



**RUSHER FARMS**  
COMMERCE CENTER

**10MW OF POWER WITHIN 6-12 MONTHS**

**50MW OF POWER WITHIN 36 MONTHS**

**PROPERTY TAX INCENTIVES AVAILABLE**

**SECTION 48C (E): 30% TAX CREDIT FOR QUALIFYING MANUFACTURING PROJECTS**

**Eligible for New Markets Tax Credits**

**May 8, 2025**



**For Lease or Sale**

## **Two Building Park**

**Bldg. 1: 1355 Rusher Farms Dr., Salisbury, NC**

**Bldg. 2: 1200 Rusher Farms Dr., Salisbury, NC**

**Available Immediately**

**Building 1: +/- 451,806 SF**

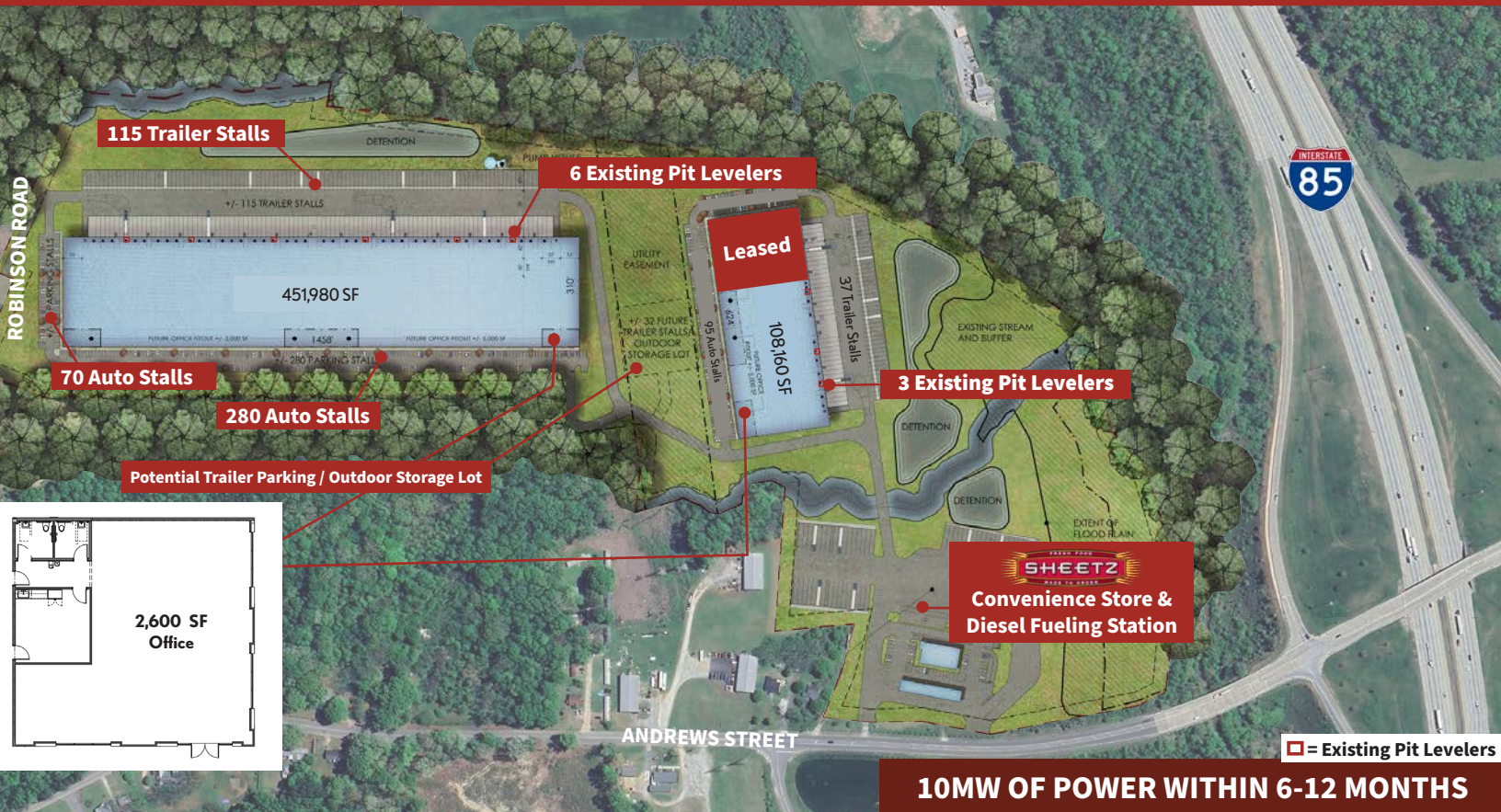
