

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

SITE PLAN



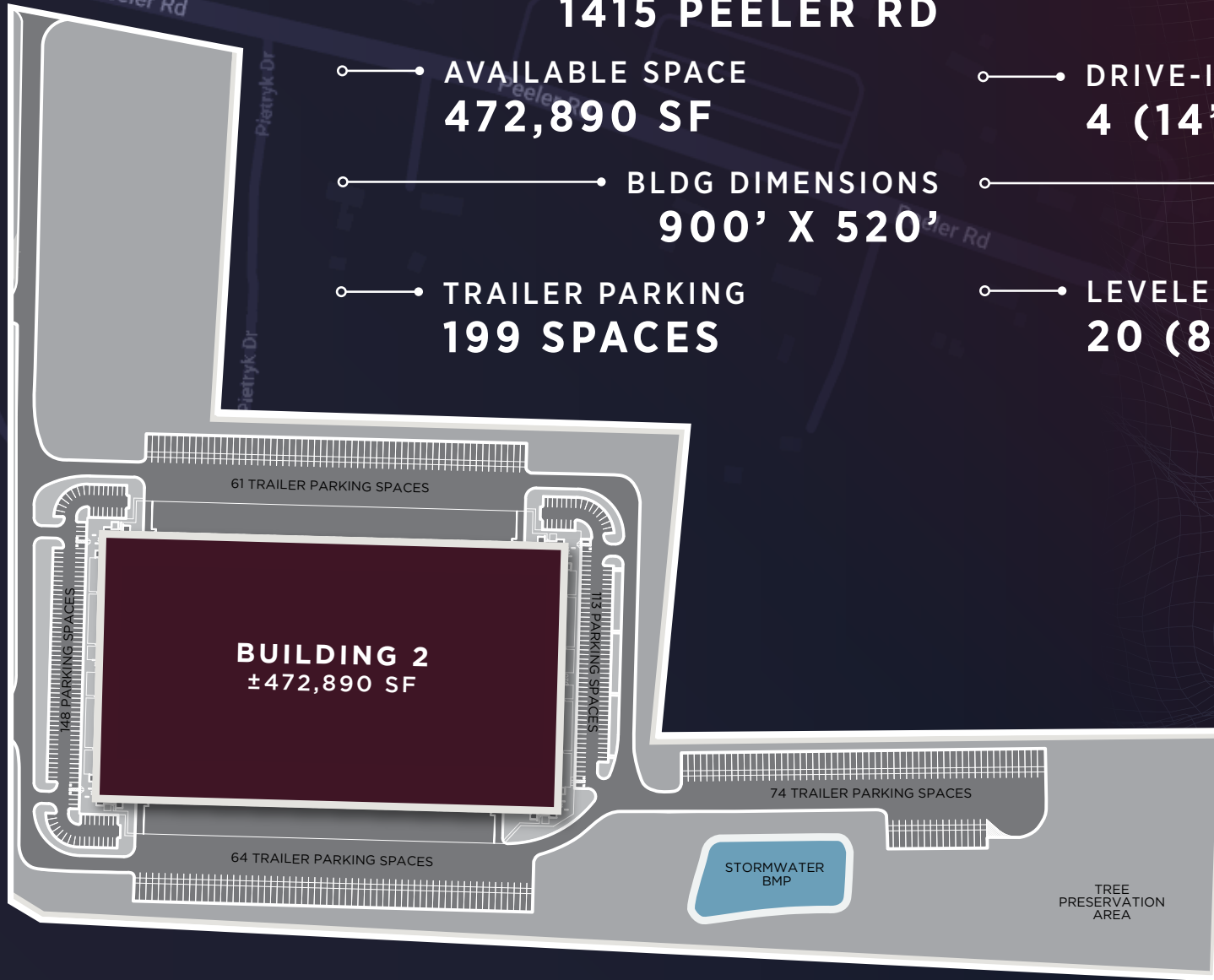
INNOVATION LOGISTICS CENTER

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')



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)

