



MERIDIAN 85

C O M M E R C E P A R K

611 Peeler Rd, Salisbury, NC 28147

FOR LEASE • BUILD-TO-SUIT OPPORTUNITIES • 83K-1.5M SF RAIL SERVED



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MERIDIAN 85

COMMERCE PARK

BUILDING 4
±374,400 SF

BUILDING 1
±318,240 SF

**ON-SITE
RAIL ACCESS**

**ON-SITE
SUBSTATION**

BUILDING 2
±83,200 SF

BUILDING 5
±374,400 SF

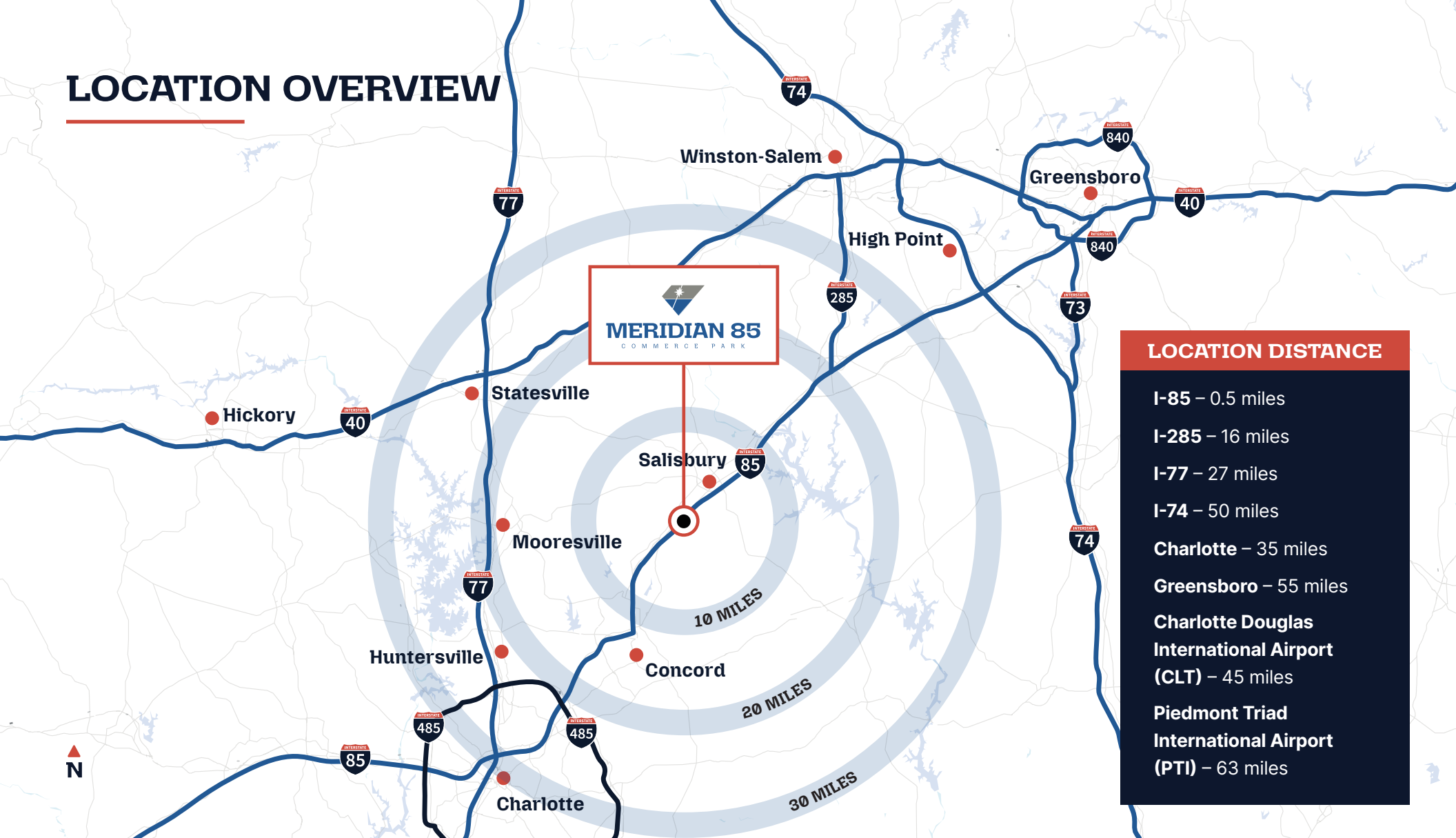
BUILDING 3
±120,120 SF

BUILDING 6
±1,522,560 SF

**IMMEDIATE
ACCESS TO I-85**



LOCATION OVERVIEW



LOCATION DISTANCE

- I-85 – 0.5 miles
- I-285 – 16 miles
- I-77 – 27 miles
- I-74 – 50 miles
- Charlotte – 35 miles
- Greensboro – 55 miles
- Charlotte Douglas International Airport (CLT) – 45 miles
- Piedmont Triad International Airport (PTI) – 63 miles

CORPORATE NEIGHBORS

Google

FedEx

JABIL

DHL

ALDI

Chick-fil-A

★macy's

Schneider Electric

Red Bull

FOOD LION

Lilly

Dillard's

chewy

DAIMLER TRUCK

SITE PLAN & PARK OVERVIEW

Meridian 85 Commerce Park is a premier Class A industrial development in Salisbury, North Carolina, offering exceptional build-to-suit opportunities ranging from 83K – 1.5M SF.

Developed by TPA Group, this multi-phase park encompasses close to 3.5M SF and provides the flexibility to accommodate custom tenant requirements with adaptable site plans. Strategically positioned on the East Coast, Meridian 85 Commerce Park delivers an ideal location for companies seeking modern industrial space tailored to their specific operational needs.

