



RUSHER FARMS
COMMERCE CENTER



Scan to
Watch the
Property
Video!



For Lease or For Sale

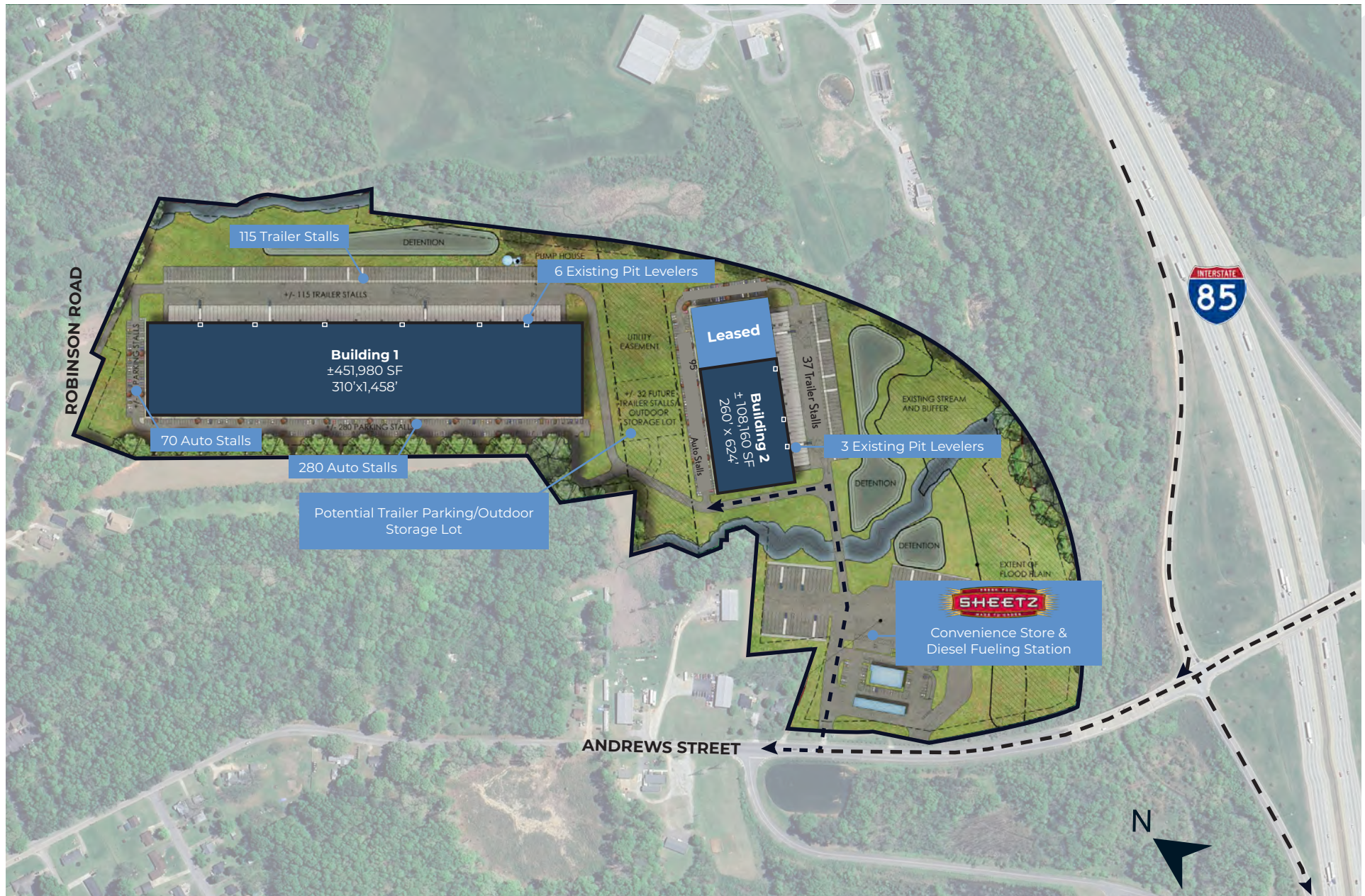
1355 Rusher Farms Dr. and 1200 Rusher Farms Dr., Salisbury, NC

