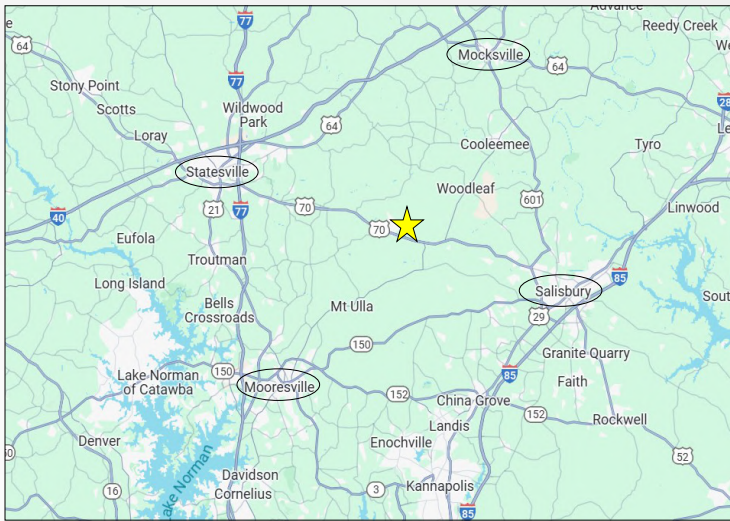


Rowan County Industrial Site

ROWAN COUNTY-CLEVELAND, NC

EquityCP.com



+/- 57 ACRE INDUSTRIAL SITE

15 MINUTES FROM I-77, I-40, I-85

Strategically located along US Highway 70, this ±57-acre industrial site is part of the Duke Energy Site Readiness Program. The property offers direct access to water and sewer, and minutes from I-85, I-77, and I-40. Close proximity to Salisbury and Statesville Regional Airports, and only 42 miles from Charlotte Douglas International Airport. The site is located just east of Daimler Trucks North America—the largest Freightliner manufacturing plant in the U.S. and Rowan County’s largest employer. Workforce development resources and training programs are available locally. Rowan County is currently ranked the 11th fastest-growing county in North Carolina, making this a strong investment opportunity for industrial development. ***Potential Rail Spur in Great Location.***

Pricing \$65,000 Per Acre.

Frank Harmon

Broker

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Broker

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Equity Commercial Properties

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Conceptual Layout 1



Concept 1 – Site Maximization Plan

This concept is designed to maximize the site with a single user and the largest feasible building footprint. The plan includes a proposed roadway connecting Mimosa Street (via the existing rail crossing) to Fiber Acres “A” Street, dividing the site into two sections.

The **western portion (~9 acres)** is allocated for stormwater management infrastructure. The **eastern portion** features a ±480,000 SF facility with rail access, loading docks, and on-site parking. Existing trees along the southern boundary will be preserved to buffer adjacent residential properties and meet Thoroughfare Corridor Overlay District requirements.

Concept 1 delivers a single lot with a ±480,000 SF industrial facility.

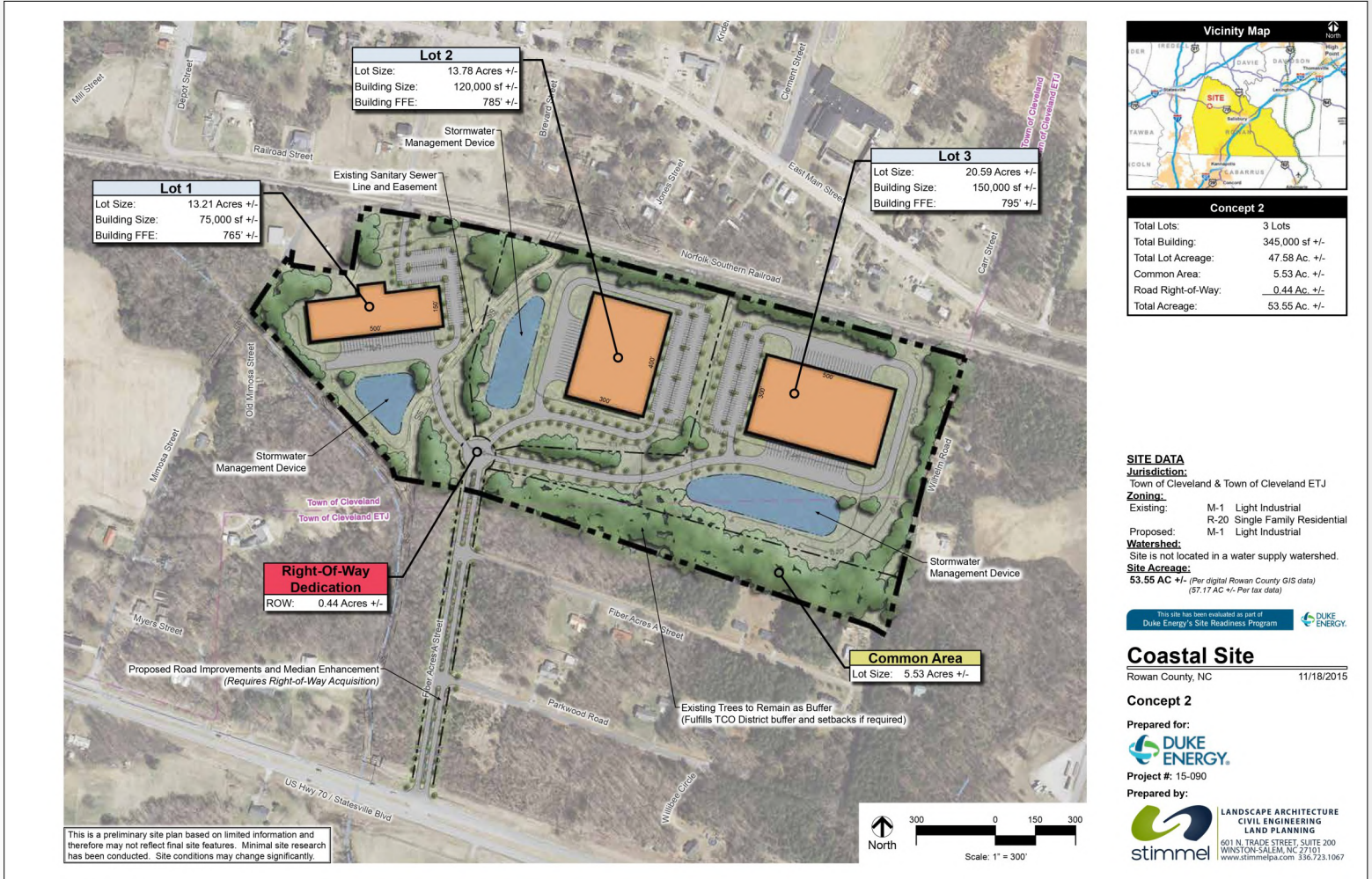
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Conceptual Layout 2



