



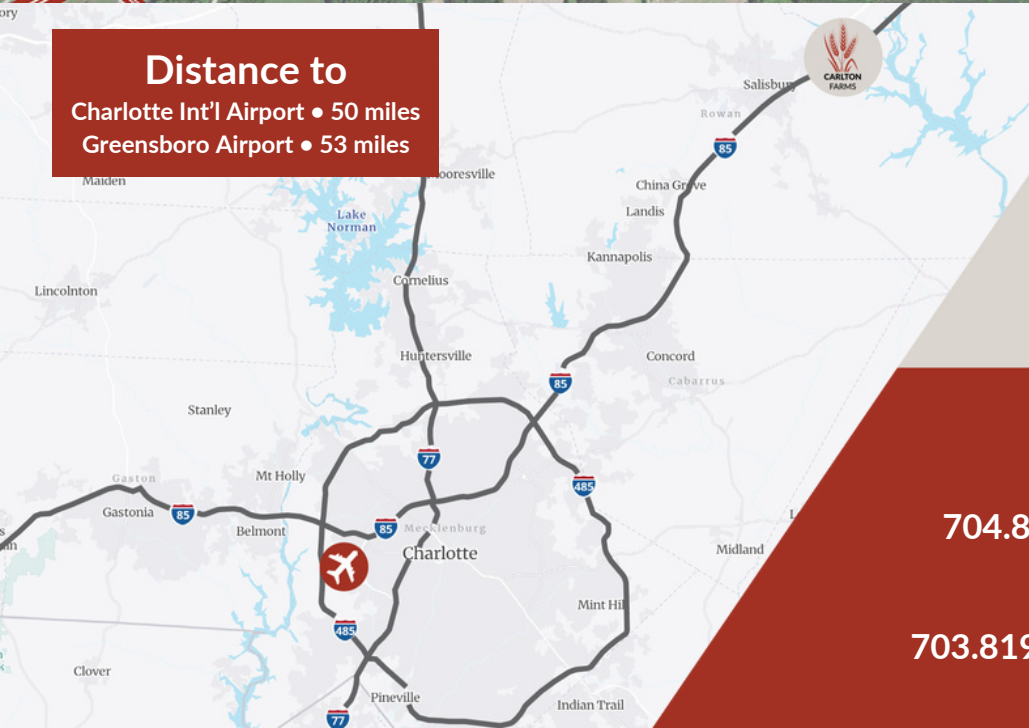
# CARLTON FARMS

Build-To-Suit Sites Available | Site A 542,550 SF

Interstate 85 & Long Ferry Road | Salisbury, NC 28146



**Distance to**  
Charlotte Int'l Airport • 50 miles  
Greensboro Airport • 53 miles



**For Additional Details**  
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# SITE PLAN DETAILS

**Square Footage:** ±542,550 SF

**Office SF:** Spec to Suit

**Building Dimensions:** 570' x 952'

**Column Spacing:** 50' x 56'

**Speed Bay Depth:** 60'

**Floors:** 7" Floor, Speed Bay Reinforced

**Walls:** Tilt-Up Concrete, Interior/Exterior Painted

**Roof:** 45 MIL TPO

**Ceiling Height:** 36' Clear - 1st Bay In

**Dock High Doors:** 96 (9' x 10') Insulated w/ View Windows

**Dock Packages:** 27 (40k lb. Hydraulic Levelers), weather stripping, safety guards, laminated bumper, dock seal, control system with dock light and fan

**Drive In Doors:** 4 (12' x 14')

**Truck Court:** 200' Deep with 60' Concrete Apron w/ 12" High-back Curb

**Auto Parking:** 286 Spaces (Exp. to 322)

**Trailer Storage:** 130 Spaces (Exp. to 162)

**Fire Protection:** Fire Protection ESFR

**Lighting:** LED Motion Sensor 30 FC

**Power:** 4000 Amps

**Electrical Service:** Duke Energy

**Gas Provider:** Piedmont Natural Gas

**Water Provider:** Salisbury Rowan Utilities

**Sewer Provider:** Salisbury Rowan Utilities

**Fiber Provider:** AT&T