Available Space: Building 1: +/- 451,980 SF, Building 2: +/- 108,160 SF

State-of-the-art Class A industrial buildings with direct access to I-85

Site Plan

**10MW of Power
within 6-12 Months**



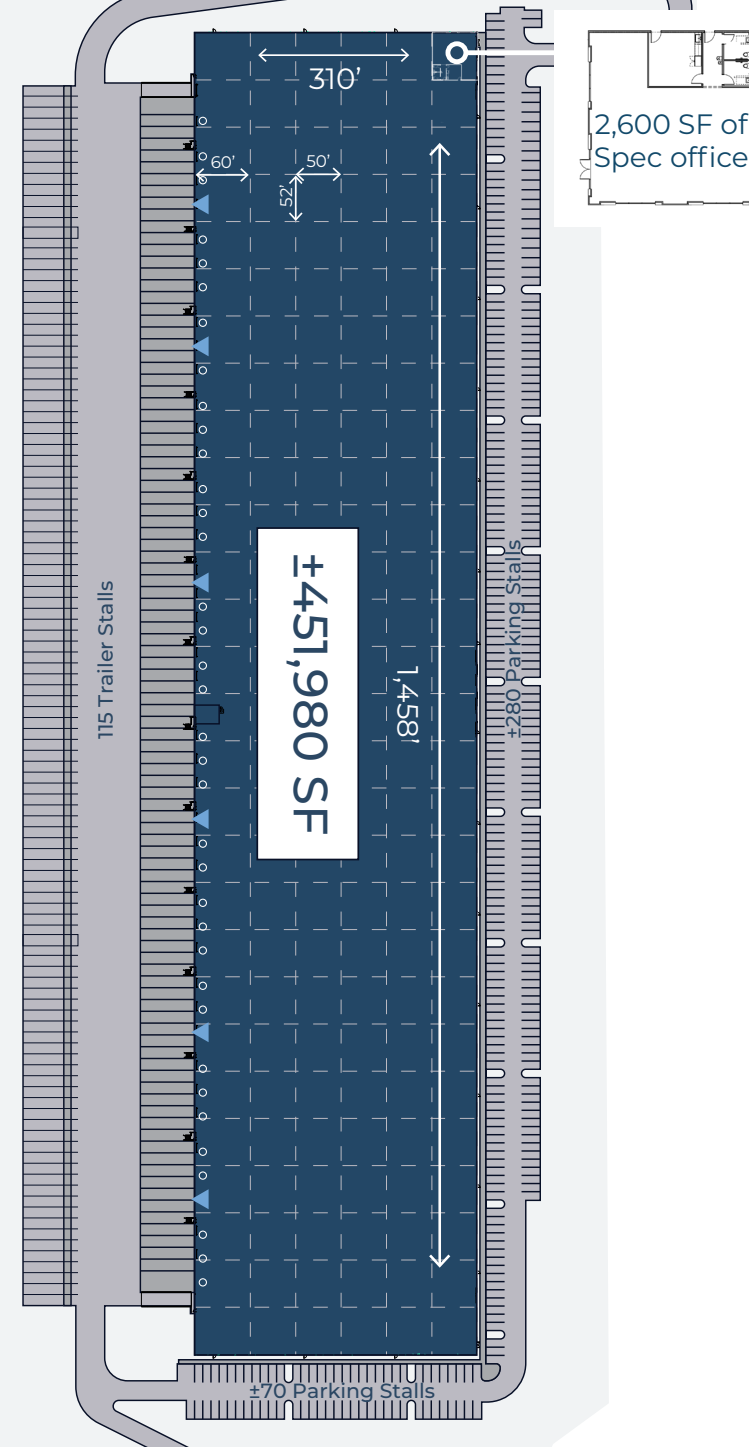


Building Specs

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 levelers
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



