

LITTON DR

ROSEMAN RD

FOR SALE

1325 LITTON DR
SALISBURY, NC 28147

- ±101,145
- ±1.5 miles to I-85
- ±25 miles to I-485
- ±30 miles to I-77 & I-40
- ±8.00 total acres



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1325 LITTON DR

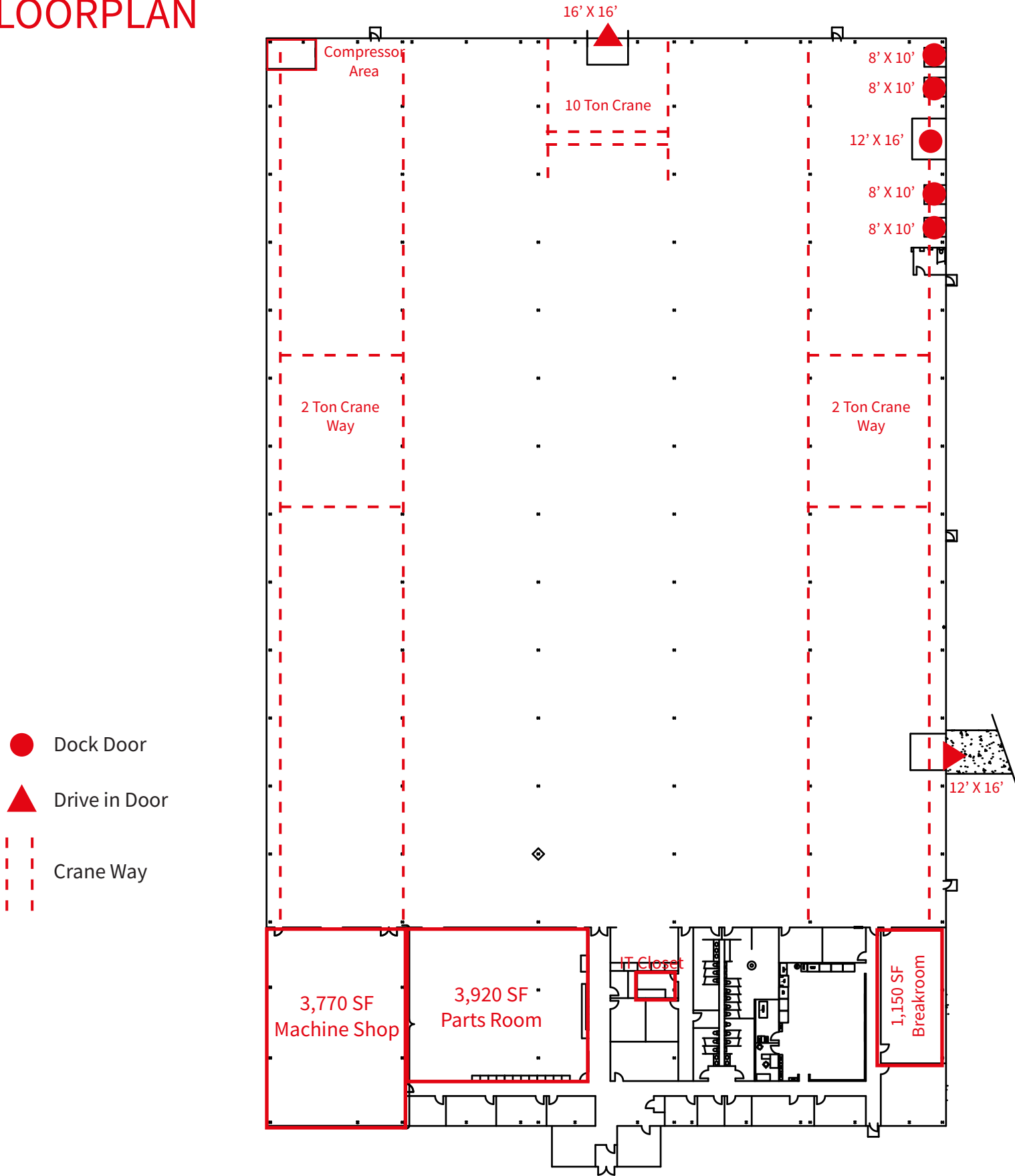
SALISBURY, NC 28147

LOCATION	1325 Litton Dr., Salisbury, NC 28147
TOTAL SF	± 101,145 SF
WAREHOUSE SF	± 89,778 SF
OFFICE SF	± 11,367 SF
YEAR BUILT	1990
BUILDING DIMENSIONS	247' X 400'
COLUMN SPACING	48' X 25'
AUTO PARKING	110 striped spaces
TRAILER PARKING	16 outside of the dock area
CRANES	Five (5) two-ton cranes One (1) ten-ton crane (21'7" hook)
CLEAR HEIGHT	"19'10" at Eave 30' at Center"
SPRINKLER SYSTEM	Wet
DOCK DOORS	4 (8' X 10')
