



ROWAN 85

TRADE CENTER

705 LANE PKWY | SALISBURY | NC

CBRE



**1,235,000 SF Class A Industrial Park
For Lease In Metro Charlotte**



CONSTRUCTION
UPDATE.

PROPERTY OVERVIEW

705 Lane Pkwy

New construction with direct access to I-85 via Webb Road (Exit 70) and Peeler Road (Exit 71).

Located within a competitive tax and regulatory environment, Rowan 85's close proximity to I-85 gives it access to both the Charlotte and Piedmont Triad metro areas, two of the fastest growing population centers in the United States.

You're at the nexus of interstate and rail systems which can deliver your goods virtually anywhere east of the Mississippi within a half day. Plus, average weekly labor costs here are 13% lower than the North Carolina average (Rowan County EDC).

1,236,600 SF
TOTAL SIZE (GLA)

903,960 SF
POSSIBLE SF UNDER ONE ROOF

0.5 MI
DISTANCE TO INTERSTATE 85

2
INTERCHANGES WITHIN 0.5 MI

\$3M
**PROPERTY TAX GRANTED BY
SALISBURY**

Concept Plan #1

846,720 SF



— Available SF: 846,720 SF

— Dimensions: 560' x 918'

— Type: Crossdock

— Clear Height: 40'

— Drive-In Doors: 2

— Auto Parking: 380

— Trailer Parking: 150

— Truck Court: 195'

— Sprinkler: ESFR

Concept Plan #2

1,236,000 SF



— Available SF: 1,236,000 SF

— Dimensions: 620' x 1458'

— Type: Crossdock

— Clear Height: 40'