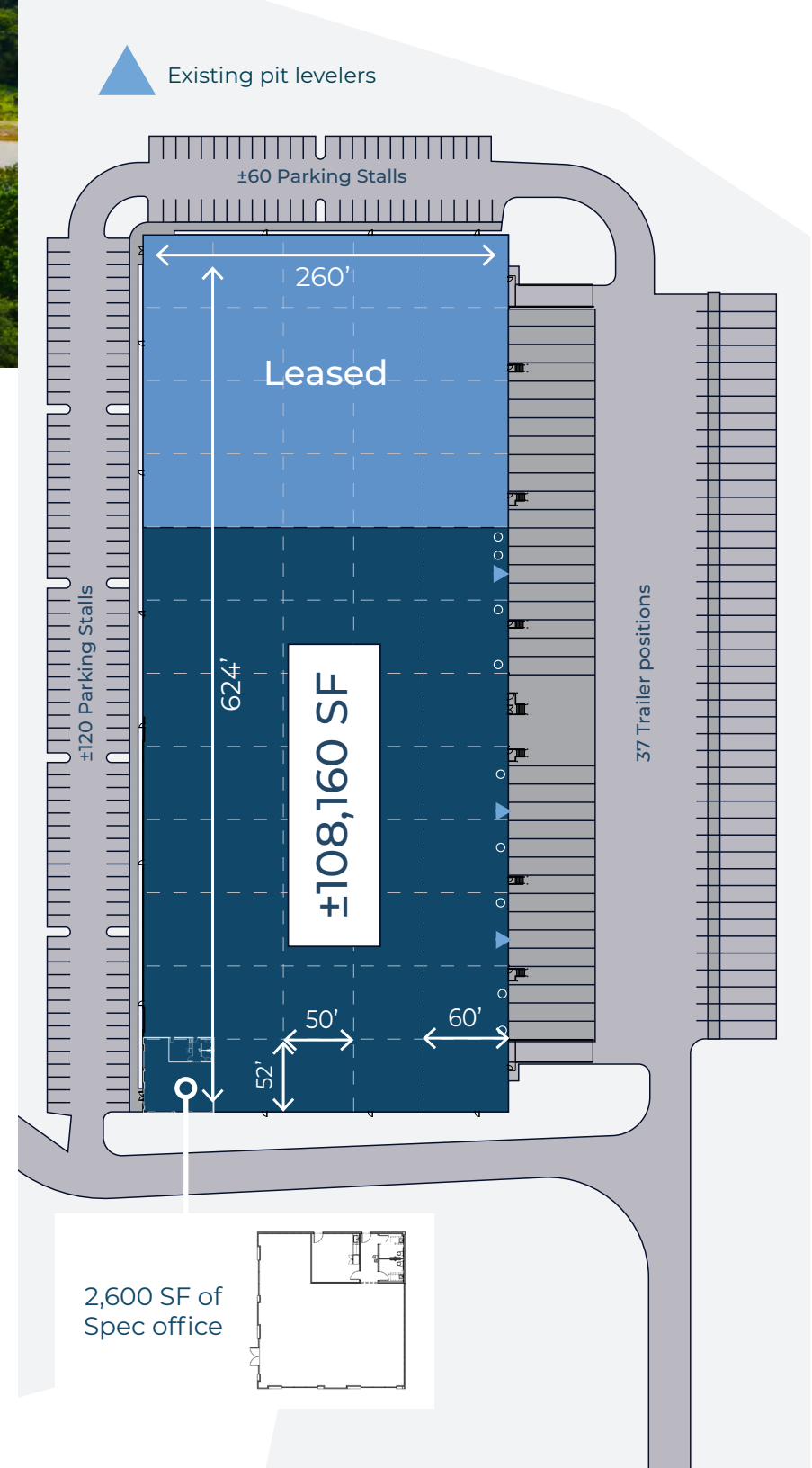
Existing pit levelers





Building Specs

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 levelers
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