Concept 2 – Multi-Lot Flex Development

This concept subdivides the site into three lots to support a range of uses and building configurations. Proposed facilities range from ±75,000 to ±150,000 SF, with total building area across the site at approximately **345,000 SF**.

Boulevard enhancements create a prominent entry, terminating in a cul-de-sac that provides direct access to each lot. Lot sizes range from **13 to 20.5 acres**, offering flexibility for different user types. A **±5.5-acre common buffer area** along the southern boundary preserves existing vegetation, providing screening for adjacent residential properties and satisfying Thoroughfare Corridor Overlay (TCO) requirements.

Each lot includes its own dedicated stormwater management system.

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Rowan County Industrial Site

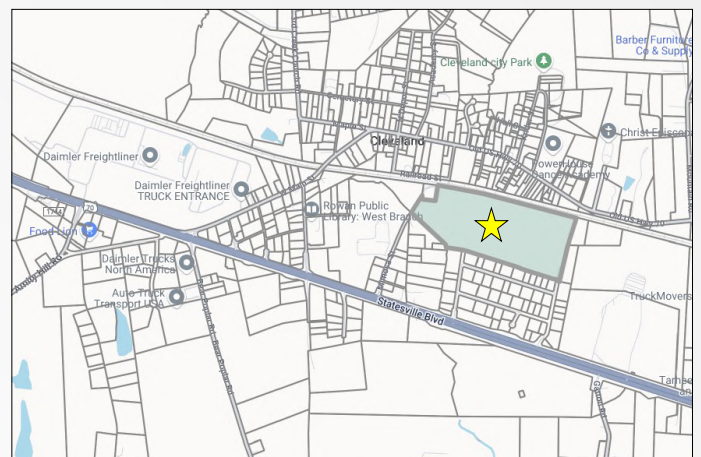
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Property Details

Total Acreage:	+/- 57 Acres
Zoning:	Industrial
Proximity to I-77:	10 miles
Proximity to I-40:	12 miles
Proximity to I-85:	15 miles
Utilities:	Town of Cleveland
Proposed Use:	Manufacturing/ Industrial



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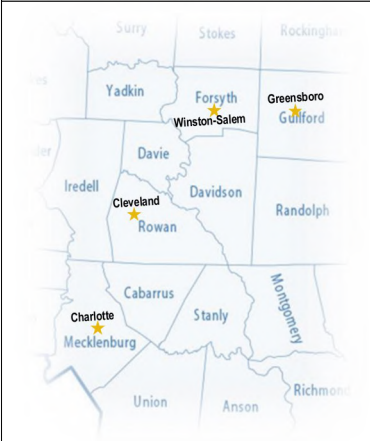
ROWAN COUNTY-CLEVELAND, NC

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Cleveland, North Carolina

Halfway between three of the state's largest cities and their workforce:

- Charlotte (1st largest)**
- Greensboro (3rd largest)**
- Winston-Salem (5th largest)**



★ Town of Cleveland

On 4 lane Hwy 70 with access to three Interstates:

- 13.7 miles
- 16.7 miles
- 16.9 miles

To International Airports:

- CLT: 53 minutes
- PTI: 1 hour

To Regional Airports:

- Salisbury: 20 minutes
- Statesville: 26 minutes
- Concord: 30 minutes

Prime Economic Location

The Town of Cleveland has the two premiere industrial sites remaining located along Hwy 70 available for development

Brown Site 150 acres
UNDER CONTRACT

Mimosa Site 57 acres

Both sites are Duke Energy Site Readiness participants and have all major utilities available

Town of CLEVELAND NC
Connecting & Creating
Always original.

Distances to major highways:
 - I-40: 16.9 miles
 - I-77: 13.7 miles
 - I-85: 16.7 miles



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