



PLATINUM SITE

Rowan County, NC



General Information

Site Address:	Peeler Rd. Salisbury, NC 28144
Site Size:	412 Acres
Price	\$30,000 per acre
Zoning:	Light Industrial

Utilities

Electric:	Duke Energy – Three-phase 12.47 kV line and 100kV transmission lines at the site. Substation located in northeast corner of site.
Water:	City of Salisbury – 6 mgd excess capacity
Wastewater:	City of Salisbury – System upgrades planned with anticipated excess capacity of 4.5 mgd
Natural gas:	Public Service
Telecom Fiber:	A T & T

Transportation Accessibility

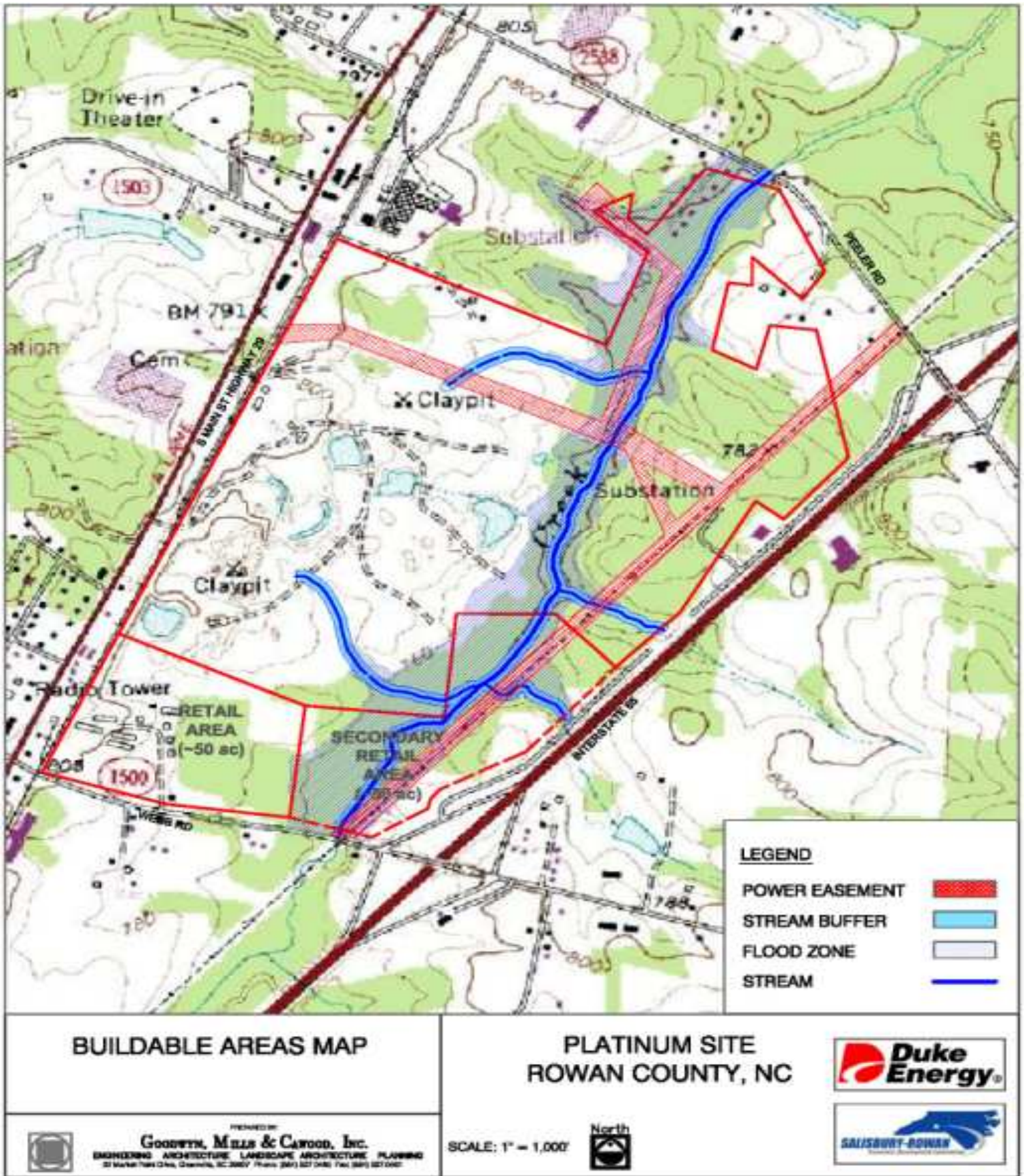
Rail:	Norfolk Southern
Nearest Commercial Airport:	Charlotte/Douglas International
Distance to Airport:	43.00 miles
Distance to Interstate:	Adjacent
Highway:	I-85 at Peeler Road and Webb Road

Additional Information

Site Prep/Due Diligence:	Phase 1 and Geotech completed
Air Quality:	Rowan County is Non-Attainment for ozone, but in Attainment for particulate
Other:	

For further information, contact the Duke Energy Business Development Team

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