

CROW HOLDINGS

INNOVATION

LOGISTICS CENTER

CURRENT
CONSTRUCTION
STATUS



- Site Cleared
- Pad Work Commenced
- Pad Complete
- Walls Tilted
- Roof Work Underway
- Roof Installed
- Paving Complete

BLDG
2

FOR LEASE | ±472,890 SF AVAILABLE | PEELER RD, SALISBURY NC
INNOVATIONLOGISTICSCENTER.COM



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INNOVATION LOGISTICS CENTER

— AVAILABLE SPACE
472,890 SF

INNOVATION

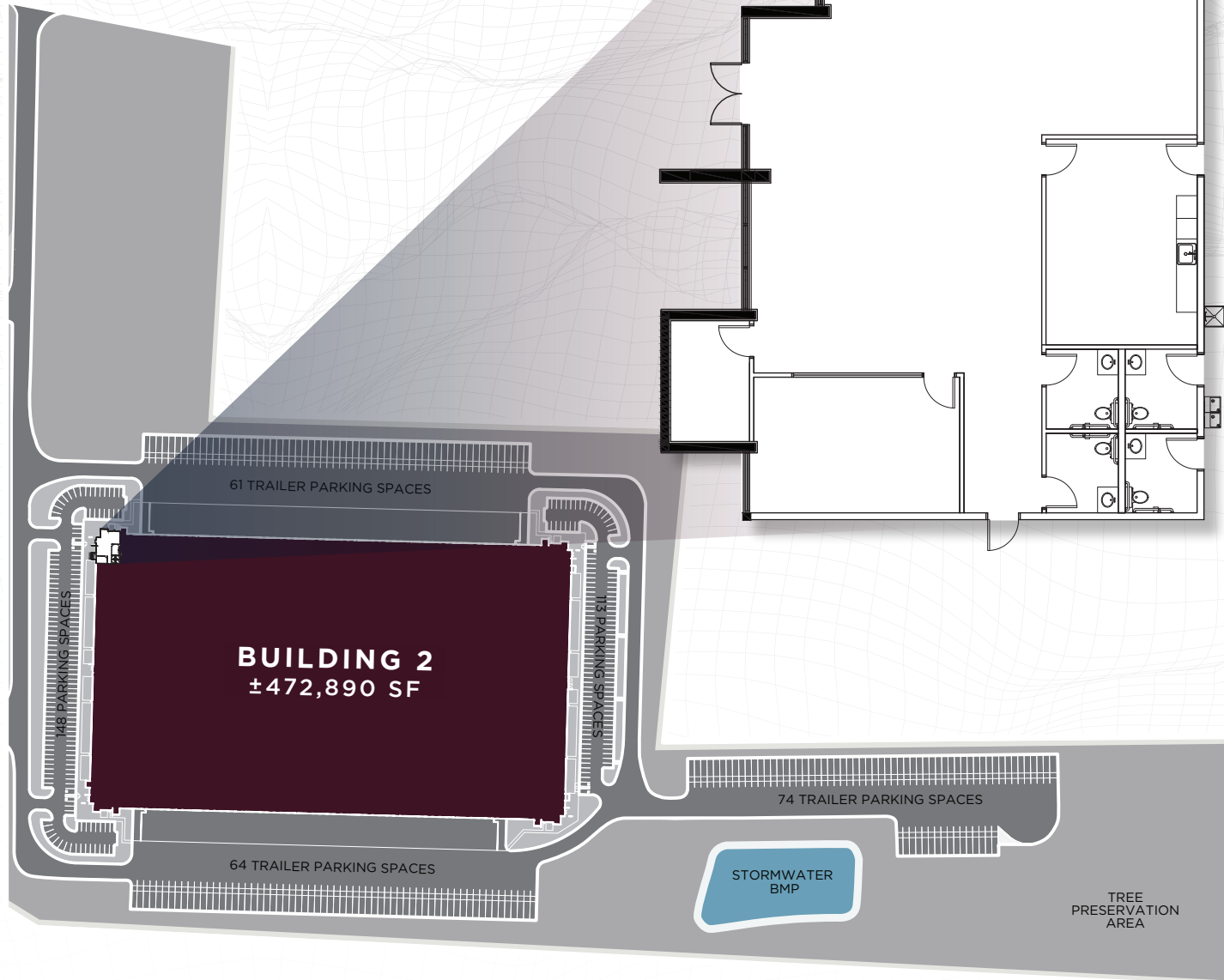
BUILDING 2 SPECS

- ADDRESS
1415 PEELER RD
- AVAILABLE SPACE
472,890 SF
- BLDG DIMENSIONS
900' X 520'
- TRAILER PARKING
199 SPACES
- CAR PARKING
267 SPACES
- DRIVE-INS
4 (14'X16')
- DOCK DOORS
84 (9'X10')
- LEVELERS
20 (8'X6')
- OUTDOOR STORAGE
4.8 ACRES



OFFICE FLOOR PLAN

2,821 SF



BUILDING 2: CROSS-SECTION

FACTORY WHITE BOTTOM 1-1/2" ROOF DECKING WITH GRAY TOP OVER GALVANIZED SUBSTRATE WITH R-20 VALUED POLYISO INSULATION ABOVE. ON TOP, MECHANICALLY ATTACHED 60 MIL. SINGLE PLY TPO ROOFING. TPO WRAPS UP AND OVER PARAPETS & UNDER COPING

ESFR SPRINKLER SYSTEM

TILT-UP CONCRETE PANELS - EXTERIOR TEXTURE PAINTED WITH 2" REVEALS & ACCENT PAINT, INTERIOR PAINTED, JOINTS CAULKED

36" CLEAR HEIGHT TO UNDERSIDE OF LOWEST STEEL MEMBER

INTERIOR COLUMNS PAINTED YELLOW TO 12' AFF

56' TYPICAL BAY SPACING

50' TYPICAL BAY SPACING (60' SPEED BAYS)

