



RUSHER FARMS
COMMERCE CENTER



For Lease

Two Building Park

721 Andrews St., Salisbury, NC
Delivery Q4 2024

Building 1: +/- 451,806 SF

Building 2: +/- 162,066 SF



SITE PLAN



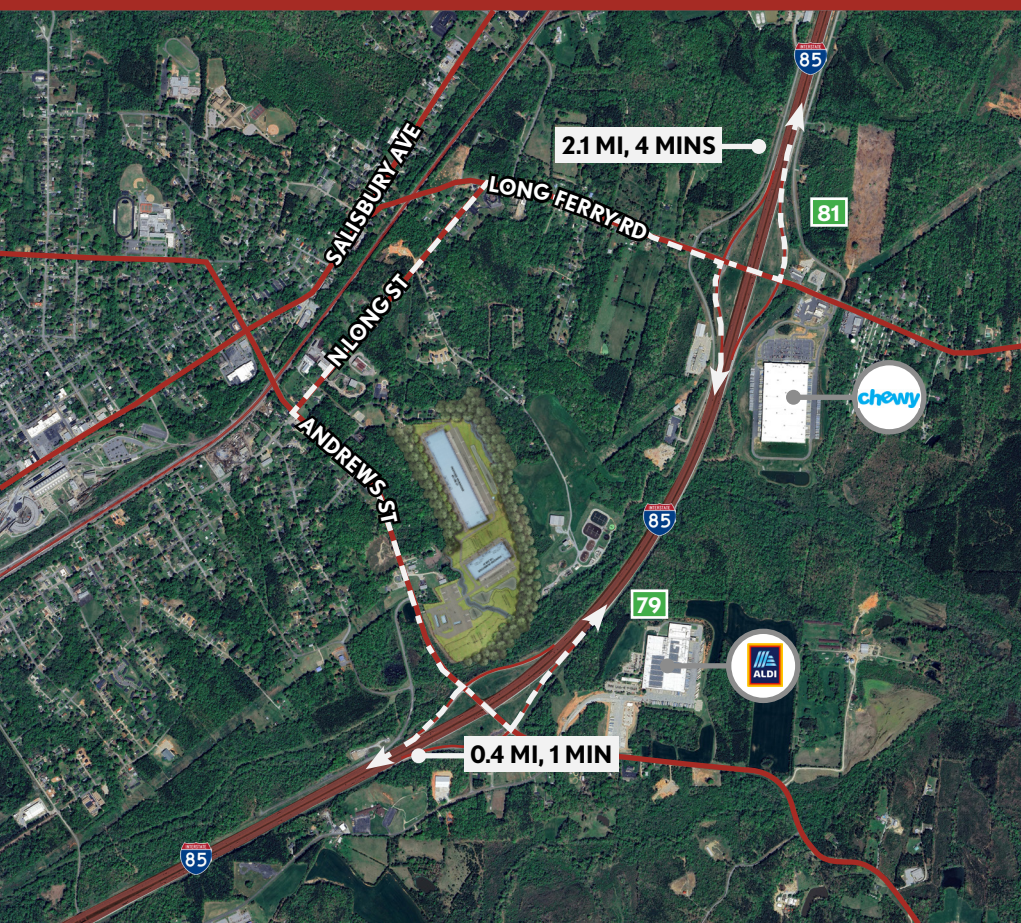
Additional Power Capacity Available

BUILDING 1 451,806 SF

| | |
|-------------------|--|
| AVAILABLE SF | +/- 100,000 - 451,980 SF |
| OFFICE SF | To suit |
| CLEAR HEIGHT | 36' |
| DIMENSIONS | 310' x 1,458' |
| COLUMN SPACING | 52' x 50' (60' speed bay) |
| LOADING | 42 DH, 2 DI 43 knock out positions |
| TRUCK COURT DEPTH | 190' deep (60' apron) |
| PARKING | 350 auto positions 115 trailer positions |
| POWER | 3,000 amps, 480/ 277V 3-phase |
| SPRINKLERS | ESFR |
| ZONING | 85-ED; Allows for all industrial and corporate uses, including outdoor storage |

BUILDING 2 162,066 SF

| | |
|-------------------|--|
| AVAILABLE SF | +/- 40,000 - 162,240 SF |
| OFFICE SF | To suit |
| CLEAR HEIGHT | 32' |
| DIMENSIONS | 260' x 624' |
| COLUMN SPACING | 52' x 50' (60' speed bay) |
| LOADING | 17 DH, 2 DI 13 knock out positions |
| TRUCK COURT DEPTH | 190' deep (60' apron) |
| PARKING | 180 auto positions 50 trailer positions |
| POWER | 2,000 amps, 480/ 277V 3-phase |
| SPRINKLERS | ESFR |
| ZONING | 85-ED; Allows for all industrial and corporate uses, including outdoor storage |