DRIVE-IN DOORS	2 (12' X 16') 1 (16' X 16')
ROOF	Varco-Pruden Metal Panel System (24 guage)
WATER / SEWER	2" Water and 4" Sewer
FIBER OPTIC COMMUNICATIONS	Spectrum
POWER	500KVA Service for 1,200A/ 480V/ 3 PH Switch Gear
VENTILATION	8 wall-mounted fans with make-up loevers
COMPRESSED AIR	Two (2) 50 HP Kaeser compressor with one (1) dryer
LAND ACREAGE	8
ROWAN COUNTY PARCEL ID	Rowan County 478 181
WALLS	Pre-engineered, insulated metal wall panels
WAREHOUSE FLOOR	6" Concrete (Estimated)
2019 TAXES	\$15,916 (\$.16 per sq. ft.)
ASKING PRICE	\$3,395,000

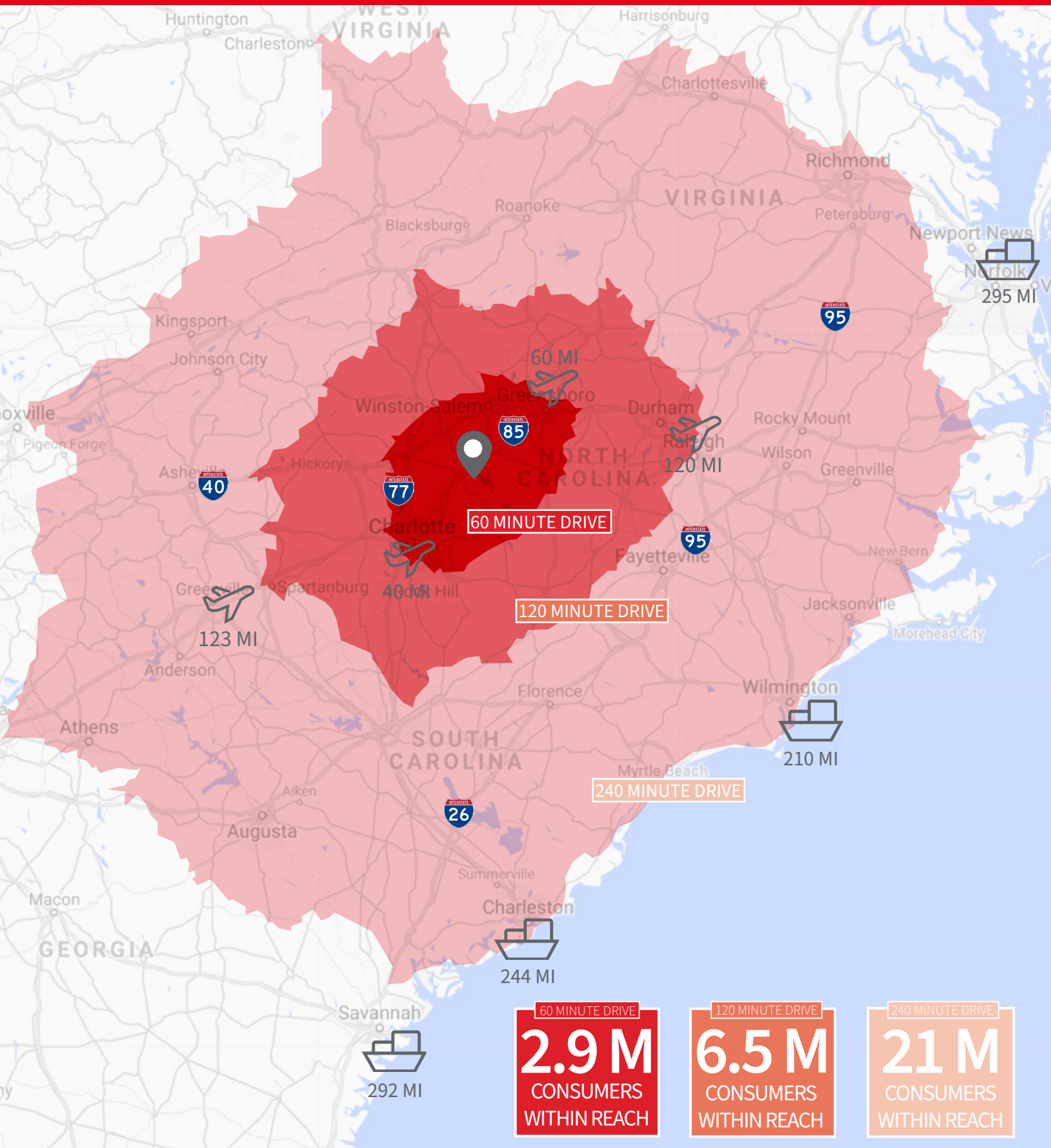
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FLOORPLAN



DRIVE TIME MAP



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