— Drive-In Doors: 2

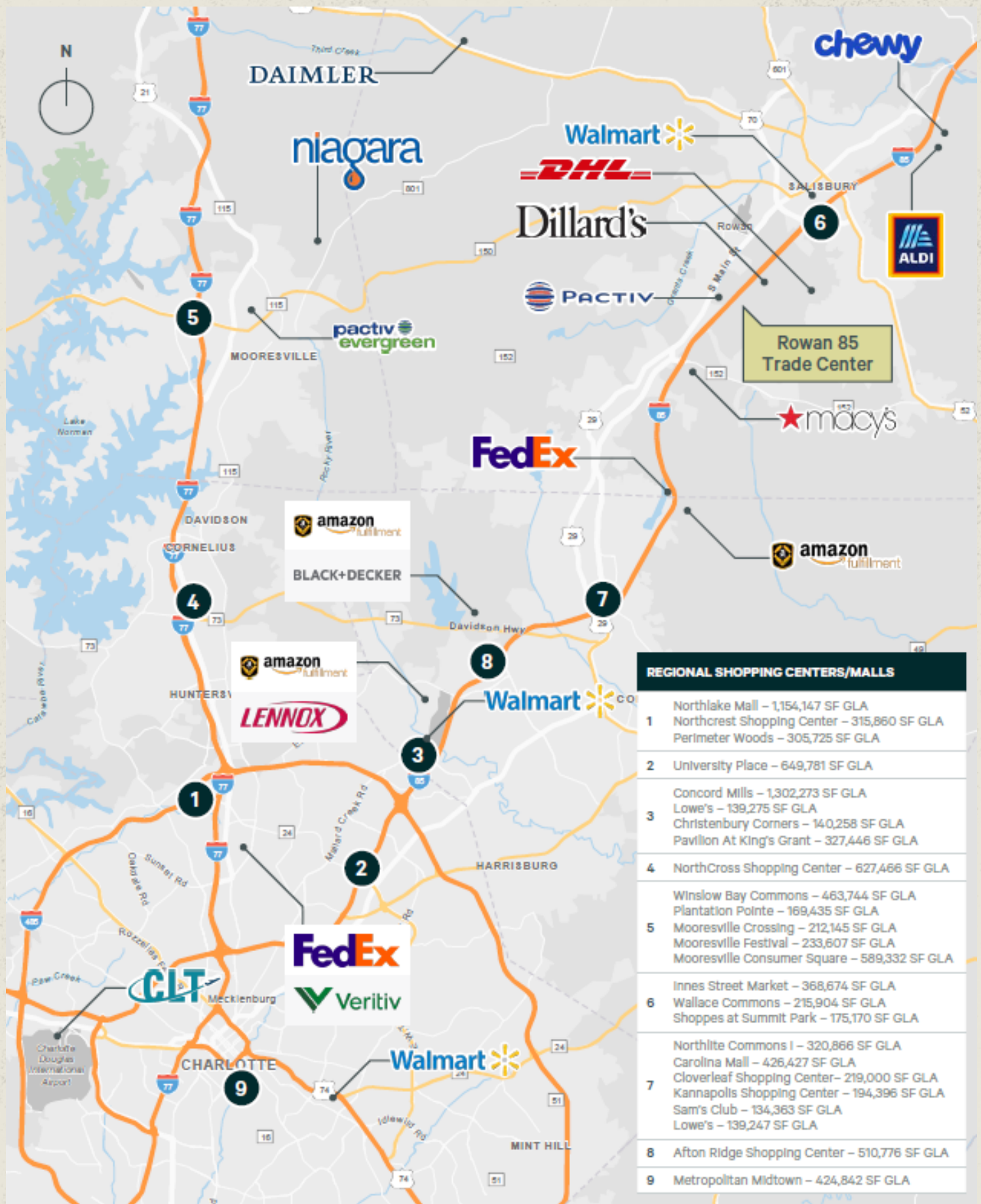
— Auto Parking: 520

— Trailer Parking: 200

— Truck Court: 195'

— Sprinkler: ESFR

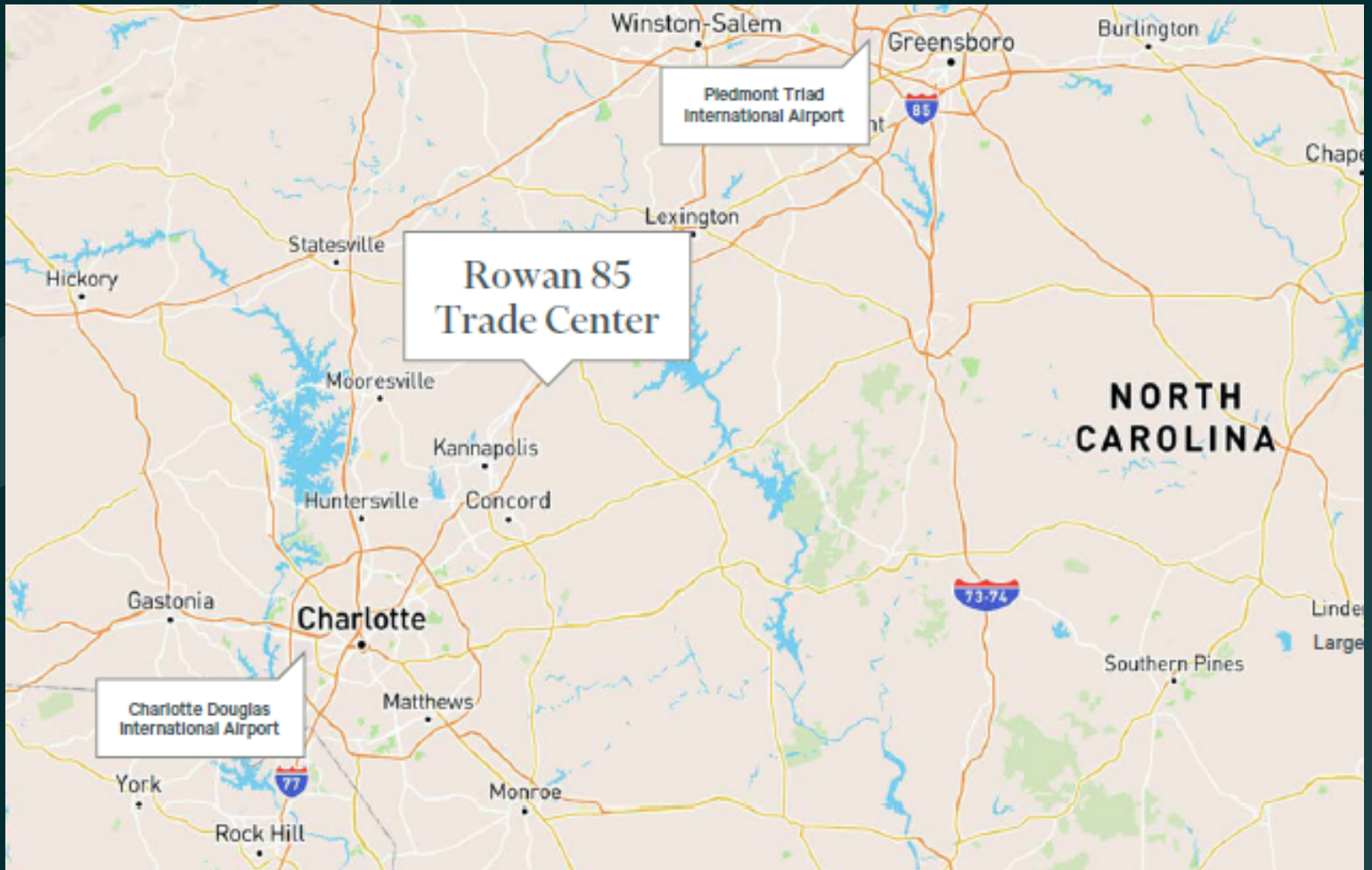
Regional Map



1,235,000 SF FOR LEASE

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Rowan 85 Trade Center



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