

Available Space:
26,000 - 81,150 SF

State-of-the-art Class A industrial building
with direct access to I-85

For Lease

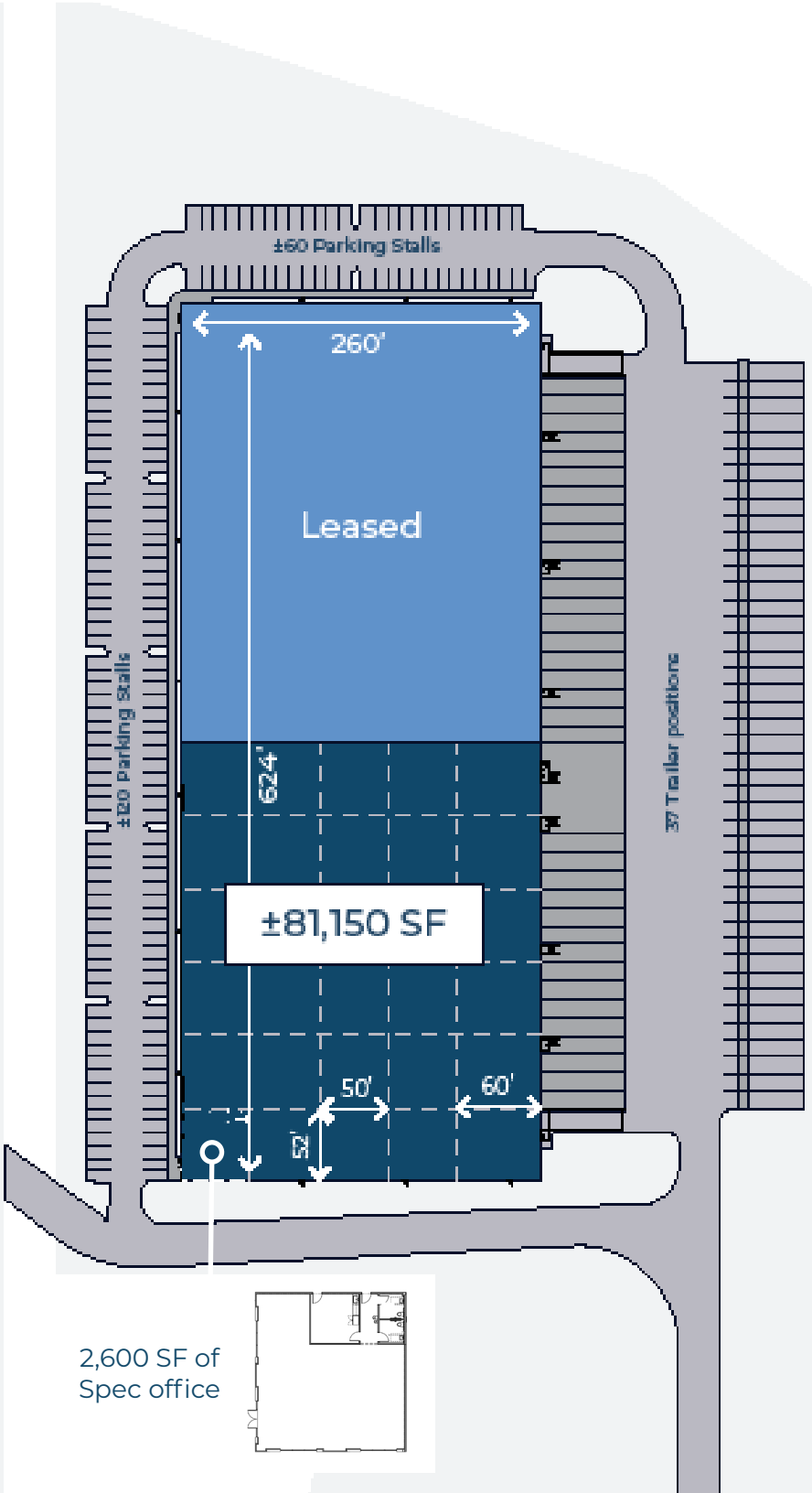
CBRE | SHORELINE CAPITAL


ROBINSON ROAD
1335 Rusher Farms Dr
Leased
Available
1200 Rusher Farms Dr
ANDREWS STREET
SHEETZ
INTERSTATE
85
0.5 mi
from I-85
EXIT
79
N

BUILDING SPECS

Total SF	±162,240
Available SF	±26,000 - 81,150
Office SF	2,600 SF
Clear Height	32’
Dimensions	260’ x 624’
Column spacing	52’ x 50’ (60’ speed bay)
Loading	7 DH, 1 DI 13 knock out positions 2 existing pit levelers
Truck court depth	190’ deep (60’ apron)
Parking	95 auto positions 37 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





LOCATION MAP



Amenities within 5 miles

Chick-fil-A
Cracker Barrel OLD COUNTRY STORE
Starbucks Coffee
SHEETZ
TSC Tractor Supply Co.
Lowe's
Walmart
Walgreens
Chipotle Mexican Grill
Big Lots!
McDonald's
Food Lion

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RUSHER FARMS
COMMERCE CENTER

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