**site plan variations available upon request*



DETAILS

Rowan County Parcel ID: 408019, 409048

Site size: 361 acres total

Zoning: LI - City of Salisbury

Access: I-85 via exit 70 and exit 71

Available Space: 80,000 - 1,520,000

Rail: Norfolk Southern

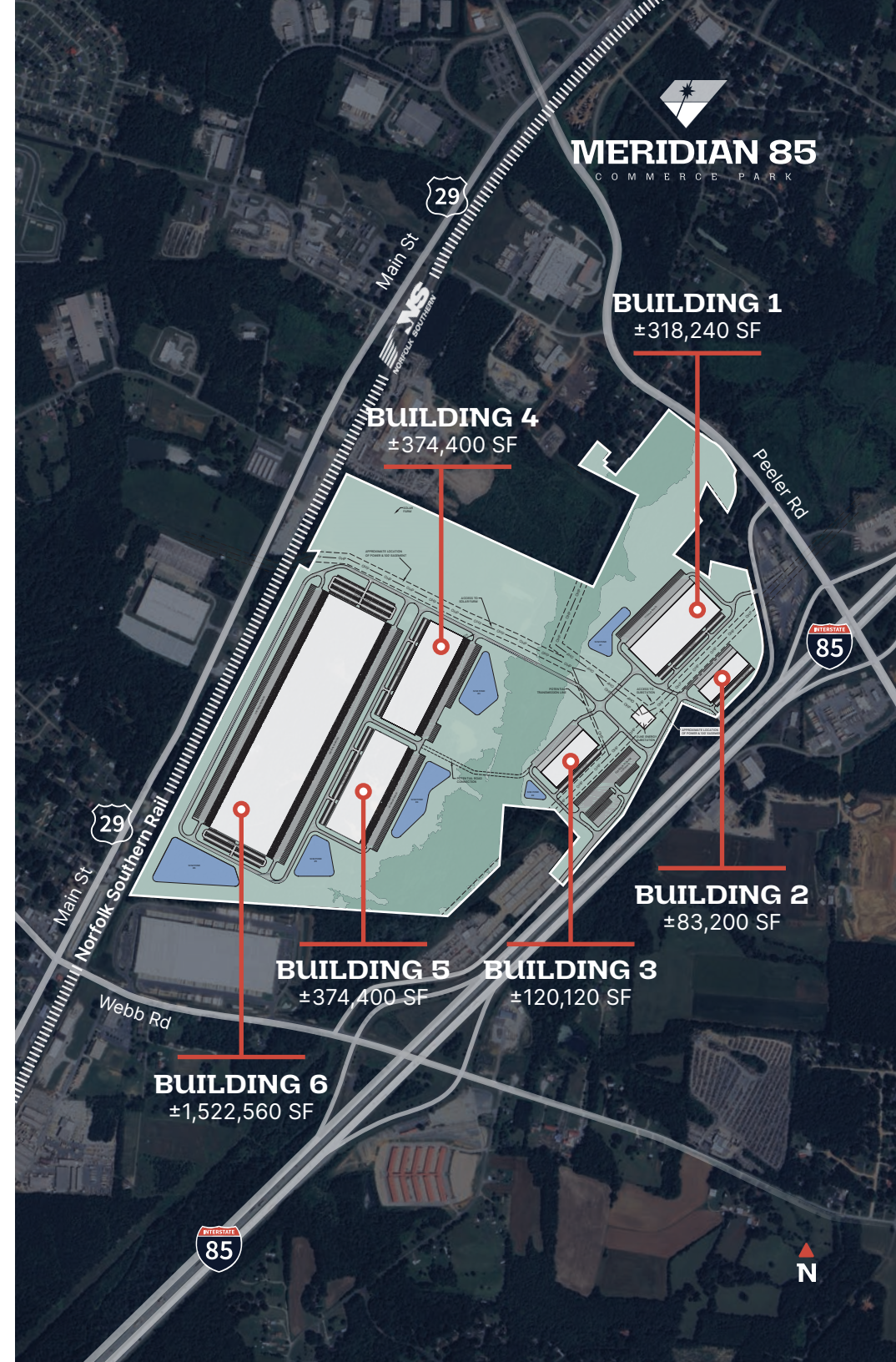
Power: Duke Energy switching station on site - potential for direct service via 100KV & 44KV lines

Water: City of Salisbury - 12"