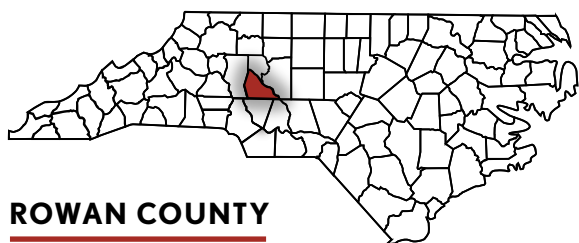


INTERSTATE ACCESS

Amenities within 5 miles



LOCATION MAPS



OVER 50% OF THE US POPULATION
LIVES WITHIN 650 MILES OF ROWAN COUNTY



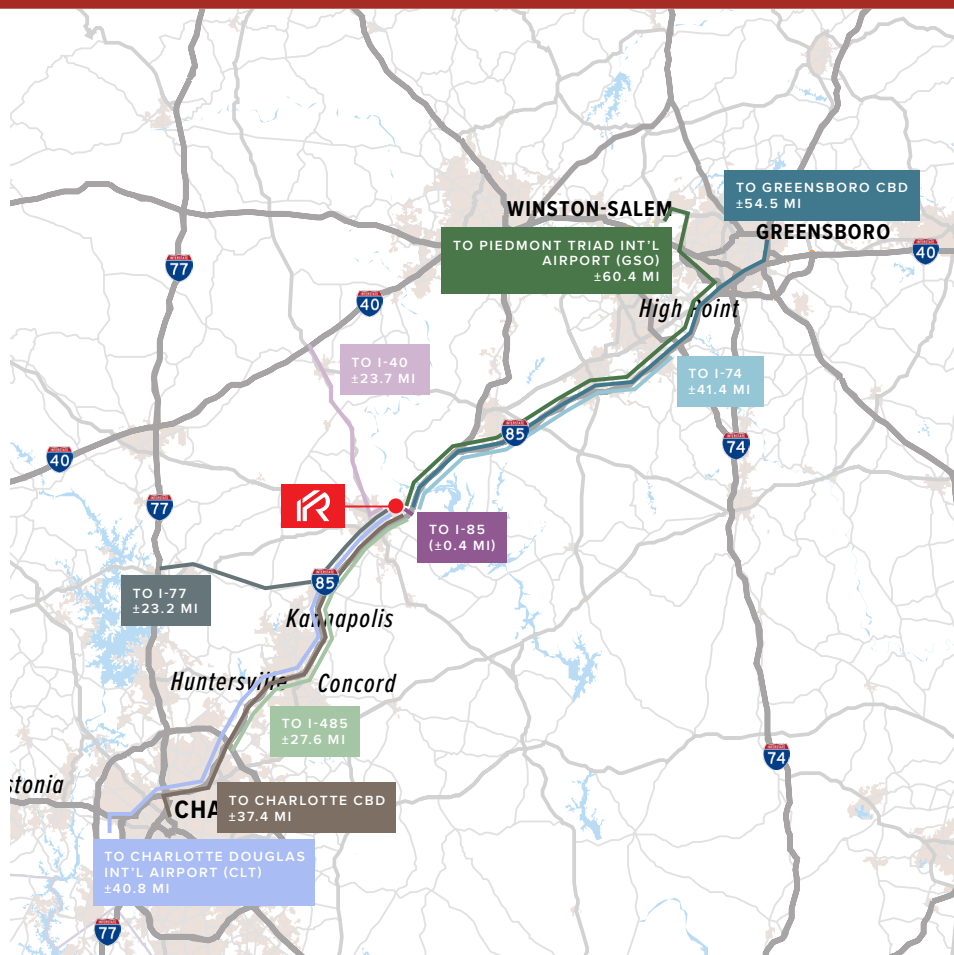
ROWAN'S WEEKLY LABOR COSTS AVERAGE IS

13% LESS THAN THE STATE'S
45% LESS THAN CHARLOTTE'S



ROWAN'S COST OF LIVING IS

13% LOWER THAN THE NATION'S
6% LOWER THAN CHARLOTTE'S



DEMOGRAPHICS

| | 15 MIN | 30 MIN | 45 MIN |
|---|----------|----------|-----------|
| 2023 Total Population | 82,531 | 417,722 | 1,875,504 |
| 2023-2028 Population Annual Growth Rate | 0.20% | 0.52% | 0.77% |
| Civilian Population Age 16+ in Labor Force | 38,168 | 200,586 | 950,806 |
| Daytime Population | 95,174 | 399,606 | 1,941,935 |
| Daytime Population: Workers | 48,641 | 170,987 | 965,252 |
| Daytime Population: Residents | 46,533 | 228,619 | 976,683 |
| Unemployment Rate | 6.2% | 5.1% | 4.5% |
| Total Households | 32,608 | 165,397 | 744,184 |
| Median Age | 40.3 | 41.0 | 37.9 |
| Median Household Income | \$53,834 | \$58,325 | \$63,911 |
| Industrial Jobs | 6,810 | 39,982 | 169,510 |
| Industrial Jobs as a Percentage | 19.0% | 21.0% | 18.7% |



For leasing inquiries, please contact:

Jay Hill

+1 704 804 5754

jay.hill@jll.com

Matthew Greer, CCIM, SIOR

+1 704 804 5762

matthew.greer@jll.com

Brad Cherry, CCIM, SIOR

+1 704 927 3013

brad.cherry@jll.com

HALSTATT
REAL ESTATE PARTNERS

TECTONIC