**Building 2: +/- 108,160 SF**



# SITE PLAN

Located in Section 48C(E) designated energy community - 30% investment tax credit for clean energy manufacturing projects

[CLICK HERE TO LEARN MORE](#)



**10MW OF POWER WITHIN 6-12 MONTHS**

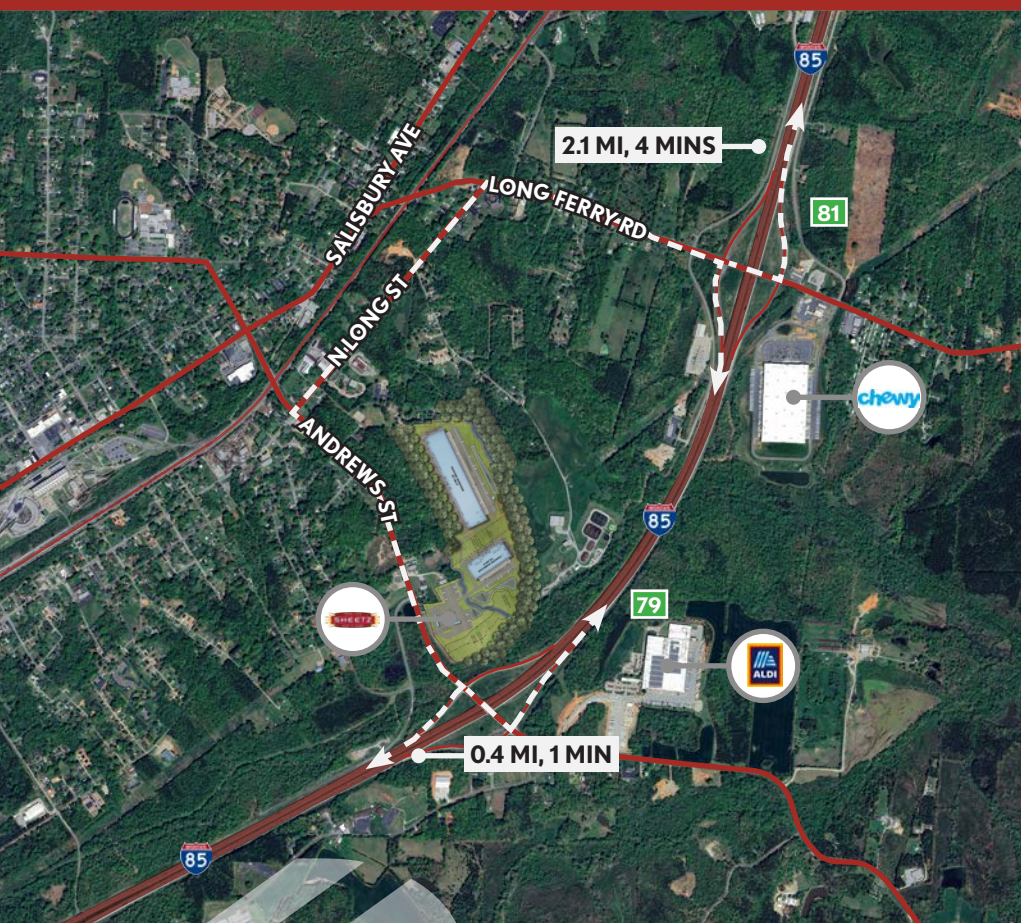
## BUILDING 1 451,806 SF

AVAILABLE SF	+/- 100,000 - 451,980 SF
OFFICE SF	2,600 SF
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 6 existing pit levels
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
LIGHTING	30 foot-candles
SALE PRICE	\$50,000,000