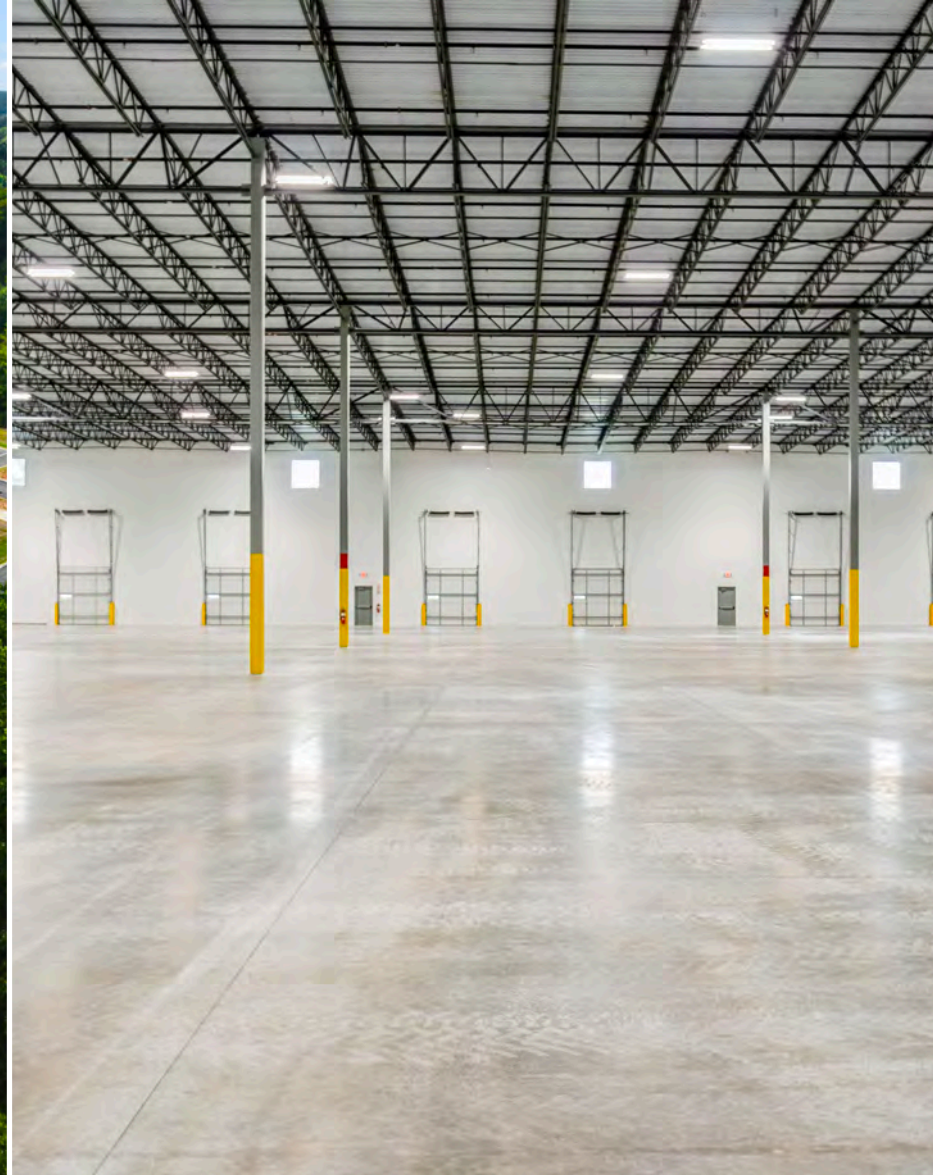


Location Map



Amenities within 5 miles





Contacts

Jay Hill
+1 704 804 5754
jay.hill@jll.com

Matthew Greer, CCIM, SIOR
+1 704 804 5762
matthew.greer@jll.com

Brad Cherry, CCIM, SIOR
+1 704 927 3013
brad.cherry@jll.com

HALSTATT
REAL ESTATE PARTNERS

hamilton
PROPERTY COMPANY

JLL

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.