

# 1005 COMPETITION DRIVE

SALISBURY, NC 28146

±250,560 SF

Available for Lease

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# Property Overview

## INDUSTRIAL BUILDING WITH EASY ACCESS TO I-85

A modern industrial opportunity at 1005 Competition Drive, a ±250,560 SF facility positioned on ±18.85 acres and designed for efficient, large-scale operations in Salisbury's thriving industrial corridor. The building offers robust functionality, including full circulation, dual motorized 14' x 16' drive-in doors, trailer stalls, ample auto parking, and a strong 4,000-amp power supply, all within flexible Light Industrial (LI) zoning. Just 1.1 miles from I-85, the location provides immediate access to a major transportation

- + 250,560 Total SF
- + ±18.85 Acres
- + Easy access to I-85
- + 36' Clear Height
- + (36) Dock High Doors
- + (188) Auto Parking
- + Warehouse HVAC designed to maintain 80-degree F internal temp with an external temperature of 110-degrees F
- + 2'x4' LED high bay with motion sensors to provide an average of 30 FC with an open unobstructed floor plan (no racking layout considered at this point)
- + Roof Structure – Metal Deck 60 mil TPO, R-25 insulation



## PROPERTY FEATURES

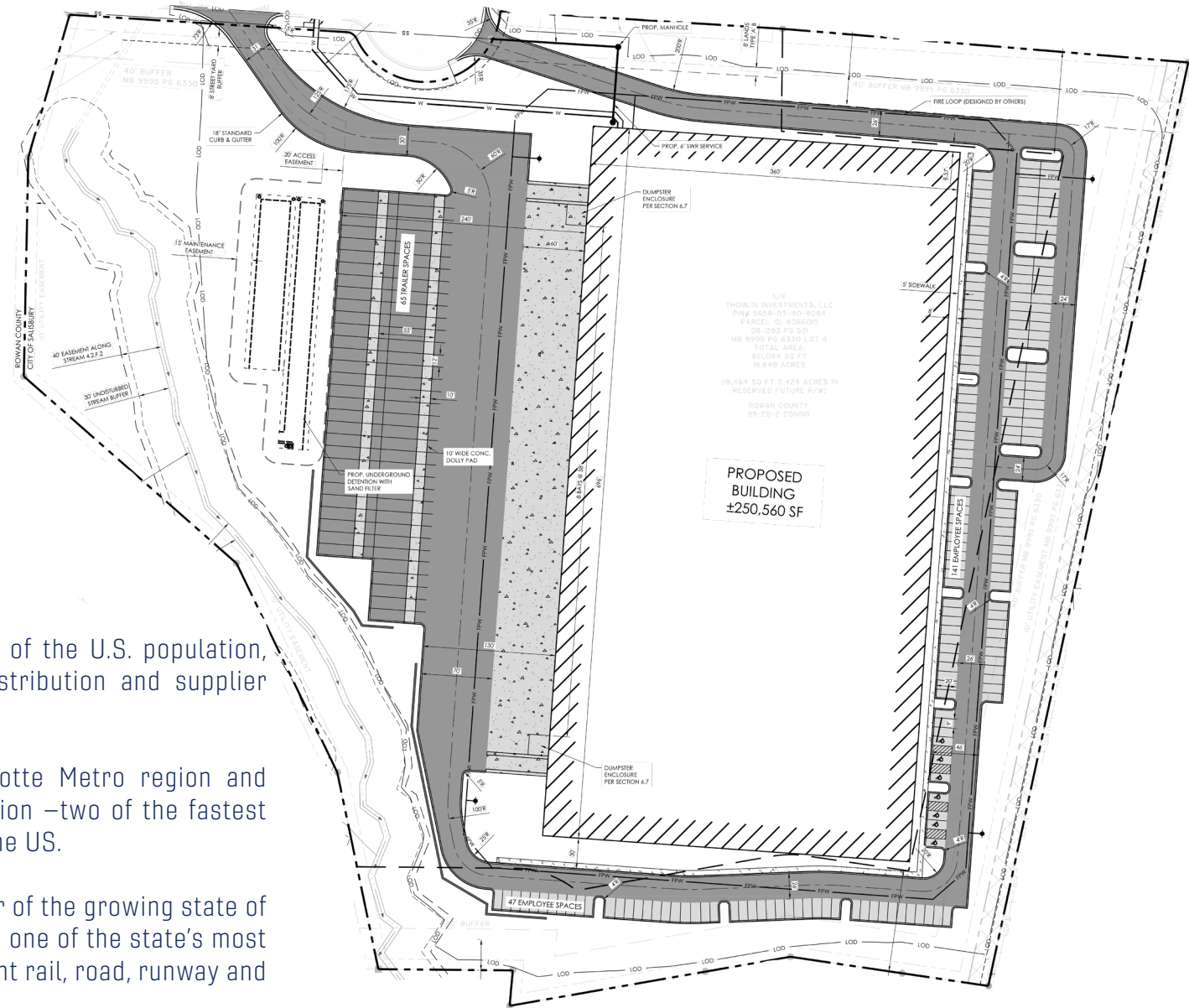
- + ±250,560 SF
- + ±18.85 AC
- + 36' Clear Height
- + (65) Trailer stalls expandable
- + (188) Auto parking stalls
- + 180' min truck court
- + 50' x 58' Typical column spacing
- + (36) 9' x 10' Dock High Doors
- + (2) 14' x 16' Drive In Doors
- + 4,000 Amps of 277/480v, 3-phase, 4-wire, service to premises (can be upsized)
- + 8" Reinforced slab
- + ESFR fire suppression
- + Light Industrial (LI) Zoning
- + Full building circulation
- + Security: By Tenant
- + Call for pricing

# Siteplan

AVAILABLE | 250,560 SF

## Location

- Within one day's drive of 60% of the U.S. population, enabling fast, cost-efficient distribution and supplier access.
- Rowan County is in the Charlotte Metro region and borders the Piedmont Triad region –two of the fastest growing population centers in the US.
- Located at the population center of the growing state of North Carolina, Rowan County is one of the state's most connected regions, with abundant rail, road, runway and port assets.





Salisbury, NC  
10 Minute Drive



1.1 Miles



16 Miles



26 Miles



42 Miles  
Charlotte Douglas  
Intl' Airport



# Location Overview



## AIR

### CLT Douglas International Airport

- The 6th busiest airport in the world by total passenger volume
- 36 non-stop international flights a day
- 188 non-stop destinations
- 2-hour plane ride reaches 60% of US population
- 1,300+ daily aircraft movements
- \$3B+ capital investment plan
- <1 Mile from NS Inmodal Yard

## ROADS & INTERSTATES

**Accessible via: Interstates 485, 85, 77 and US Hwys 16, 24, 29**

- Within a 1-day truck drive:
  - 107M in the US population
  - Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

## RAIL

**Two Major Commercial Railroads:** Norfolk Southern & CSX Corporation

**Passenger Rail to Many Major Cities:** Amtrak

## PORTS

**Port of Wilmington:** 205 miles

**Port of Charleston:** 215 miles

**Port of Savannah:** 260 miles

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