- » 1/2 mile frontage on the 4 lane Hwy 29
- » **Clear height:** 23' in covered storage/dock area; 16'2" in manufacturing area\*
- » **Power:** 3,000 AMPS of 480V power via 2500 KVA transformer
- » LED lighting in warehouse/manufacturing area
- » Trailer parking with additional land for more storage
- » New employee parking lot and recent capital improvements
- » **Wet sprinkler system:** main floor plan
- » **Dry sprinkler system:** covered storage area

\* A small manufacturing area is 15' (approximately 4,200 SF)

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Information provided about the property is deemed reliable but not guaranteed and should be independently verified.

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