

# 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

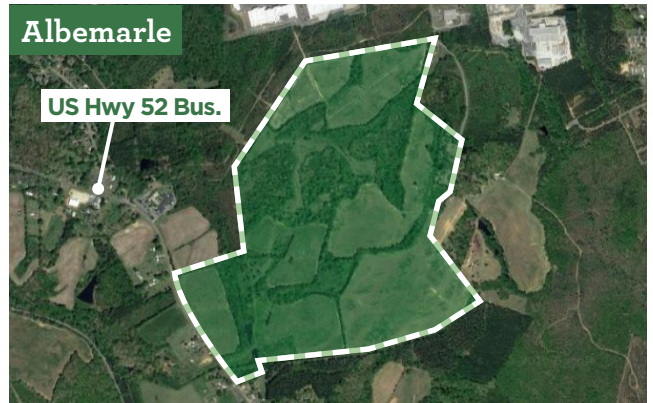
**Natural Gas Service Provider:** Piedmont Natural Gas

**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*