

AVAILABLE FOR SALE OR LEASE

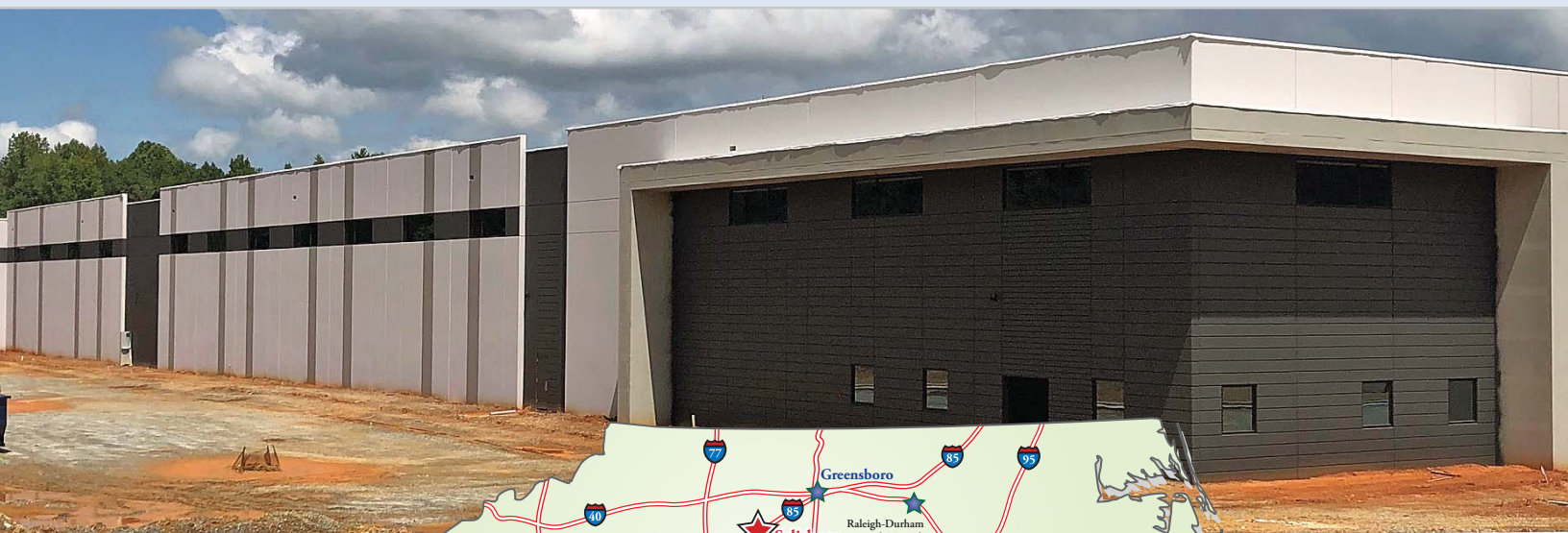
GRANITE I

GRANITE INDUSTRIAL PARK

SALISBURY, NC

150,000 SF
NEW CLASS A INDUSTRIAL BUILDING

DELIVERED Q3 2018



For Marketing Information, Contact:

