



2121 Heilig Road Salisbury, NC 28146

CLASS A MANUFACTURING FACILITY FOR LEASE ± 422,315 SQFT

- CONCRETE CONSTRUCTION
- HEAVY THREE PHASE POWER
- HIGH CAPACITY UTILITIES
- FULLY HVAC
- WAREHOUSE SPACE

PROPERTY OVERVIEW

High quality modern manufacturing building outfitted with high capacity power, compressed air and chilled water systems to support a major manufacturing operation. The facility is situated on a 50 acres site less than two miles from Interstate 85 and within one hour of Charlotte Douglas International Airport with over 700 daily flights. The sixteen county Charlotte Region is the world headquarters to nine Fortune 500 companies and a population of over 2.6 million people. The area offers a highly skilled workforce in a right to work state and very competitive location sensitive operating costs.

WAREHOUSE FEATURES

Size: 42K sf on 50 acres

Clear Heights: 24'-26'

Power: 12,500 KVA Power Supply-14MW

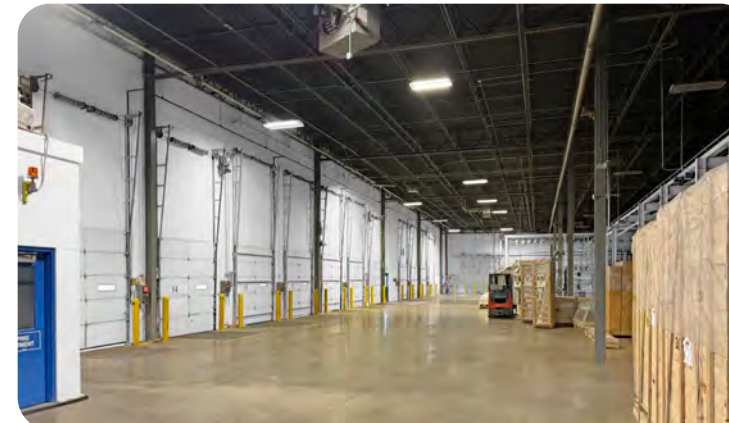
Loading: 14 Dock-level Doors +5 Grade Level

