

1820 Martin Luther King Jr Ave.

Salisbury, NC 28144

Industrial Facility For Lease

Building 1: 100,000 SF

Building 2: 45,000 SF



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Building 1 Overview

Address:	1820 Martin Luther King Jr Ave Salisbury, NC 28144	Acreage:	± 5.52
County:	Rowan	Loading:	(4) Dock Doors (2) Drive In Doors
Building Size:	100,000 SF	Clear Height:	24' clear (center of front) 22' eaves 20' clear (center of rear) 17' eaves
Office SF:	± 5,000 SF; Two Story Office	Column Spacing:	24' 5" x 38'
Power:	2000 amps, 480 volts, 3 phase power	Year Built:	1983
Cranes:	(1) 500 lbs jib (1) 500 lbs bridge (1) 1/2 ton jib (6) 3 ton bridge	Sprinkler:	Wet
Location:	1 mile from I-85 Potential Rail Access	Asking Rate:	\$3.95/SF NNN



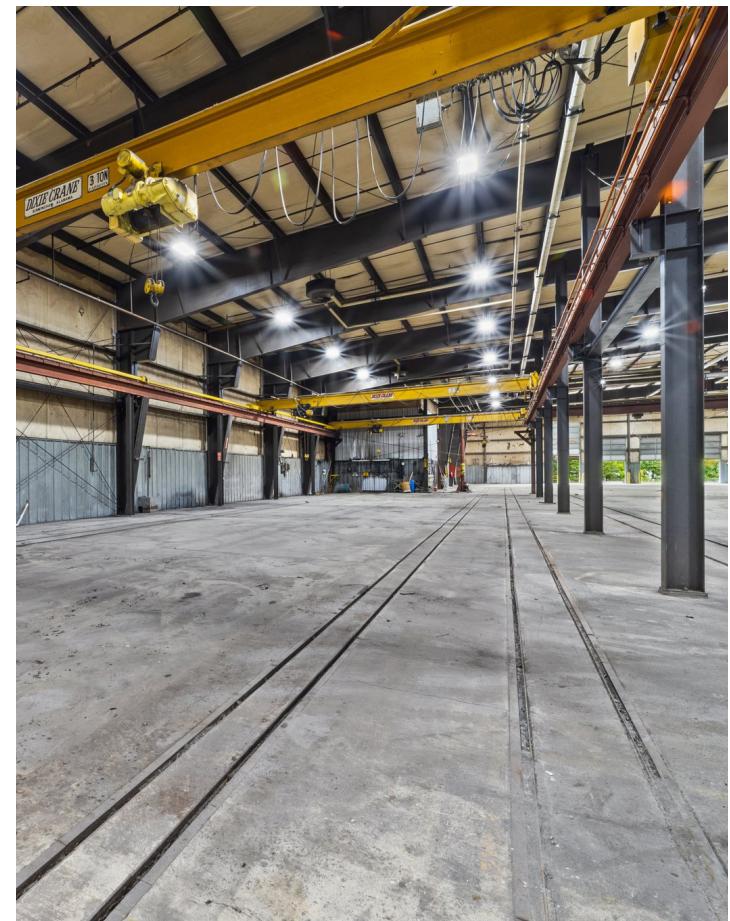
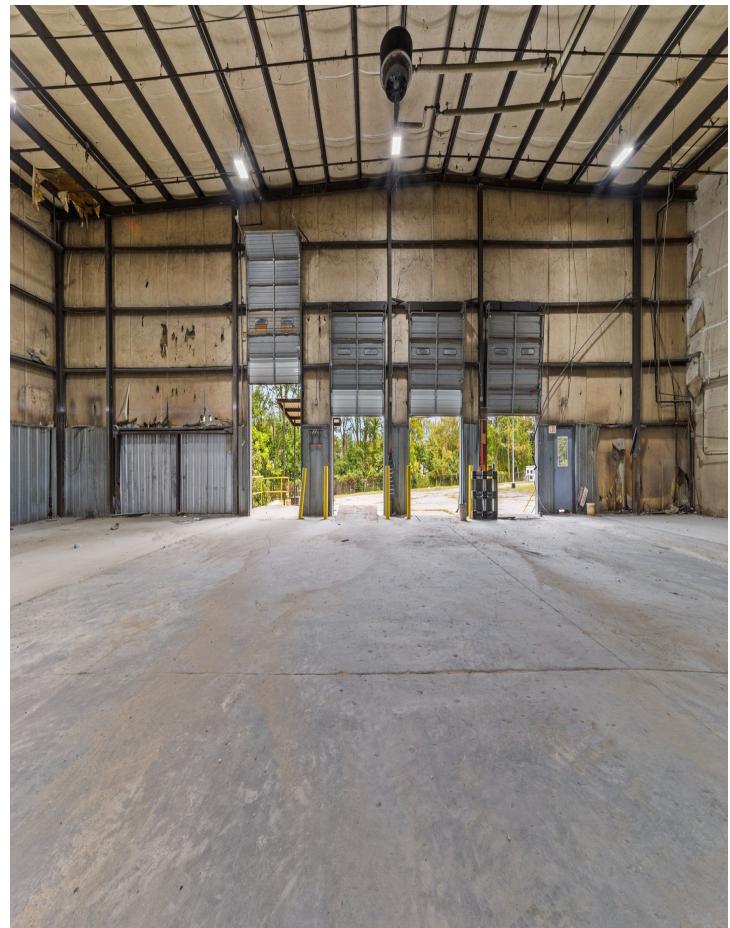
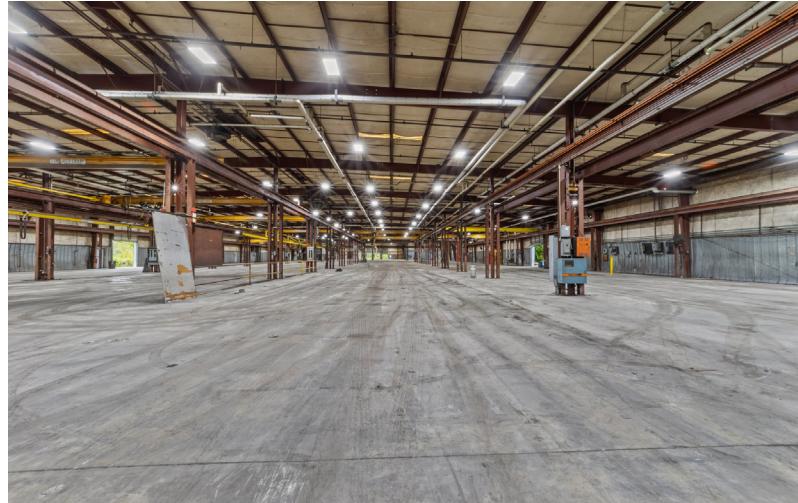


