



**Albemarle, NC**

**PROPERTY DETAILS**

- 117,988 square foot manufacturing facility
- Zoned heavy industrial
- Located on US Hwy 52
- 35 minutes to I-485, outer loop
- 1 hour to Charlotte Douglas International Airport
- 4 Lane 24/27 connects to I-485
- For lease or sale

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**PROPERTY DETAILS**

- Electric Service provided by the City of Albemarle
- Natural gas provided by Piedmont Natural Gas
- Telecommunications provided by Windstream
- Water and sewer provided by City of Albemarle
- Air Attainment site
- Foreign Trade Zone #57
- 16' center ceiling height with 14' eave ceiling height
- 5" thick concrete floors