

ALBEMARLE, NC

ALBEMARLE CORPORATE CENTER

Prime Industrial Site for Sale

AVAILABILITY & PRICE

Available Acreage: 175
Sales Price: \$44,000/acre

GENERAL INFORMATION

Address: US Hwy 52 Business
County: Stanly
In City Limits: Yes
Former Use: Farmland
Type of Location: Business Park
Industrial/Business Park: Albemarle Corporate Center
Zoning: Heavy Industrial with covenants and restrictions

SITE ACCESS

Rail Access – N/A

Access Roads

Roads: US Hwy 52 Bus (connects to NC24/27 (1/2 mile) then west to Charlotte) and NC 1783 Henson St. (connects to another industrial area and NC 24/27/73 east to I-73(27.3 miles) and then Raleigh
Highway: NC Hwy 24/27 / Distance: 30 mi
Interstate: I-485 / Distance: 30 mi

Closest Air Transportation or Port

International: Charlotte Douglas / Distance: 51 mi
Closest Port: Wilmington, NC / Distance: 151 miles
Channel Depth: 42 ft

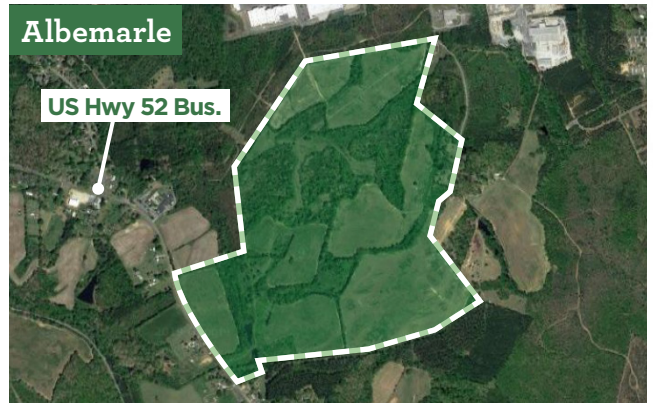
Closest Higher Education (Within 50 miles)

Community College: Stanly Community College
4-Year College or University: Pfeiffer University, UNC Charlotte, Wingate University, Davidson College, South Piedmont Community College.

UTILITIES

Electricity Service Provider: City of Albemarle
Distance to Transmission System (mi): On site
Distance to Closest Substation (mi): 12,153 ft
Natural Gas Service Provider: Piedmont Natural Gas
Telecommunications Service Provider: Spectrum, Windstream
Water Service Provider: City of Albemarle
Waste Water Service Provider: City of Albemarle

All information is believed to be accurate, but is not guaranteed. Prices and available acreage subject to change without notice. Contact an Economic Development representative for complete details.



Questions?

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WHAT ARE Smart Sites?



SHOVEL-READY for development
ON-SITE municipal electric service
WATER & SEWER within 500 feet
WITHIN 5 MILES of Interstate or Interstate-quality highway
REVIEWED AND QUALIFIED by consultants and engineers

ELECTRICITIES
of NORTH CAROLINA, INC.

The energy behind public power