RUSHER FARMS
COMMERCE CENTER

JLL



1355 Rusher Farms Dr., Salisbury, NC

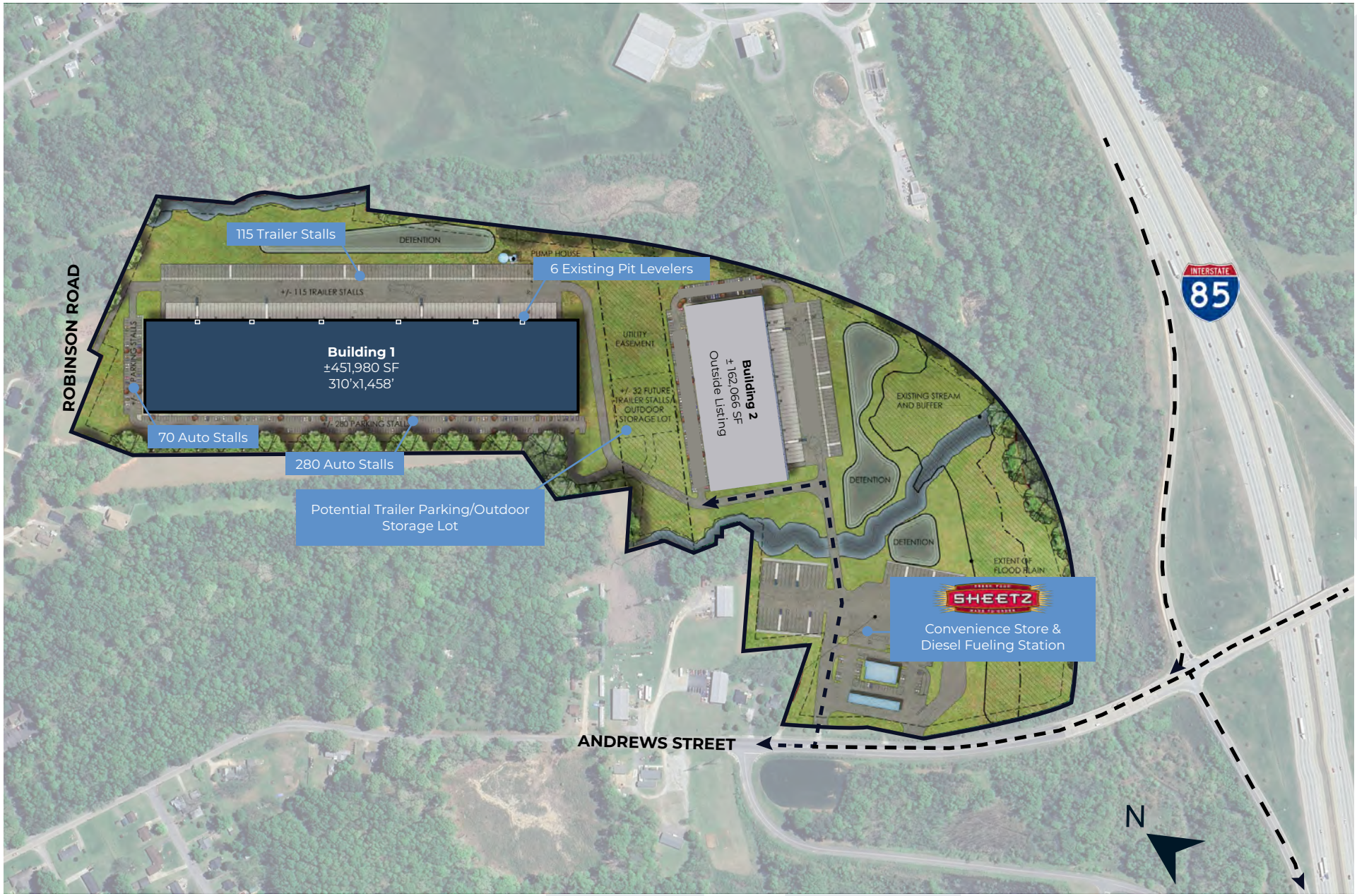
For Lease or For Sale

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

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

Site Plan

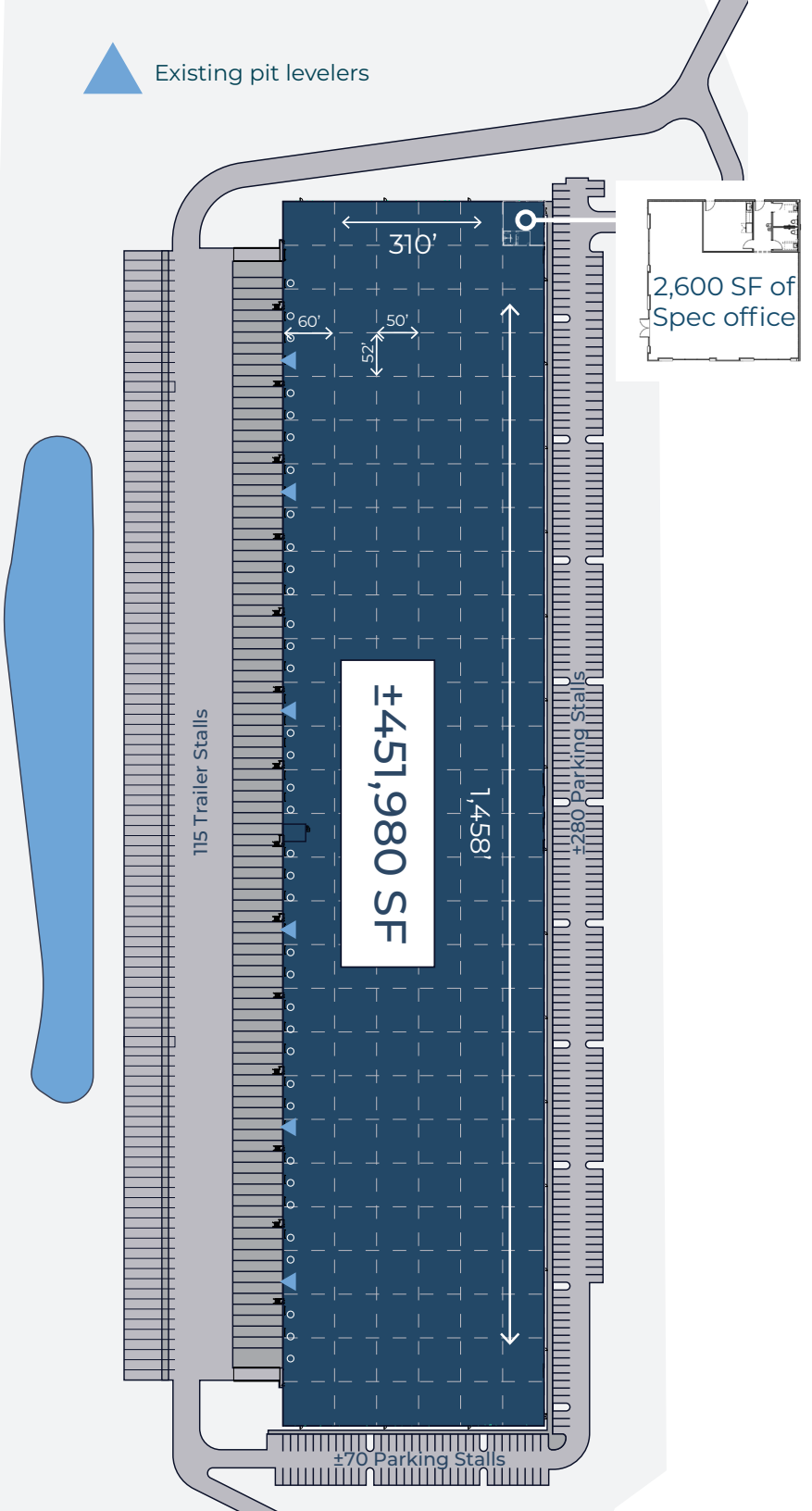
