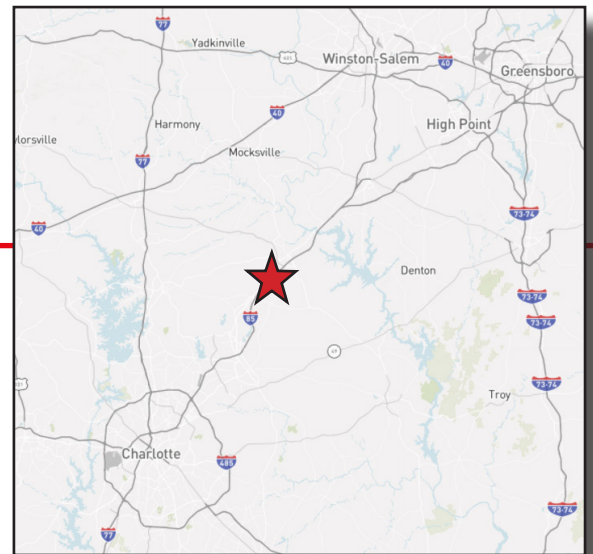


FOR SALE

**GRACE CHURCH ROAD
SALISBURY, NC 28147**

**±35 ACRES INDUSTRIAL LAND NEAR
I-85 BETWEEN CHARLOTTE AND
GREENSBORO**

- Distance to Hwy-29 ±0.5 miles
- Distance to I-85 ±2.2 miles - - - -
- Distance to Charlotte ±38 miles
- Distance to Greensboro ±59 miles



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Property Specifications



Acres	±35 AC (Parcel 477 079)
Topography	Gentle slope, contour map shown below
Zoning	CBI (Commercial, Business, Industrial) Allows most industrial uses
County	Rowan
Proposed Building Dimensions	240,000 SF (300' x 800') Rear load
Power	12KV Transmission line along Grace Church Rd 100 KV transmission line to neighboring parcel Duke Energy
Natural Gas	4" line along Grace Church Rd with 60psi service
Water	12" main along Grace Church Rd
Sewer	Call for details
Asking Price	\$1,750,000