Building 2 Overview

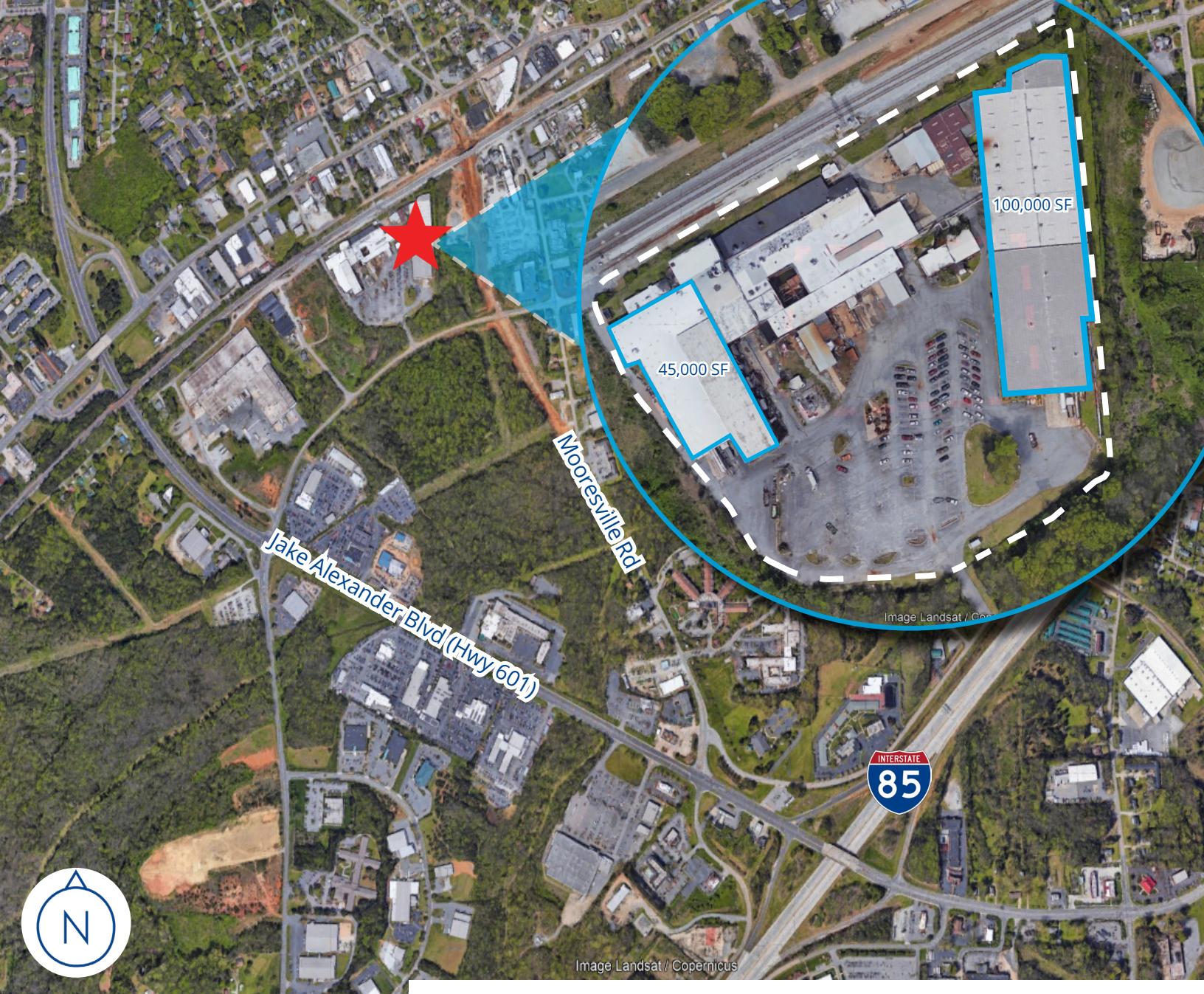
Address:	1820 Martin Luther King Jr Ave Salisbury, NC 28144	Acreage:	± 5.52
County:	Rowan	Loading:	(3) Dock Doors (1) Drive In Doors
Building Size:	45,000 SF	Clear Height:	Right Side- 19' Left Side- 18'
Lighting:	LED Lighting	Year Built:	1983
Cranes:	Nonoperational	Sprinkler:	Wet
Location:	1 mile from I-85 Potential Rail Access	Power	480 Volts 3 Phase 1600 amps

Photo Gallery

45,000 - 100,000 SF



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