



RUSHER FARMS
COMMERCE CENTER



For Lease

Two Building Park

721 Andrews St., Salisbury, NC
Delivery Q4 2024

Building 1: +/- 451,806 SF

Building 2: +/- 162,066 SF



SITE PLAN

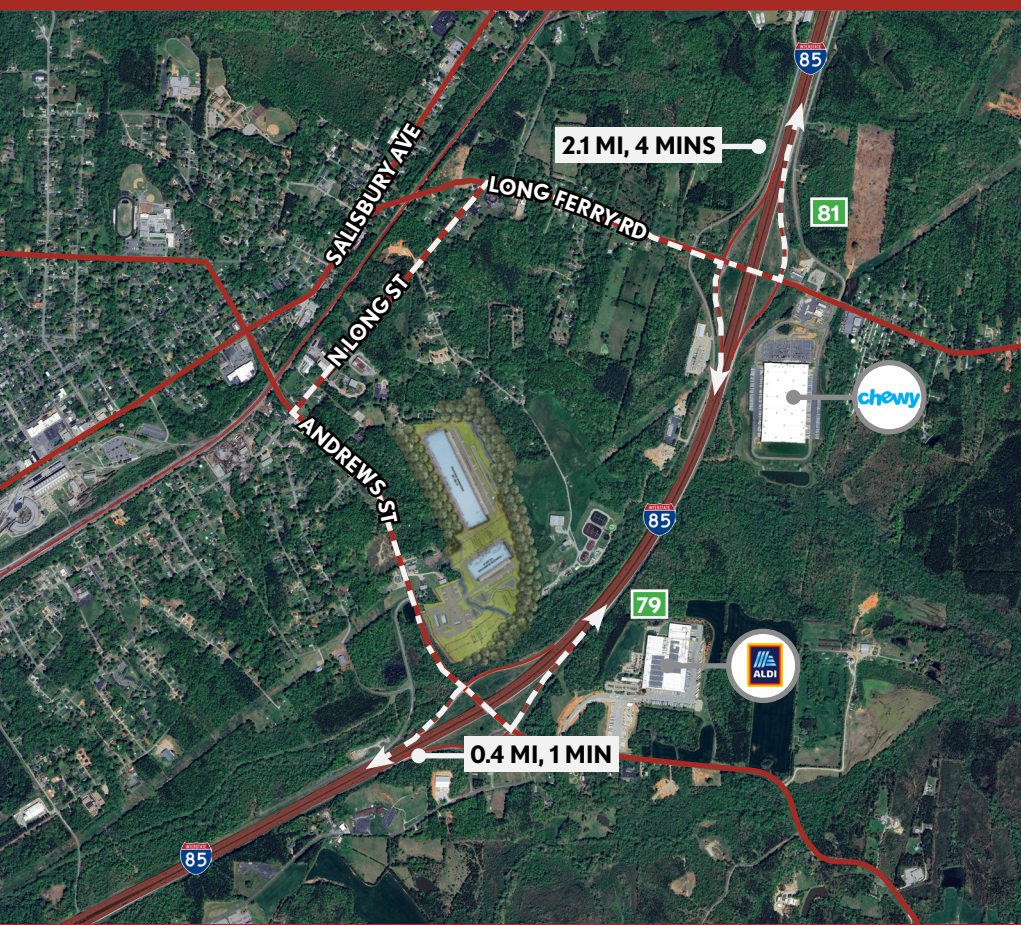


BUILDING 1 451,806 SF

AVAILABLE SF	+/- 100,000 - 451,980 SF
OFFICE SF	To suit
CLEAR HEIGHT	36'
DIMENSIONS	310' x 1,458'
COLUMN SPACING	52' x 50' (60' speed bay)
LOADING	42 DH, 2 DI 43 knock out positions
TRUCK COURT DEPTH	190' deep (60' apron)
PARKING	350 auto positions 115 trailer positions
POWER	3,000 amps, 480/ 277V 3-phase
SPRINKLERS	ESFR
ZONING	85-ED; Allows for all industrial and corporate uses, including outdoor storage

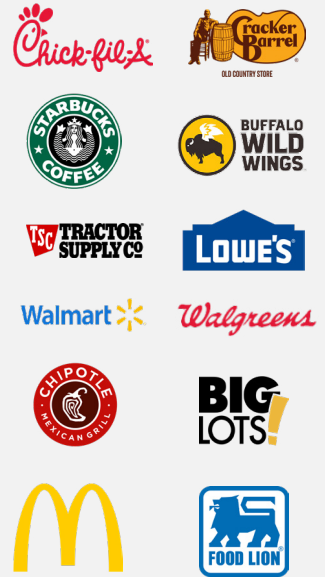
BUILDING 2 162,066 SF

AVAILABLE SF	+/- 40,000 - 162,240 SF
OFFICE SF	To suit
CLEAR HEIGHT	32'
DIMENSIONS	260' x 624'
COLUMN SPACING	52' x 50' (60' speed bay)
LOADING	17 DH, 2 DI 13 knock out positions
TRUCK COURT DEPTH	190' deep (60' apron)
PARKING	180 auto positions 50 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

