

FOR SALE OR LEASE



±144,875 SF TOTAL
INDUSTRIAL WAREHOUSE



615 INDUSTRIAL AVENUE, SALISBURY, NC 28147

±144,875 SF

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Size:	±144,875 SF
Land Area:	±7.28 Acres
Product Type:	Industrial Warehouse
Construction:	Brick
Year Built:	1963/1972/1978/2019
Zoning:	Business District
Clear Height:	Varies from 12'-17' 6"
Parking:	±150 Spaces
Roof:	TPO - 67,200 SF 20-year warranty started in 2019. 32,400 SF 20-year warranty started in 2022
Loading:	Sixteen (16) dock-high loading doors, one (1) grade-level drive-in
Lighting:	T-8/LED
Sprinkler:	Wet System
Asking Lease Rate:	\$6.00 PSF NNN
Asking Price:	\$9,127,000.00 (\$63.00 PSF +/-)



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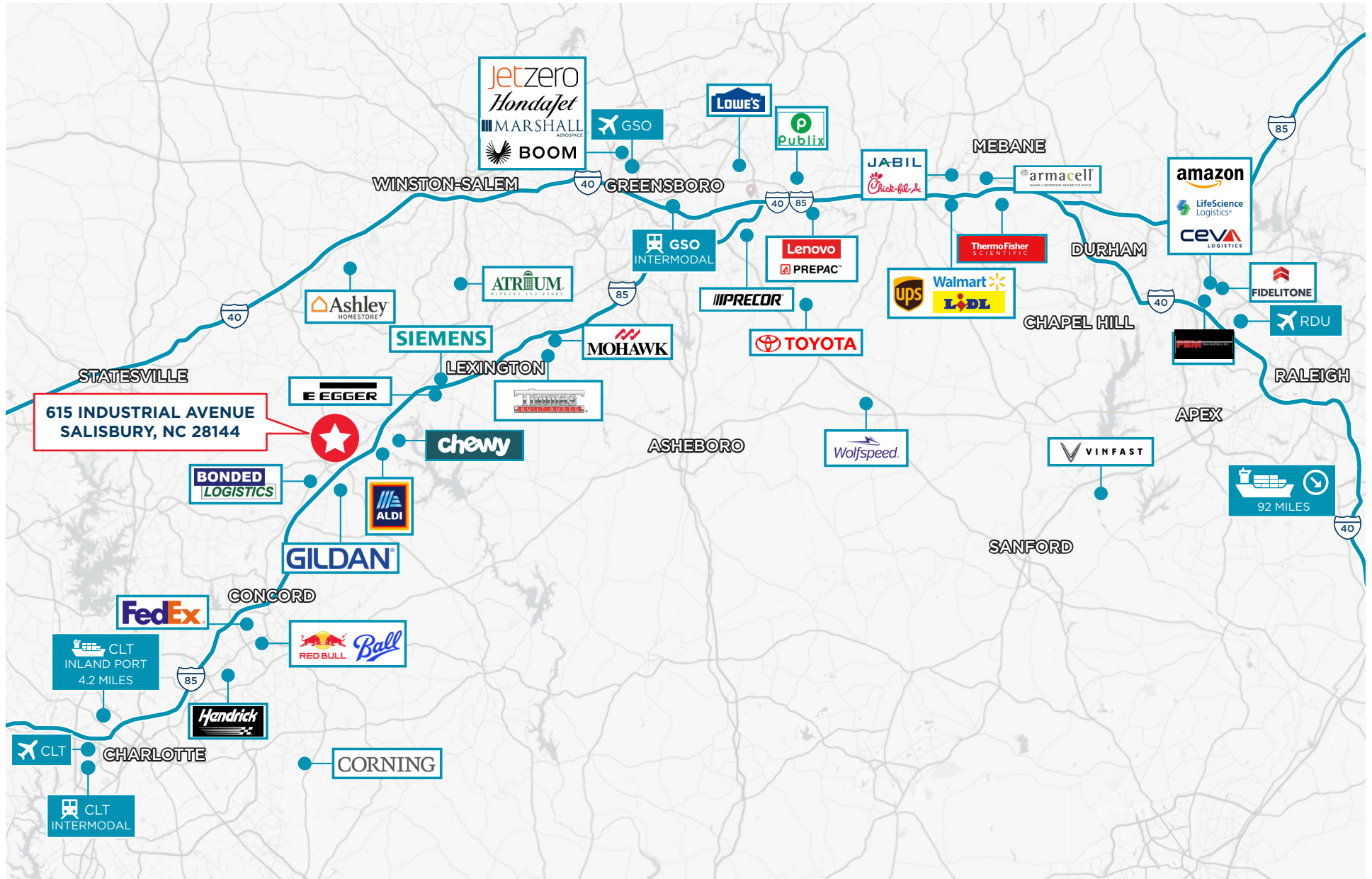
SURROUNDING BUSINESSES / AMENITIES



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For more information, please contact:

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