



PROPERTY DETAILS

- 100,000 sq. ft expandable to 200,000 sq. ft.
- 50' x 50' column spacing
- Exterior walls; painted concrete tilt up panels
- 24' clear height
- 8 dock high doors, 2 drive in doors
- 6" concrete floor slab, 4,000 psi
- TPO membrane, insulated roof
- ESFR sprinkler system

UTILITIES & ACCESS & LOCATION MAP

- **Highways and Interstates:**
 US Highway 52 – 3 miles
 NC 24/27 – 5 miles
 I-85 – 26 miles
- **Airports:** Charlotte Douglas – 53 miles;
 Piedmont Triad International – 61 miles
 Stanly County Airport – Located across the street
- **Rail Services:** Winston-Salem Southbound (available for part of the site)
- **Electricity:** Provided by City of Albemarle/ElectriCities
- **Natural Gas:** 3" & 6" Lines PNG
- **Water:** 12" Line, Provided by Stanly County
- **Sewer:** 8" line, Provided by Stanly County