## BUILDING 2 162,066 SF

AVAILABLE SF	+/- 26,000 - 108,160 SF
OFFICE SF	2,600 SF
CLEAR HEIGHT	32'
DIMENSIONS	260' x 624'
COLUMN SPACING	52' x 50' (60' speed bay)
LOADING	12 DH, 1 DI 13 knock out positions 3 existing pit levels
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
LIGHTING	30 foot-candles
SALE PRICE	Negotiable



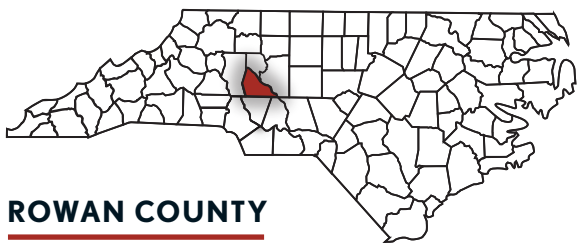


## INTERSTATE ACCESS

Amenities within 5 miles



## LOCATION MAPS



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



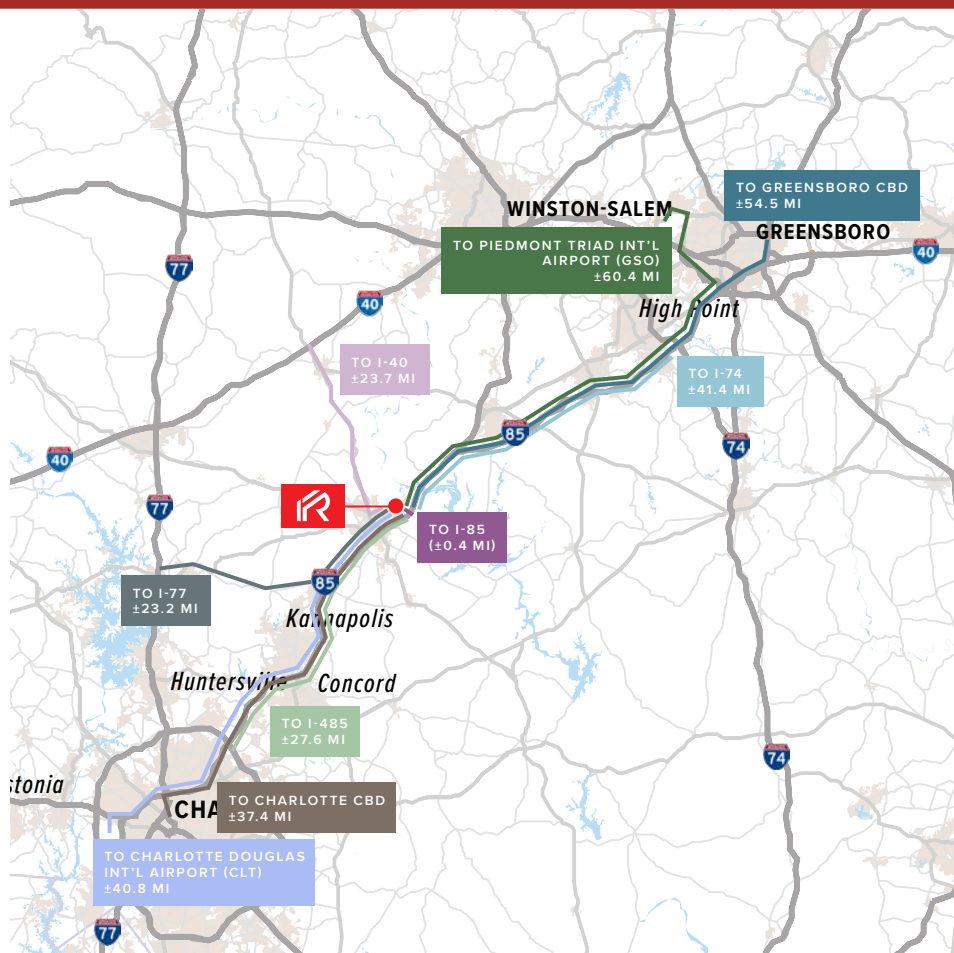
ROWAN'S WEEKLY LABOR COSTS AVERAGE IS

**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



# INCENTIVES SUMMARY

Incentive	Qualifies at the Property?	Comments
<b>Town of East Spencer</b>		
<i>Property Tax Reimbursement Program</i>	☑	"Discretionary property tax reimbursement program. Annual reimbursement schedule commencing 2025: 70%, 60%, 50%, 40%, 30%, 20%, 10%, 0%"
<i>Grant Programs</i>	☑	Discretionary grant program based on scoring system
<b>Rowan County</b>		
<i>Property Tax Reimbursement Program</i>	☑	Discretionary property tax reimbursement program based on scoring system
<i>Grant Programs</i>	☑	Discretionary grant program based on scoring system considering total new capital investment, targeted industry sectors, number of net-new full-time jobs, percentage of pay over the county minimum wage, and employee benefits
<i>Tier Designation</i>	☑	"Tier 2 Potential for funds from the rural infrastature authority for infrastature improvements or building reuse"
<b>North Carolina</b>		
<i>Job Development Investment Grant (JDIG)</i>	☑	Discretionary state-level grant program. Performance-based grant provides cash directly to new and expanding companies. Eligibility generally requires creating 125 jobs with an average annual wage of \$52,101
<i>One North Carolina Fund Grant (One NC)</i>	☑	Discretionary state-level grant program. Performance-based grant program offers cash directly to new and expanding companies with less complexity than the JDIG program. Local government must match at least one dollar for every two dollars provided by the One NC grant. Eligibility typically requires hiring 50 employees over 3 years with an average annual wage of \$52,101
<b>State Workforce Development</b>		
<i>NC Community College Customized Training Grant</i>	TRUE	Individualized grant amount provided to assist in customized training programs through the Community College System.