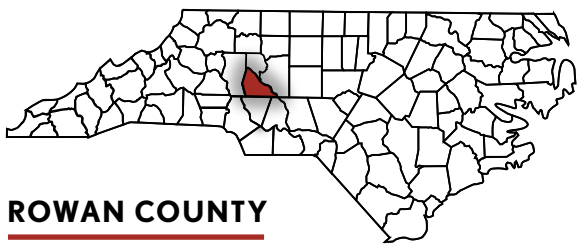


INTERSTATE ACCESS

Amenities within 5 miles



LOCATION MAPS



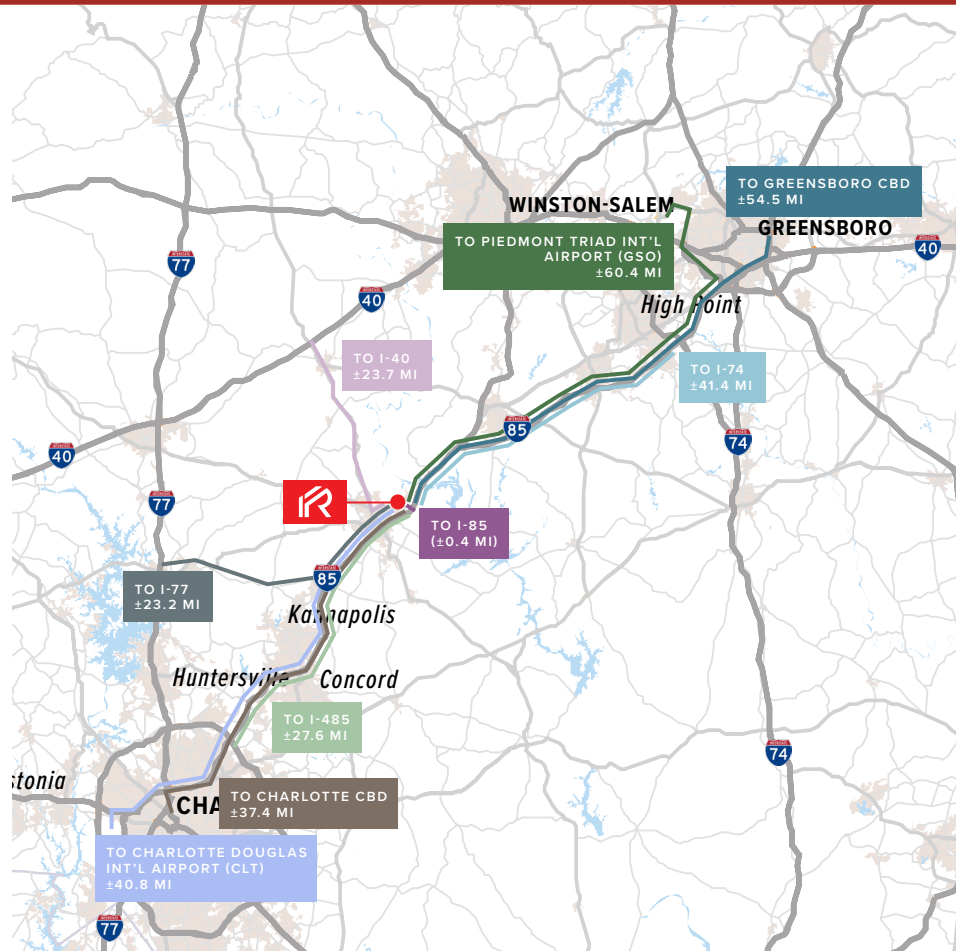
OVER 50% OF THE US POPULATION LIVES WITHIN 650 MILES OF ROWAN COUNTY



ROWAN'S WEEKLY LABOR COSTS AVERAGE IS
13% LESS THAN THE STATE'S
45% LESS THAN CHARLOTTE'S



ROWAN'S COST OF LIVING IS
13% LOWER THAN THE NATION'S
6% LOWER THAN CHARLOTTE'S



DEMOGRAPHICS

	15 MIN	30 MIN	45 MIN
2023 Total Population	82,531	417,722	1,875,504
2023-2028 Population Annual Growth Rate	0.20%	0.52%	0.77%
Civilian Population Age 16+ in Labor Force	38,168	200,586	950,806
Daytime Population	95,174	399,606	1,941,935
Daytime Population: Workers	48,641	170,987	965,252
Daytime Population: Residents	46,533	228,619	976,683
Unemployment Rate	6.2%	5.1%	4.5%
Total Households	32,608	165,397	744,184
Median Age	40.3	41.0	37.9
Median Household Income	\$53,834	\$58,325	\$63,911
Industrial Jobs	6,810	39,982	169,510
Industrial Jobs as a Percentage	19.0%	21.0%	18.7%



For leasing inquiries, please contact:

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HALSTATT
REAL ESTATE PARTNERS

TECTONIC

JLL