

315 E. KERR STREET

FOR SALE | SALISBURY, NC 28144

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial
AVAILABLE SF \pm	31,976
SALE PRICE	\$2,400,000

DESCRIPTION

Rare 22'+ clear industrial available. Property features secure parking, dry sprinkler system, covered and lite double dock platform with levelers, and 2 drive-in doors measuring 18'x13'6" and 12'x11'6". Approximately \pm 32,000 SF tilt-up concrete building with \pm 1,300 SF of conditioned space, including \pm 1,100 SF of secure storage, office, and two restrooms. Convenient highway access, 0.8 miles from I-85, and centrally located in the North Carolina core, 36 minutes to Winston-Salem and 44 minutes to Charlotte. Property abuts railroad.



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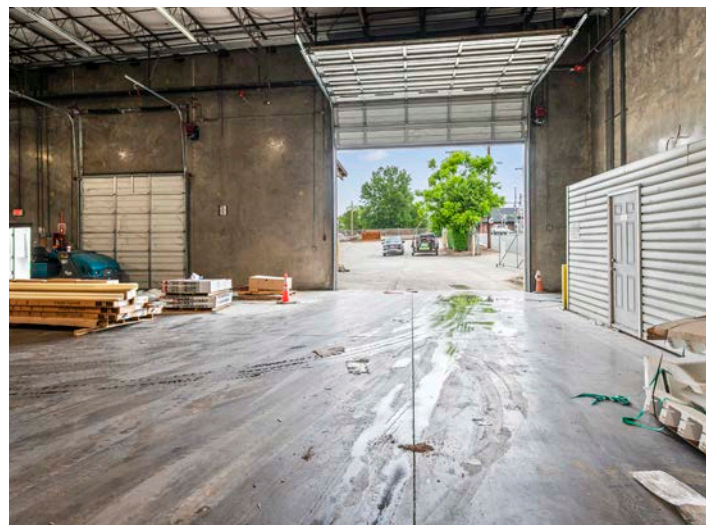
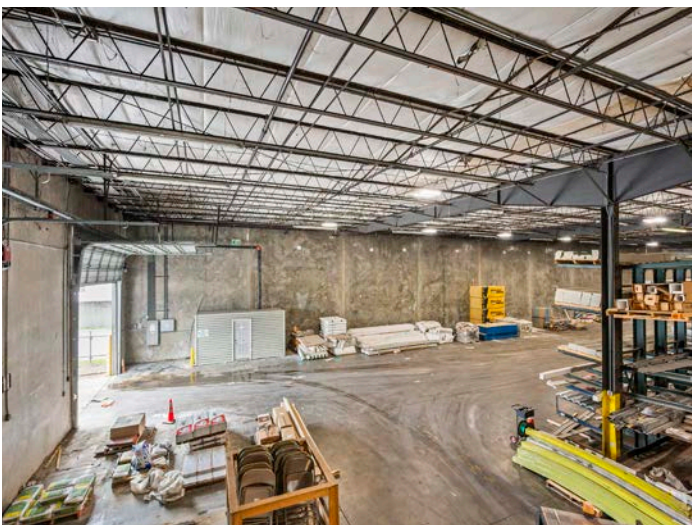
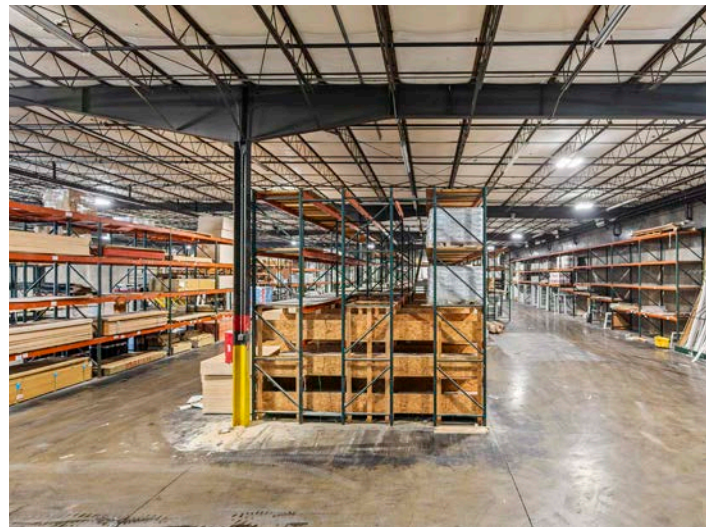
