



180 ACRE INDUSTRIAL PARK ACROSS FROM STANLY COUNTY AIRPORT

PROPERTY DETAILS

- Private owner (Gus Schad)
Price – Starting at \$29,900 per acre
- Flexible lot sizes available with a 4 MW of on-site backup generation
 - Ideal prepared site for fast track project: Park features a rough graded building pad for a 200,000 SF speculative building
 - Site and 100ksf tilt-up concrete panel industrial shell building are designed and building can easily be expanded up to 200,000 SF
 - Portions of the site feature rail access

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UTILITIES & ACCESS & LOCATION MAP

- Highways and Interstates: US Highway 52 – 2.64 miles; I-85 – 26.65 miles
- Airports: Charlotte Douglas International – 53 miles; Piedmont Triad International – 61 miles
Stanly County Airport – Located across the street
- Rail Services: Winston-Salem Southbound (Available for Portion of the Subject Site)
- Electricity: Provided by City of Albemarle/ElectriCities
- Natural Gas: 3” & 6” Lines PNG
- Water: 12” Line, Provided by Stanly County
- Sewer: 8” line, Provided by Stanly County

