

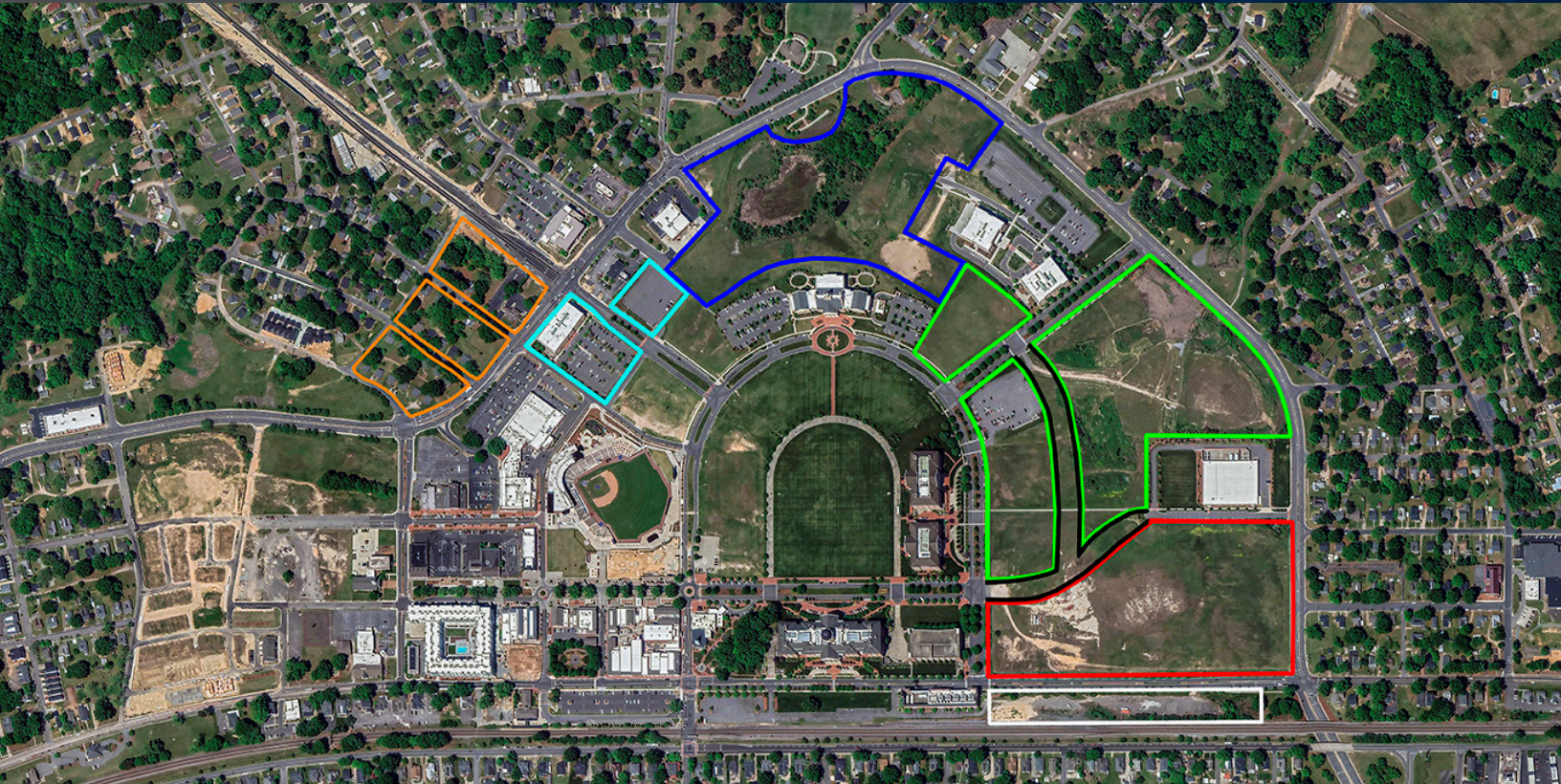


LIFE SCIENCE CENTER

LAND FOR SALE OR BUILD-TO-SUIT

KANNAPOLIS, NC

LOCATED ON THE NORTH CAROLINA RESEARCH CAMPUS



LAND AVAILABLE

- CC Zoning
- Development ready and sewer capacity
- Green outlined parcel: +/- 30 acres
Ideal uses: Life Sciences
- Red outlined parcel: +/- 18 acres
Ideal uses: Retail, Commercial, Multi-family
- Dark blue outlined parcel: +/- 20 acres
Ideal uses: Multi-Family

UNIVERSITIES REPRESENTED

- UNC Chapel Hill
- NC State
- Duke
- Appalachian State
- UNC Charlotte
- UNC Greensboro
- NC Central
- NC Agriculture & Technology

COMPANIES LOCATED ON NCRC

- Eremid
- NC Food Innovation Lab
- Standard Process
- Bright Path Labs
- Genixus
- Solubrent Pharma
- SNP Therapeutics

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INSITE

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KANNAPOLIS, NC | LOCATED ON THE NC RESEARCH CAMPUS

KANNAPOLIS SUBMARKET

THE NCRC LAND IS LOCATED IN THE HEART OF THRIVING DOWNTOWN KANNAPOLIS AND ADJACENT TO A VARIETY OF RESTAURANTS, AMENITIES, NEW HOUSING AND THE NEW ATRIUM HEALTH MINOR LEAGUE BASEBALL BALLPARK, HOME OF THE CANNONBALLERS.

NCRC OVERVIEW

The North Carolina Research Campus, located in the heart of downtown Kannapolis, NC was developed in 2008 by David H. Murdock, the owner of Dole Food Company and Castle & Cooke Inc., Murdock's real estate development and management subsidiary. NCRC is a 350-acre life sciences research and lab campus focused on improving human health and wellness through research in nutrition and agriculture.

Life science companies and entrepreneurs come together at NCRC to perform research and development on safer, more nutritious crops, healthier foods, clinical research and precision nutrition, all with the goal of "avoiding avoidable diseases through good nutrition". Existing research facilities on campus include the Core Lab building - the main multi-tenant office/lab/r&d facility - and two separate university research buildings that are occupied by UNC Chapel Hill and NC State University- www.ncresearchcampus.net.

KANNAPOLIS MARKET/AREA HIGHLIGHTS

- 25% population growth since 2010
- Future ten-year job growth projected to be 48.4%, compared to a national average of 33.5%
- \$1B investment by Ely Lilly in injectable products and devices manufacturing in Concord (within 10 miles of NCRC) and creation of 600 new jobs
- \$500M investment by Macy's in a new fulfillment center in Rowan County will provide 2,800 new jobs
- Kannapolis is a growing suburb of the rapidly growing Charlotte MSA

DOWNTOWN DEVELOPMENT/REVITALIZATION

- \$133 million Downtown Public Revitalization
- Infrastructure improvements
- Linear park and streetscape
- Atrium Health Ballpark
- renovation of the historical Gem Theatre
- \$200 million+ in private investment
- Opening of Kannapolis Parkway



www.kannapolisnc.gov/revitalization

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