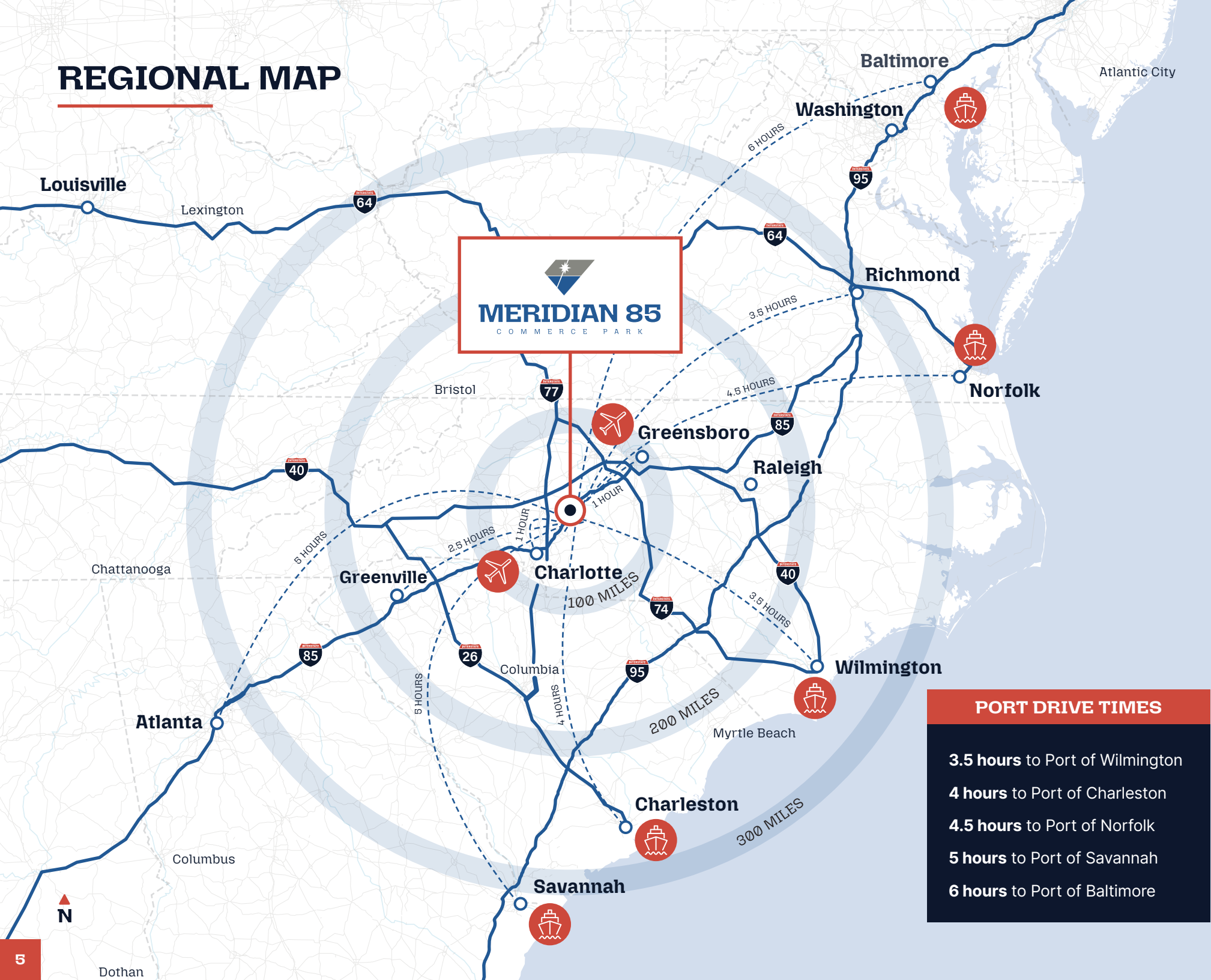
Sewer: 18" line on-site along Towne Creek

Natural Gas: 4" Enbridge distribution line available along US 29

Economic Development Rank: Tier 2 Community - Rowan County



REGIONAL MAP



ROWAN COUNTY DEMOGRAPHICS



REGIONAL LABOR FORCE – 1,536,696

(Charlotte Region)

- Population – **151,215**
- Est. Population (2030) – **168,975**
- Median Age – **39.9**
- Labor Force – **69,486**



INCOME

- Median Household Income – **\$63,750**
- Average Wage – **\$20.74 / hr**



THREE LARGE SECTORS (Employment Percentages)

Logistics & Distribution 11.0% (7,767)

Production 10% (7,052)

Construction 7.0% (4,947)



TRANSPORTATION / ACCESS

- **Average Resident Commute Time** – 25.6 Minutes
- **Closest Interstate & Highway Access** – I-77, I-24, I-85; US-90, US-64, US-127
- **Rail** – CSX Transportation, Norfolk Southern, Piedmont, & Crescent
- **Airport** – 40-50 minutes to CLT Intl Airport – **6th busiest** airport in the world
- **Local Airport** – Mid-Carolina Regional Airport (RUQ)
- Within a **2-day** trucking time, over **70%** of the US population is accessible and **35%** is accessible within **1-day** of trucking
- **Ports** – 3 deep-water ports within 250 miles, Charlotte Inland Port & 2 intermodal facilities (CSX & Norfolk Southern)



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