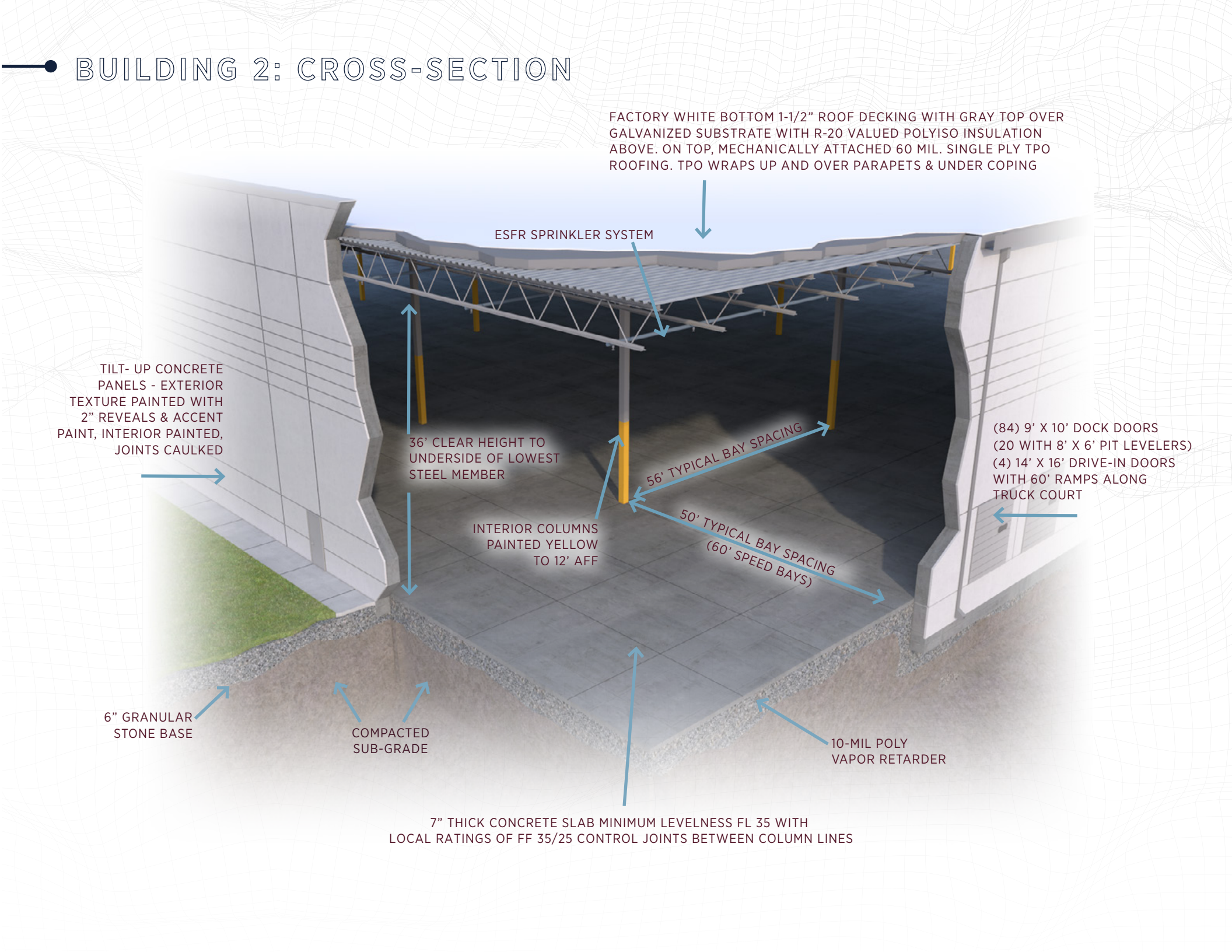
(84) 9' X 10' DOCK DOORS (20 WITH 8' X 6' PIT LEVELERS) (4) 14' X 16' DRIVE-IN DOORS WITH 60' RAMPS ALONG TRUCK COURT

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
		0.10	2
		23.4	32
		25.9	36
		24	21

DEMOGRAPHICS

	50 MILES	100 MILES	200 MILES
2021 POPULATION	3,764,710	7,902,236	20,342,790
HOUSEHOLDS	1,462,906	3,093,233	8,033,964
EMPLOYEES	1,680,381	3,198,950	8,284,897
BUSINESSES	133,993	262,630	668,032

TRAFFIC COUNTS

STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
PEELER RD		4,116	0.10
	PEELER RD	160,288	0.10
HURST DR	WEBB RD	90,380	.52

CORPORATE NEIGHBORS





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