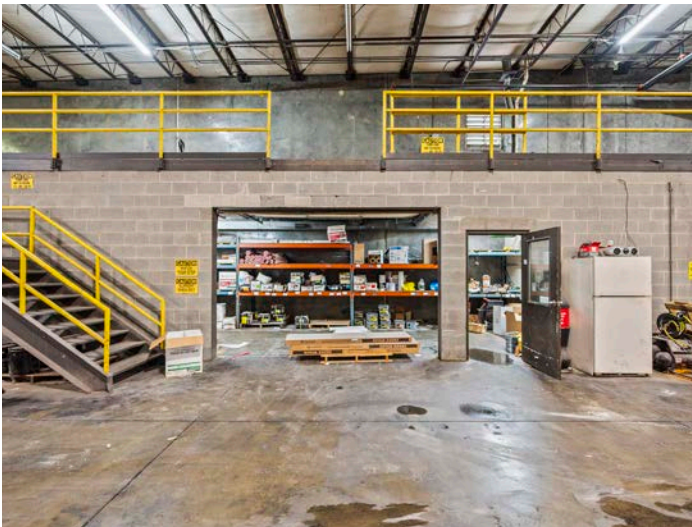
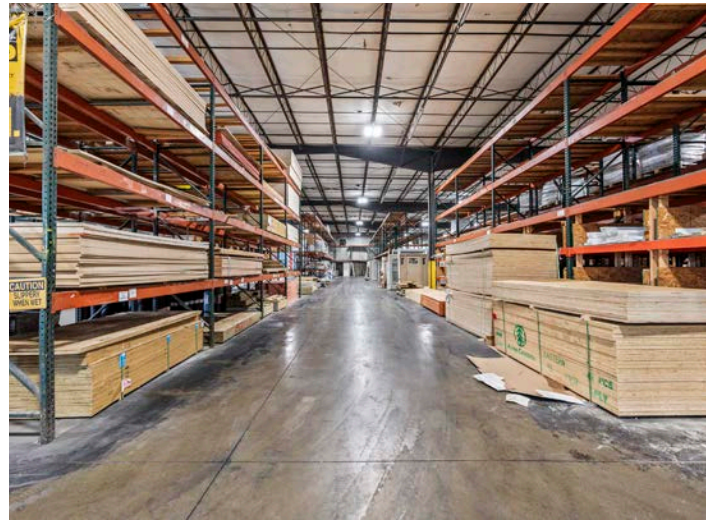
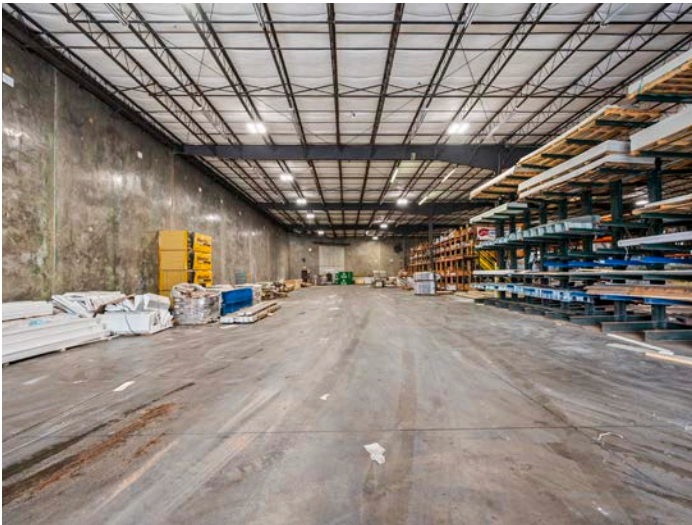
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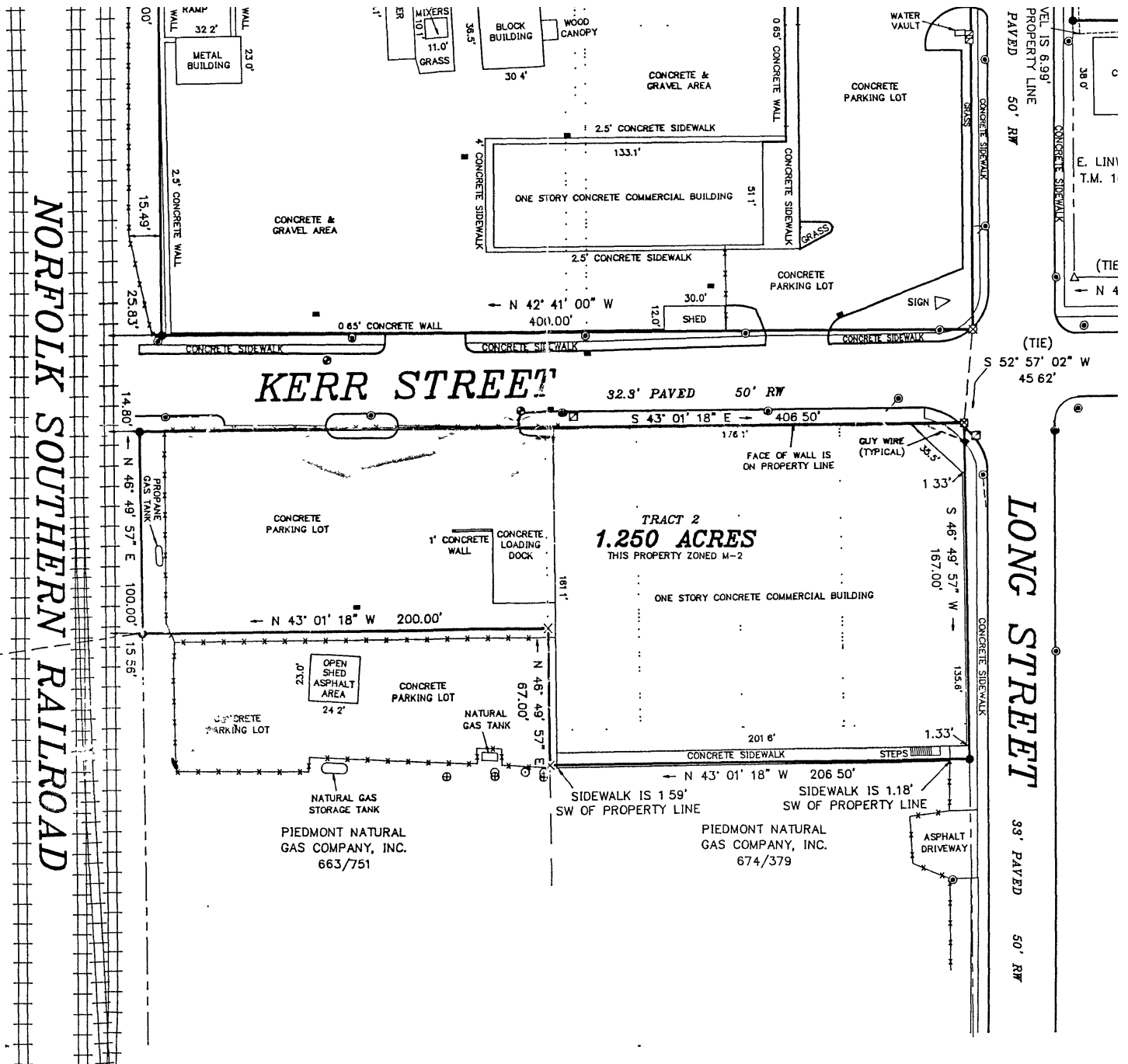
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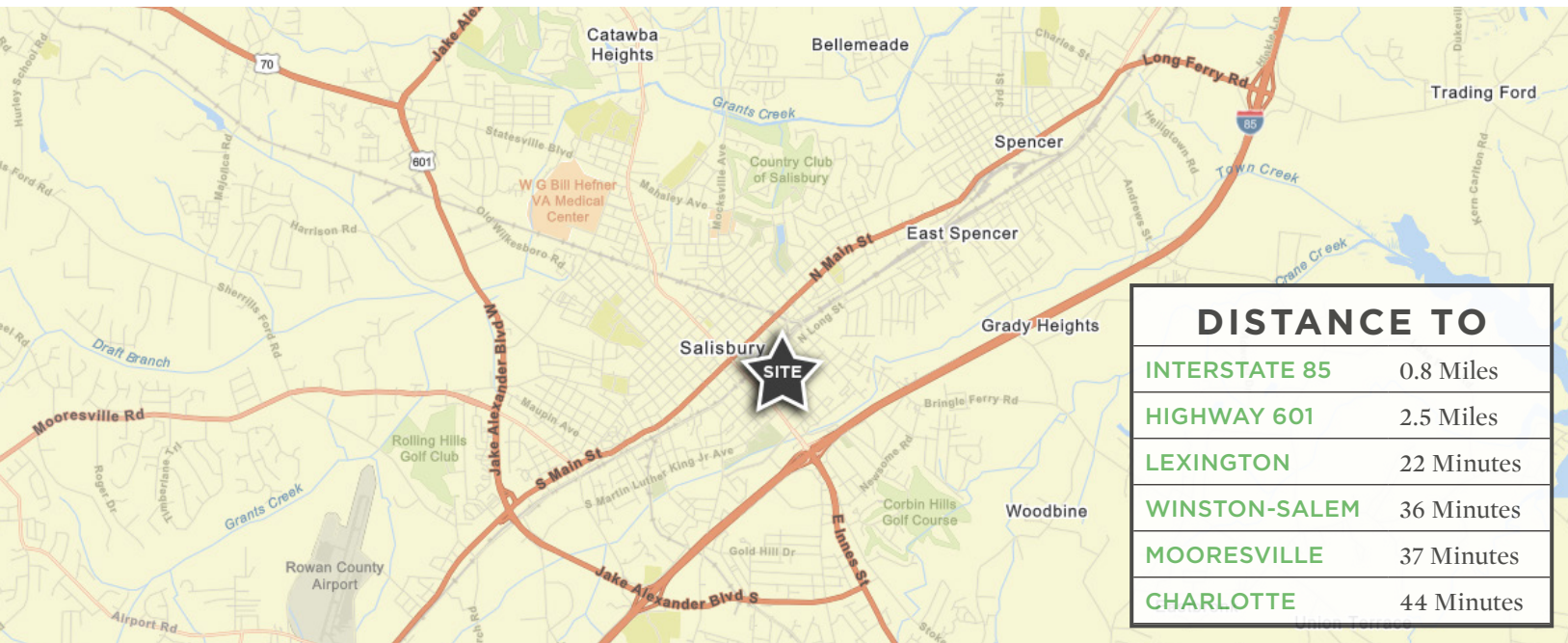


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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	EXTERIOR	Concrete
AVAILABLE SF ±	31,976	ROOF	Flat, EPDM
ACRES ±	1.30	SPRINKLER	Yes
YEAR BUILT	1992	POWER	3 Phase, 120/240V
PARKING	Approx. 30	COLUMN SPACING	50' - 60'
RESTROOMS	2	CLEAR	22'6"
ZONING	Heavy Industrial	DRIVE-IN DOORS	2
PIN	5760-19-51-1063	DOCK DOORS	2 Space Platform with Levelers

PRICING & TERMS

SALE PRICE	\$2,400,000
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DESCRIPTION

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