

**21,924 SF WAREHOUSE SPACE  
AVAILABLE FOR SALE OR LEASE**



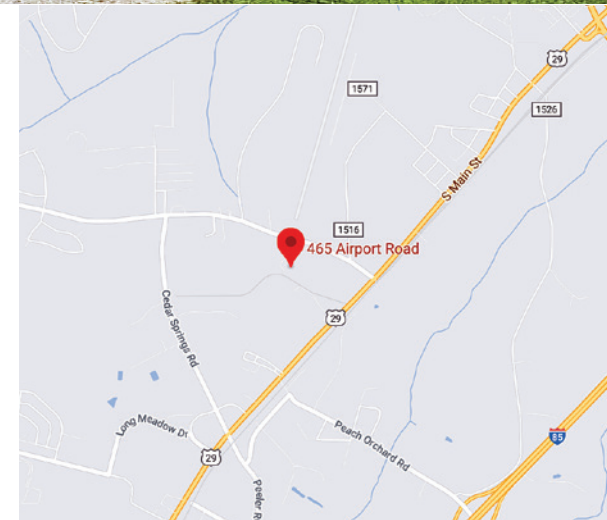
### Property Highlights

- 21,924 SF Warehouse for Sale or Lease
- 9.51 Acres (excess land included)
- Metal construction
- Zoned Conditional Use
- Close proximity to I-85 corridor
- Functional warehouse layout (open floor w/ minimal office)
- Potential for rail service
- Lease Rate: \$2.75/SF NNN
- Sale Price: \$495,000

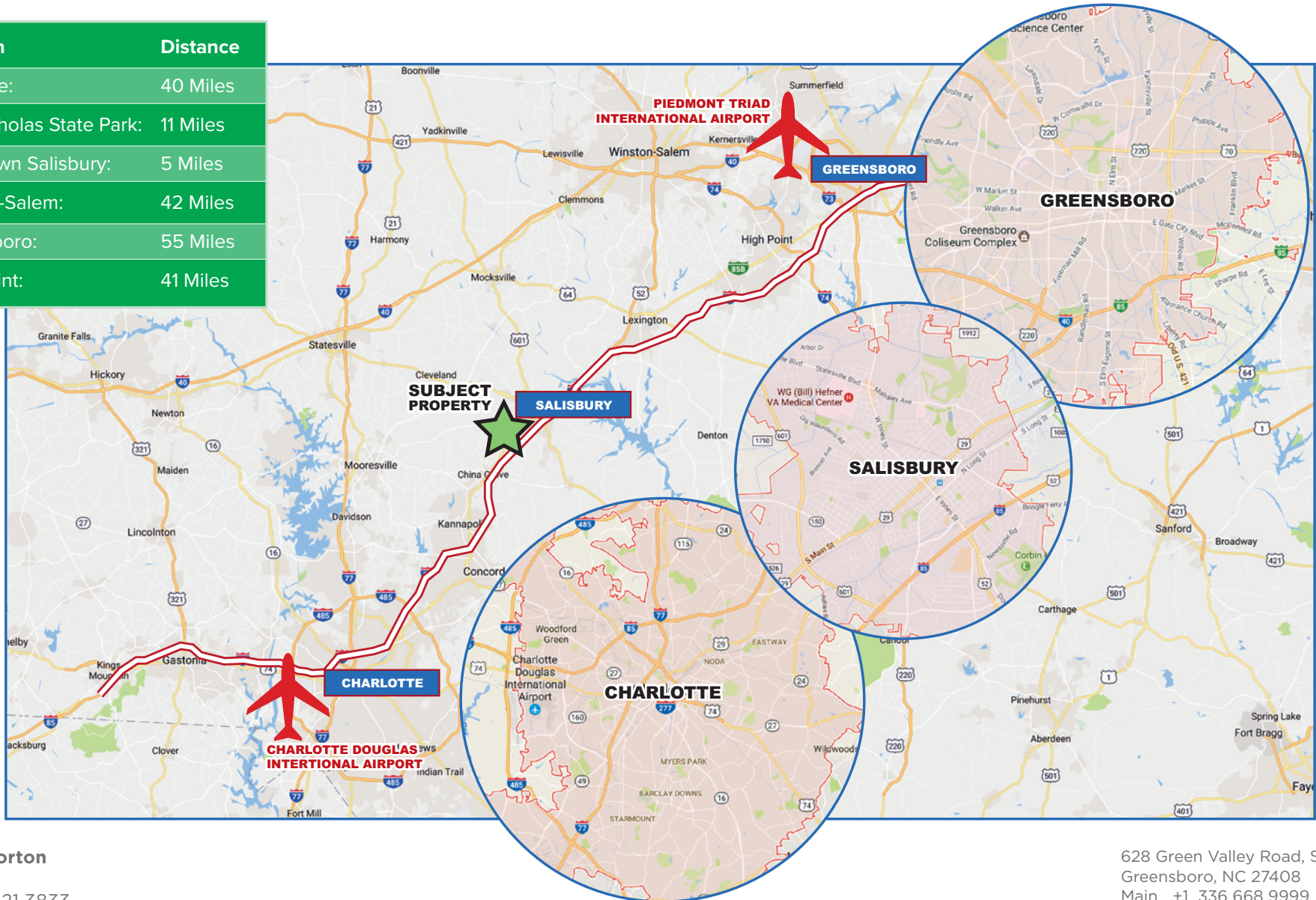
#### Breck Dorton

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Location	Distance
Charlotte:	40 Miles
Dan Nicholas State Park:	11 Miles
Downtown Salisbury:	5 Miles
Winston-Salem:	42 Miles
Greensboro:	55 Miles
High Point:	41 Miles



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