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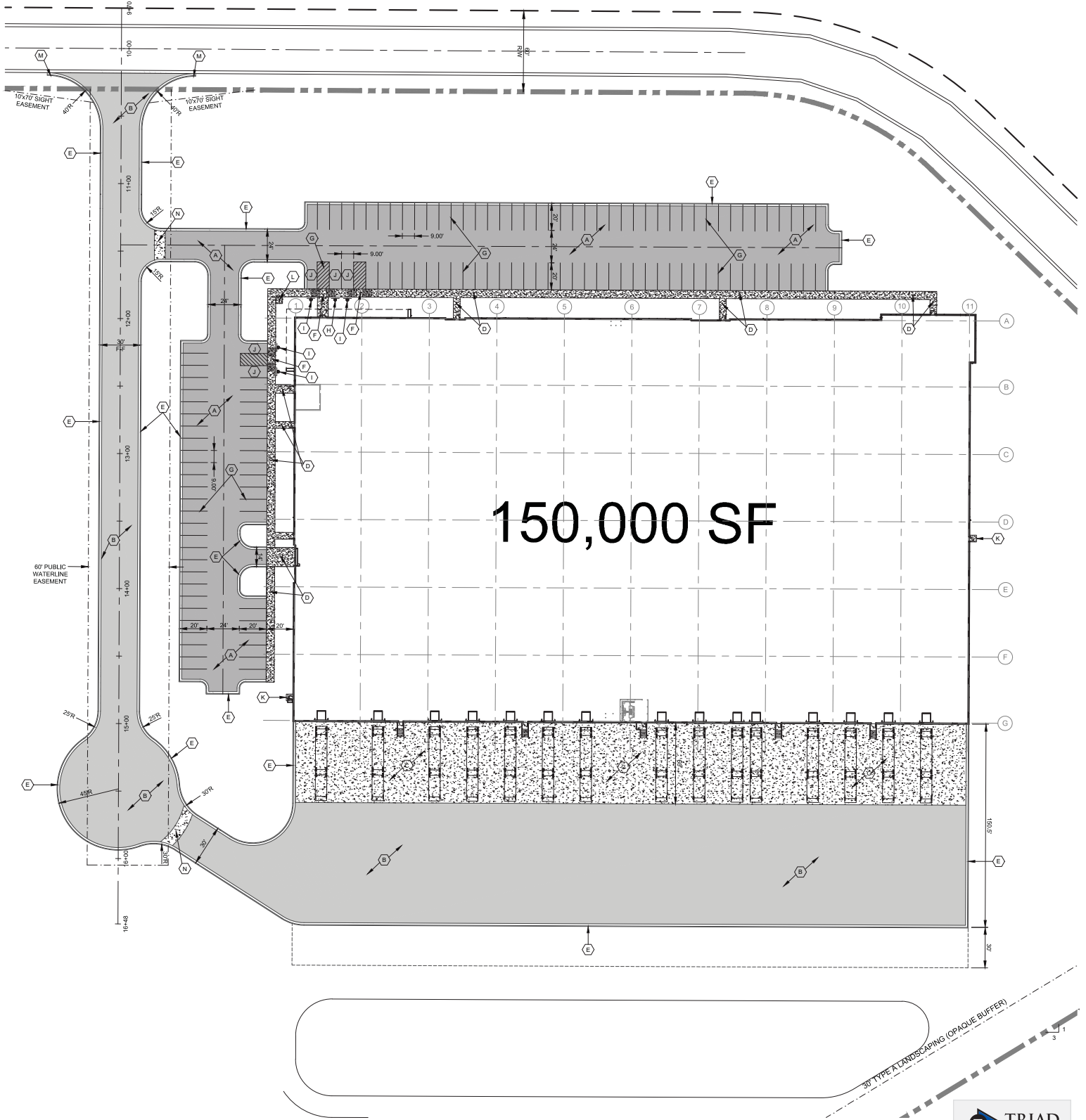
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PROPERTY OVERVIEW