10MW of Power within 6-12 Months



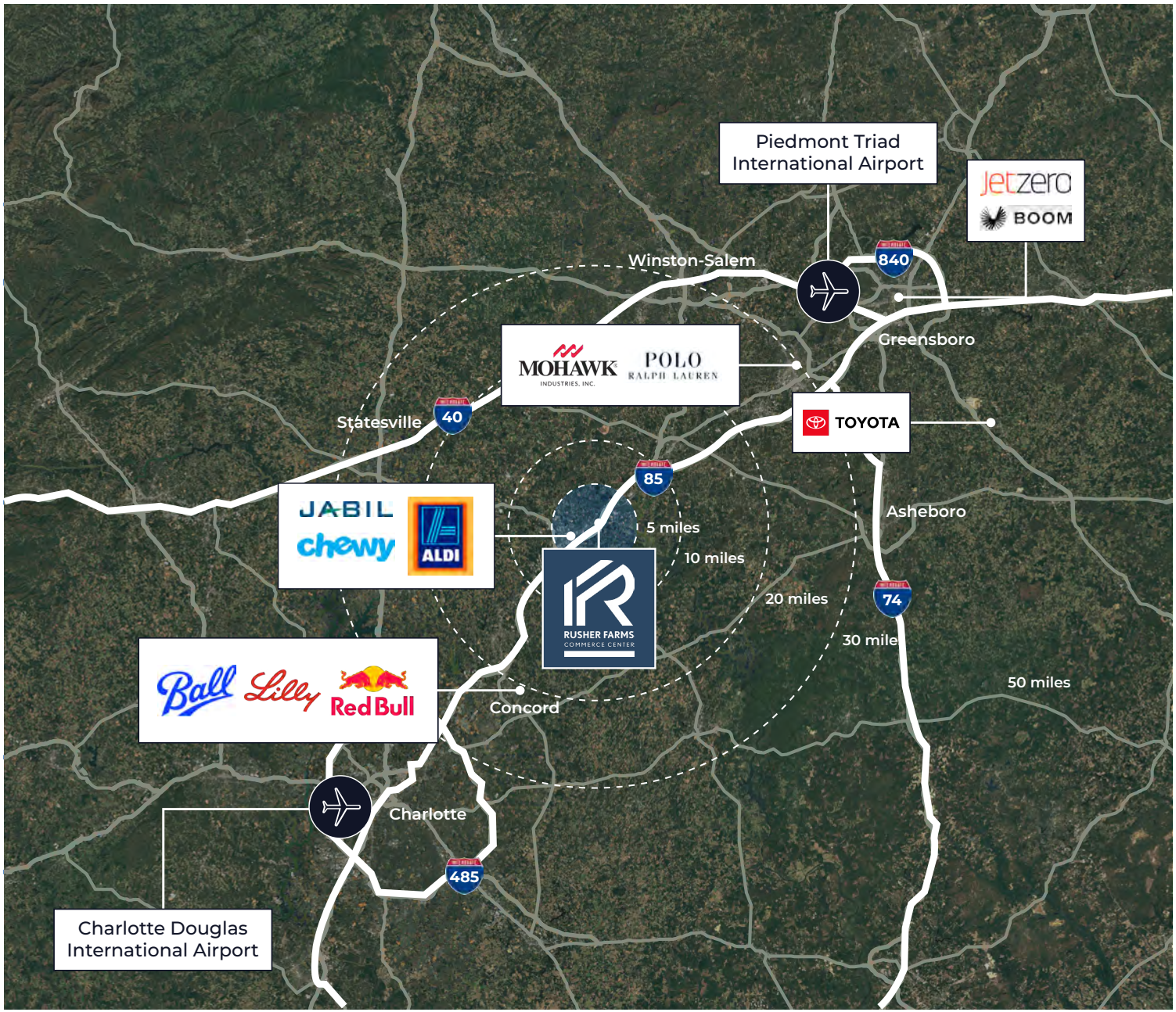


Building Specs

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	$110 PSF



Location Map



Amenities within 5 miles

Chick-fil-A
Cracker Barrel
Starbucks Coffee
Sheetz
Tractor Supply Co
Lowe's
Walmart
Walgreens
Chipotle Mexican Grill
Big Lots!
McDonald's
Food Lion





Contacts

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

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

Jack Trew
+1 615 719 2049
jack.trew@jll.com

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