<i>NC Job Ready Grant</i>	TRUE	Grant funding provided by the Division of Workforce Solutions that reimburses a portion of an eligible employee's salary for up to six months while in a training program
<i>Work Opportunity Tax Credits</i>	TRUE	Federal tax credit available to employers for hiring individuals from certain target groups who have consistently faces significant barriers to employment
<b>Combination Federal and State</b>		
<i>Community Development Block Grant (CDBG)</i>	TRUE	Non-entitlement area which may receive state funded CDBG funds for a variety of community development projects
<b>Federal</b>		
<i>New Markets Tax District</i>	☑	"The NMTC program incentivizes community development and economic growth through the use of tax credits that attract private investment to distressed communities Status: Severe Distress / Non-Metropolitan"
<i>Section 48C (E) Designated Energy Community</i>	☑	The Department of Treasury has issued up to \$6 billion in tax credit allocations for the second round of allocations for the Section 48C(e) program, including approximately \$2.5 billion for projects located in 48C(e) designated energy communities
<i>Energy Community Tax Credit Bonus Location</i>	☑	As defined in the Inflation Reduction Act (IRA), the Energy Community Tax Credit Bonus applies a bonus of up to 10% (for production tax credits) or 10 percentage points (for investment tax credits) for projects, facilities, and technologies located in energy communities
<i>Qualified Opportunity Zone</i>	☑	A QOZ is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment
<i>EB-5 Program</i>	☑	Congress created the EB-5 visa program for participants who invest in commercial enterprises associated with regional centers approved by USCIS based on proposals for promoting economic growth
<i>Solar Investment Tax Credit (ITC)</i>	☑	Federal tax incentive for homeowners and businesses that install solar energy systems

**Dianne Jones**

Managing Director of Business and Economic Incentives

+910 818 8388

dianne.jones@jll.com

# DEMOGRAPHICS

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



For leasing inquiries, please contact:

## Jay Hill

+1 704 804 5754

[jay.hill@jll.com](mailto:jay.hill@jll.com)

## Matthew Greer, CCIM, SIOR

+1 704 804 5762

[matthew.greer@jll.com](mailto:matthew.greer@jll.com)

## Brad Cherry, CCIM, SIOR

+1 704 927 3013

[brad.cherry@jll.com](mailto:brad.cherry@jll.com)

**HALSTATT**  
REAL ESTATE PARTNERS

**hamilton**  
PROPERTY COMPANY

**JLL**