

# Self Storage Conversion Opportunity



SELF STORAGE ADVISORS

## Conversion Site

280 Furniture Drive  
Salisbury, NC 28147

Presented by:

**JAMEY COX**

Percival Partners

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**LIST PRICE: Call Broker**

## INVESTMENT HIGHLIGHTS

- Vacant industrial/flex building with easy access to I-85 from access road
- Improvements include an 80x440 ft single tenant building
- Visibility from the interstate

## PROPERTY DETAILS

<b>County</b>	Rowan
<b>Parcel ID</b>	408 052
<b>Building Size</b>	35,000 SF (approx.)
<b>Acres</b>	6.97
<b>Zoning</b>	CBI
<b>Construction</b>	Metal Building, Concrete Slab
<b>Water</b>	Well
<b>Sewer</b>	Septic
<b>HVAC</b>	10 Years Old
<b>Docks</b>	6 Docks Doors
<b>Ceiling Heights</b>	11' Display Area, 13.6' Warehouse
<b>Special Features</b>	Income from Highway Signage



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