(84) 9' X 10' DOCK DOORS (20 WITH 8' X 6' PIT LEVELERS) (4) 14' X 16' DRIVE-IN DOORS WITH 60' RAMPS ALONG TRUCK COURT

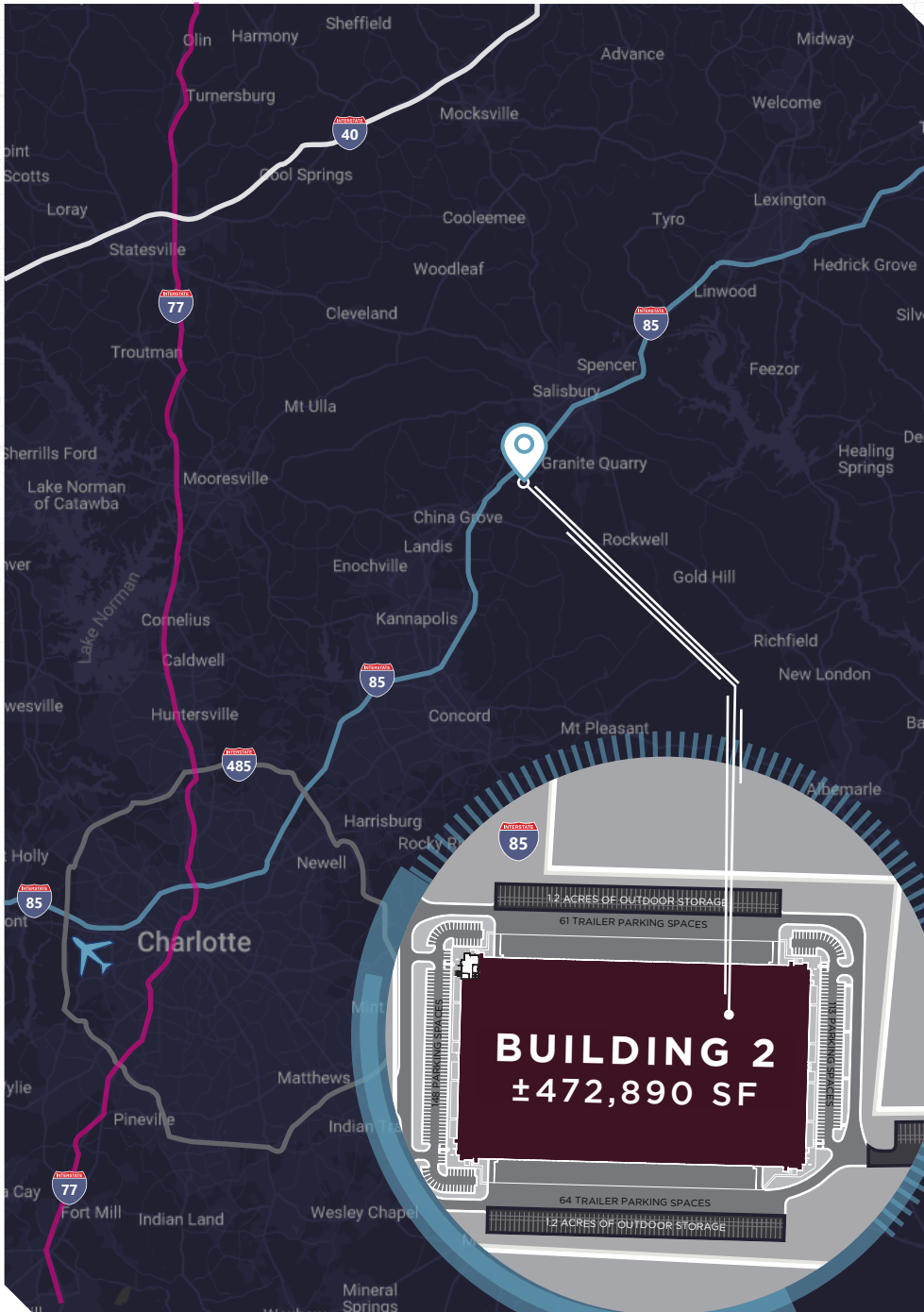
6" GRANULAR STONE BASE

COMPACTED SUB-GRADE










10-MIL POLY VAPOR RETARDER

7" THICK CONCRETE SLAB MINIMUM LEVELNESS FL 35 WITH LOCAL RATINGS OF FF 35/25 CONTROL JOINTS BETWEEN COLUMN LINES

PIN DROP/DEMOGRAPHICS



DRIVE TIMES

	KEY	MILE(S)	MINUTES
SALISBURY	-	6	10
KANNAPOLIS	-	14.7	16
CHARLOTTE	-	37.9	36
CLT AIRPORT		41.5	39
PIEDMONT TRIAD INTERNATIONAL AIRPORT	-	62	55
TOYOTA BATTERY MANUFACTURING	-	65	56
		0.10	2
		23.4	32
		25.9	36
		24	21

DEMOGRAPHICS

LOCATION	2024 TOTAL POPULATION	2024 TOTAL HOUSEHOLD	2024 EMPLOYED CIVILIAN POP 16+	2024 TOTAL BUSINESSES (SIC)
1415 PEELER RD, SALISBURY, NORTH CAROLINA 28146 (10 MILES)	139,467	54,626	64,991	4,303
1415 PEELER RD, SALISBURY, NORTH CAROLINA 28146 (50 MILES)	3,906,769	1,551,498	1,970,710	141,702
1415 PEELER RD, SALISBURY, NORTH CAROLINA 28146 (100 MILES)	8,091,814	3,226,222	3,883,778	278,308

CORPORATE NEIGHBORS





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