

58,000 SF INDUSTRIAL - I-85 SALISBURY



FOR SALE
\$1,430,000

200 Peach Orchard Road
Salisbury, NC 28147

+/- 58,170SF of warehouse or manufacturing space available for \$24/SF. Additional acreage could be used for outdoor / trailer storage. Zoning allows for a broad range of industrial uses. Located only a few minutes from I-85 and its amenities.

- ✓ \$24/SF
 - ✓ 13.26 acres
 - ✓ Easy truck access
 - ✓ 2 minutes to I-85
 - ✓ CBI zoning in Rowan Co
- [Click here for Table of Uses](#)

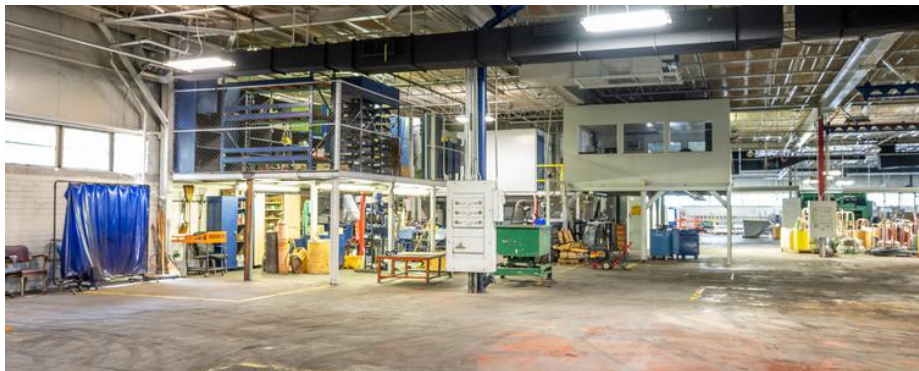
PID: 161003

**All information needs to be independently verified.*

58,000SF INDUSTRIAL - I-85 IN SALISBURY, NC



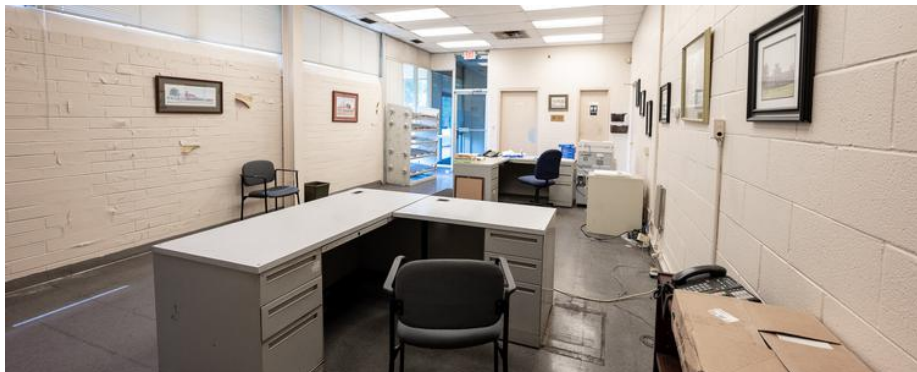
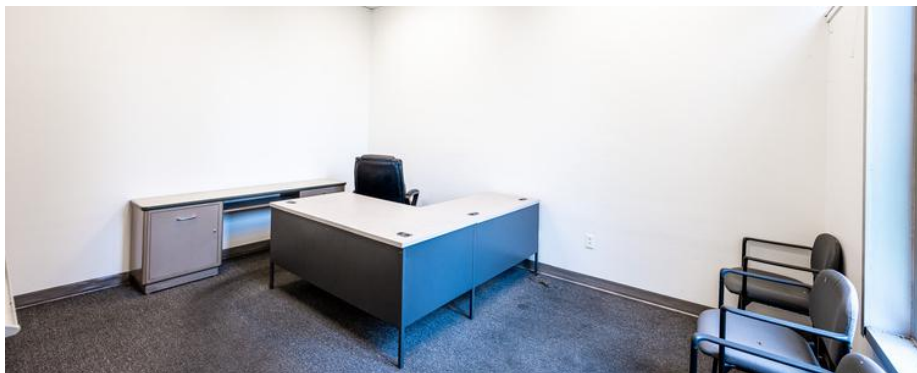
58,000SF INDUSTRIAL - I-85 IN SALISBURY, NC



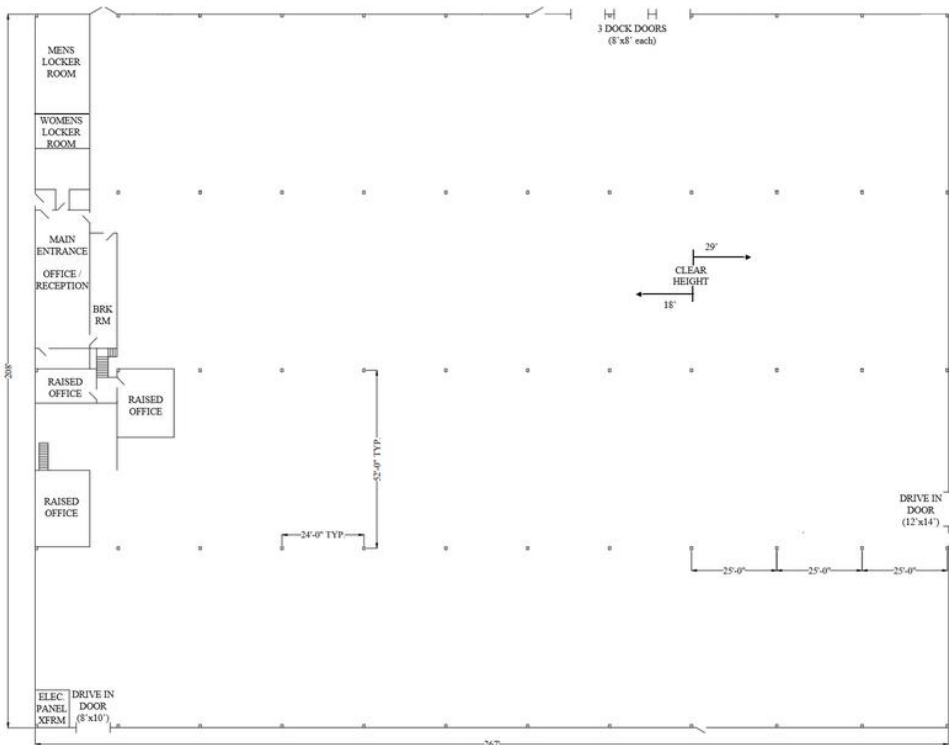
58,000SF INDUSTRIAL - I-85 IN SALISBURY, NC



58,000SF INDUSTRIAL - I-85 IN SALISBURY, NC



58,000SF INDUSTRIAL - I-85 IN SALISBURY, NC



- 3 dock doors
- 2 drive-ins (12x14 & 8x10)
- 29' and 16' clear heights
- Heavy power (3phase 480V)
- 58,170 SF
 - 1,000SF Office / Reception
 - 1,000SF M/W Locker Rooms
 - 500SF Raised Office
 - 350SF Mezzanine
- Additional 3,100SF electrified shed behind main building.

NOTE: An HVAC system is installed but not operational. A new roof is required. Both items are contemplated pricing.

**All information needs to be independently verified.*

58,000SF INDUSTRIAL - I-85 IN SALISBURY, NC



Doug Donia
Partner, Broker
704.786.8888
MarkH@newbranchre.com



Andrew Castrodale
Broker
704.786.8888
AndrewC@newbranchre.com