Location: 2 miles to I-85 and 1 hour to CLT Airport



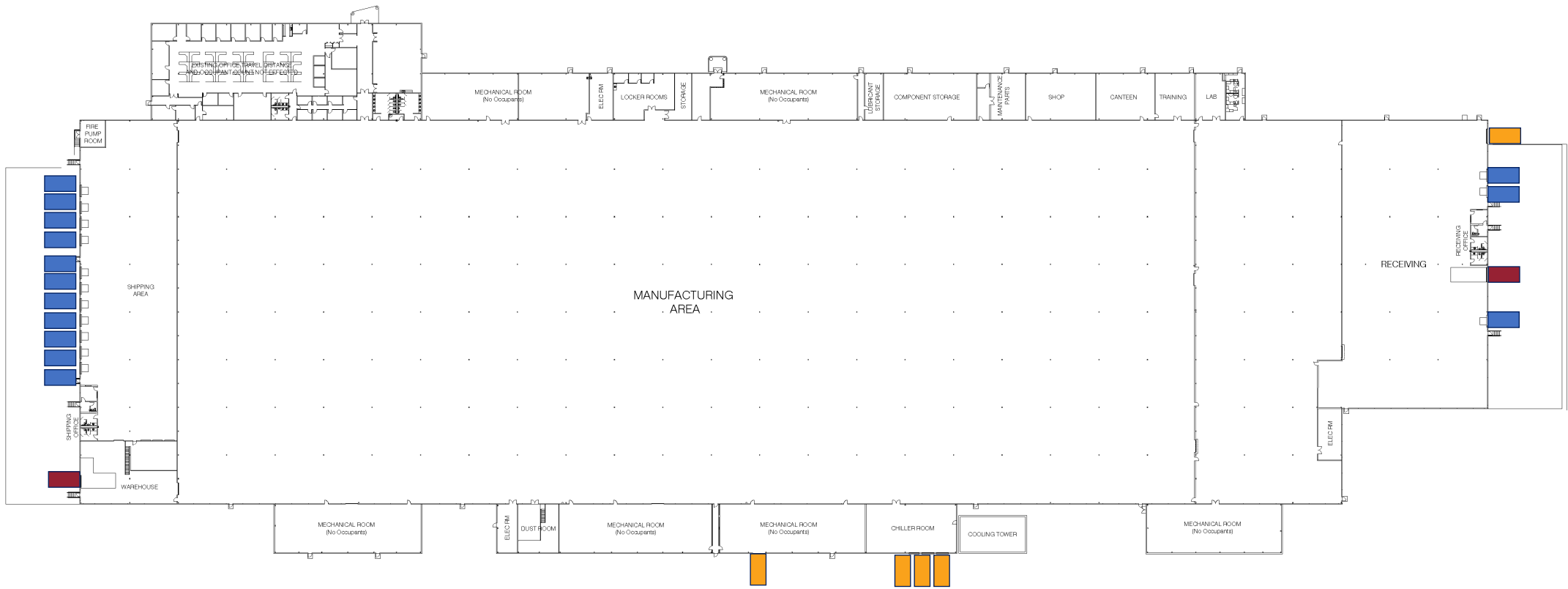
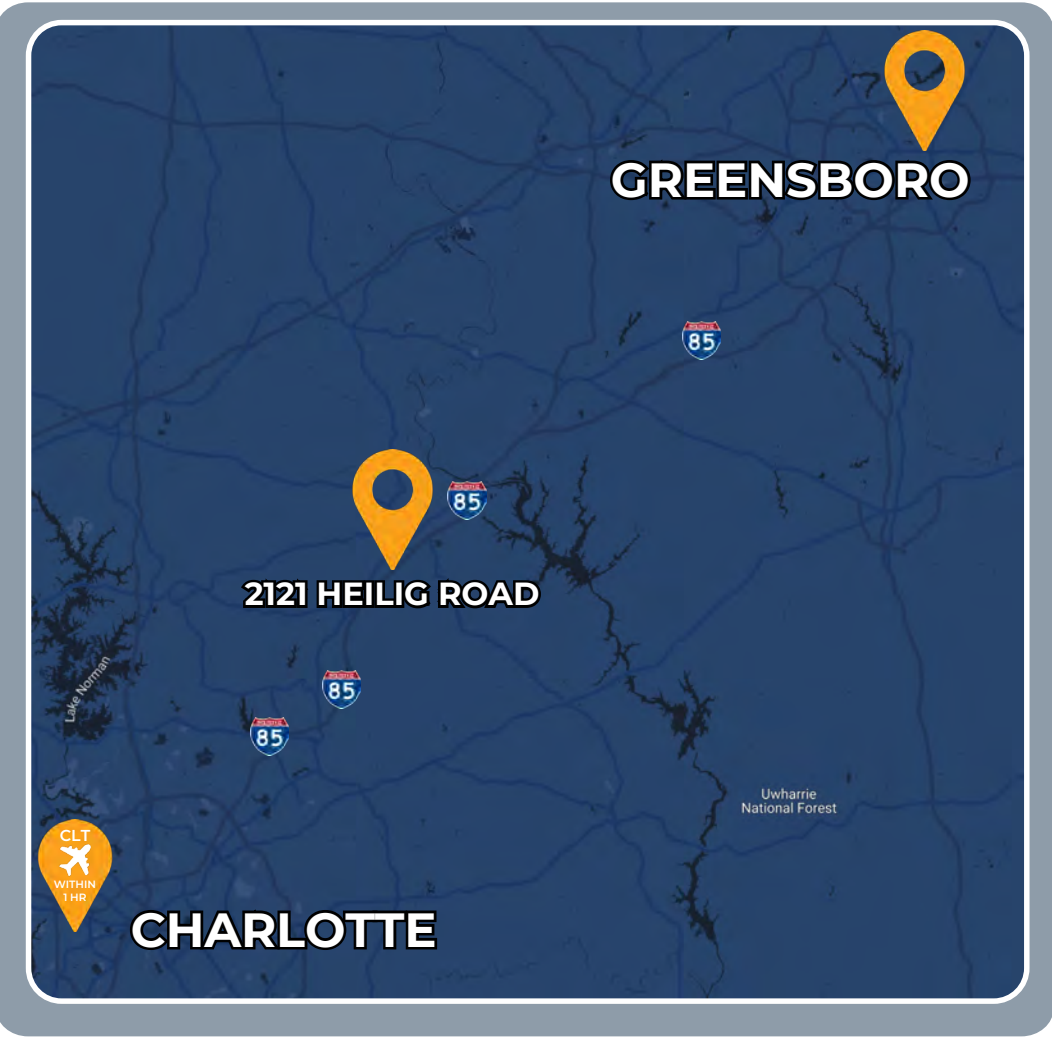
Mike O'Neill Jr.
Principal




610 - 220 - 0255



Kyle Wade.
Leasing

856 - 745 - 1430



-  DOCK LEVEL DOORS
-  GRADE LEVEL DOORS
-  TRUCK WELLS



PRIMEROCK

Prime Rock is a team of accomplished real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.