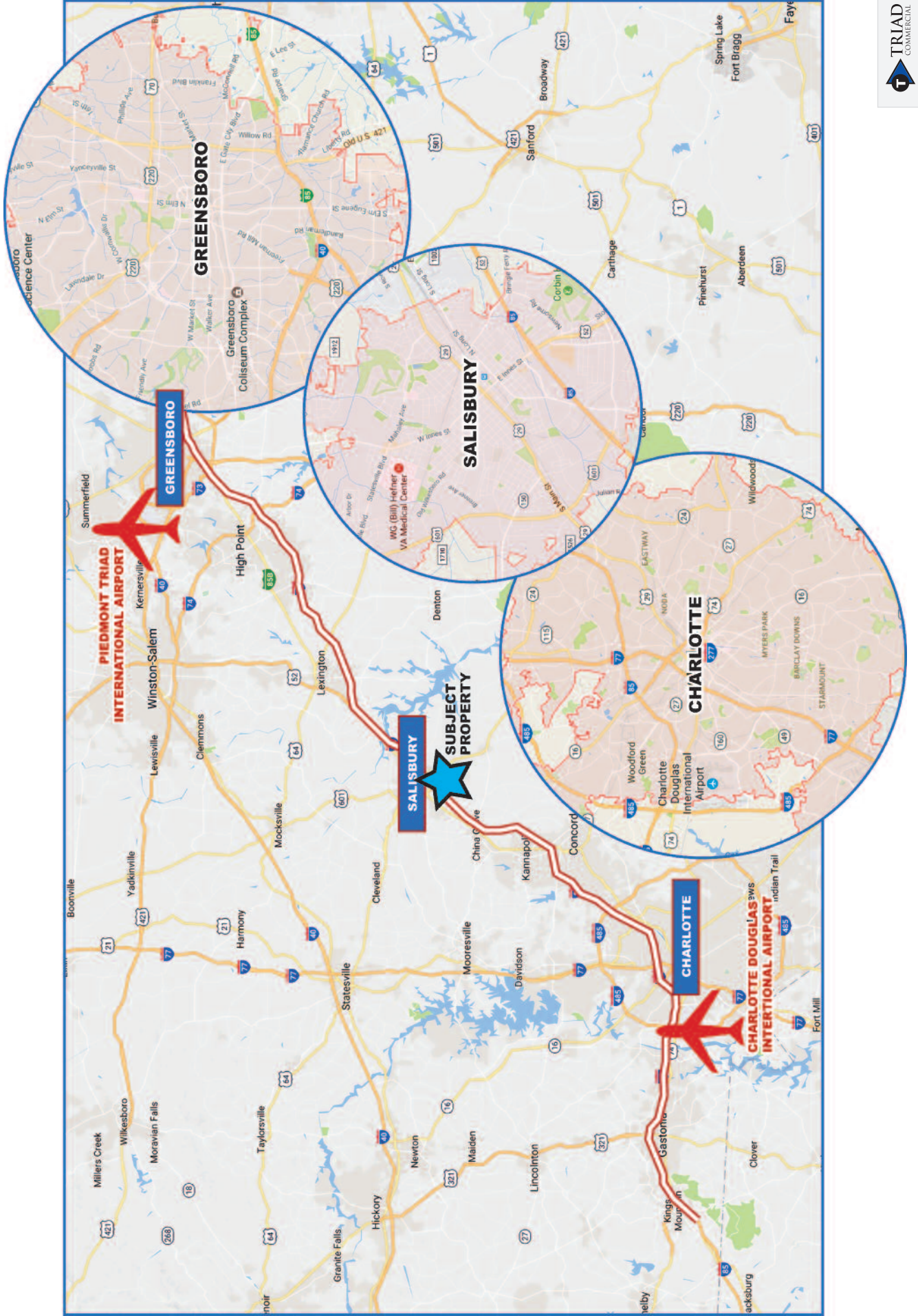
Available SF:	GRANITE I: 150,000 SF GRANITE II: 100,000 SF (available 2019)
Office Space:	Build-to-Suit
Clear Height:	28'
Column Spacing:	50' x 50'
Fire Protection:	ESFR
Floors:	4,000 psi, 6" reinforced concrete
Lighting:	LED fluorescent
Parking:	Auto: 134 Spaces Trailer: Room for 30+ spaces
Loading:	(15) 9' x 10' dock-high doors with knock-out panels to expand to 28
Electrical:	860 Amps (can be upgraded to meet tenant specs)
Heating:	To Tenant Specs
Zoning:	LI - Light Industrial
Utilities:	Water / Sewer - Salisbury Rowan Utilities Gas - Piedmont Natural Gas Electricity - Duke Power
Access:	I-85: 1.3 miles from Exit 74 Charlotte International Airport: 40 miles Piedmont Triad International Airport: 60 miles

BUILDING SITE PLAN

CHAMANDY DRIVE
(60' PUBLIC R/W)



LOCATION MAP



TRIAD COMMERCIAL

GRANITE I

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SALISBURY, NC



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