



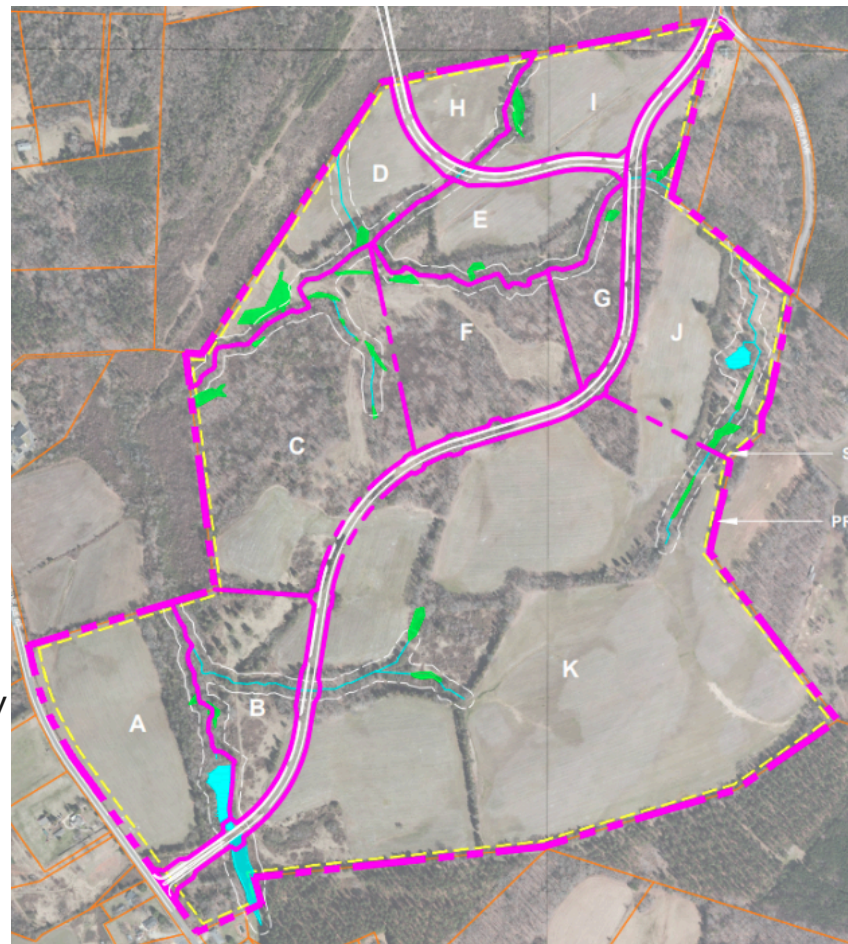
ALBEMARLE BUSINESS CENTER

Albemarle, NC

**175 Acres for Sale | Municipal-owned
Competitive Pricing Available | Agressive Incentives**

Site Specs

- **Property Address:** 24524 US HWY 52 Business S, Albemarle, NC 28001
- **Site Size:** 175± Developable Acres | 282 Total
- **Zoning:** Heavy Industrial (H2)
- **Power:** City of Albemarle – 10MW Available Onsite | Dual-Served | Automatic Transfer Switch
- **Gas:** Piedmont Natural Gas – 8 inch main with 5.0 PSIG
- **Water:** City of Albemarle – 16" main located along road bisecting park. | 1.2 MGD in excess capacity
- **Wastewater:** City of Albemarle – Gravity sewer traversers the site. 12" Line. | 2.1 MGD in excess
- **4-lane Highway Access:** North/South Access via US HWY 52 Business/NC HWY 24/27; Convenient East/West Access to NC HWY 24/27 via Henson Street



DUE DILIGENCE ITEMS: PHASE I ENVIRONMENTAL, WETLANDS DELINEATION, GEO-TECHNICAL, AND ENDANGERED SPECIES REPORTS AVAILABLE UPON REQUEST

➤ SITES RANGING IN SIZE FROM 5 ACRES TO 115 CONTIGUOUS ACRES ◀



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📍 24524 US HWY 52 S, Albemarle, NC 28001