



REGIONAL CROSSROAD PARK

Premier Class-A Manufacturing / Industrial / Life Science development

500-acre, 3 million SF master planned park with a **diverse range** of building options from 99,000 SF to 1 million SF

Developed by **Trinity Capital**, one of the region's most successful developers



About Trinity Capital

We are dedicated to developing and acquiring a portfolio of industrial, life science, and office assets that improve the communities in which we invest.

We are driven to deliver the highest quality assets through meaningful, collaborative relationships with our clients, tenants, and vendors.

We are creative in our work, overcoming challenges with innovative solutions. We pride ourselves on bringing a unique approach to every project.

Trinity Capital has invested over **\$4.1 BILLION** in **28 MILLION SF** in Top-Performing Markets Across The Country



REPRESENTATIVE INVESTMENT PARTNERS:



Proven Development Experience

Eastgate 540



KNIGHTDALE, NC

Originally consisted of an existing 150,000 SF vacant building and a pad site for another building. Immediately thereafter, an adjacent 60 acre parcel was acquired. Development of an additional five buildings, totaling 830,000 SF followed with a six-year development timeframe. Demand outpaced that timeframe, and project was completed by November 2021, with the park 94% leased. In early 2021, another adjacent 20 acre parcel was acquired and a 204,220 SF building was developed. Upon completion of the third building, and with preleasing for the next three buildings well underway, the project was taken to market. The buildings were sold in phases as each building reached completion. The sales price set regional records for industrial parks, on a per square foot basis.

Tradepark East



CHARLESTON, SC

Four buildings totaling 837,000 SF across 78 acres in North Charleston's Palmetto Commerce Park. The park was fully leased before the first building completed construction. TradePark East is situated on 78 acres at Palmetto Commerce Parkway and Weber Boulevard in one of Charleston's strongest industrial submarkets. The park is home to six tenants, including Bintelli, LLC, WYSE Logistics, and MD 3PL.

Park Point



RESEARCH TRIANGLE PARK, NC

\$190 million adaptive-reuse campus redevelopment that transformed the existing building and 100-acre campus into a 650,000 SF modern workplace destination and collaborative campus. Park Point is now a vibrant life science and creative campus featuring a progressive design that fosters inspiration and collaboration with its balance of modern lab and office buildings, unique shared spaces and exceptional amenities. Park Point consists of four buildings totaling 661,000 square feet and more than 30,000 square feet of indoor and outdoor gathering space. Trinity Capital sold the asset to CBRE Investment Management in fall 2022.

Alexander Commerce Park

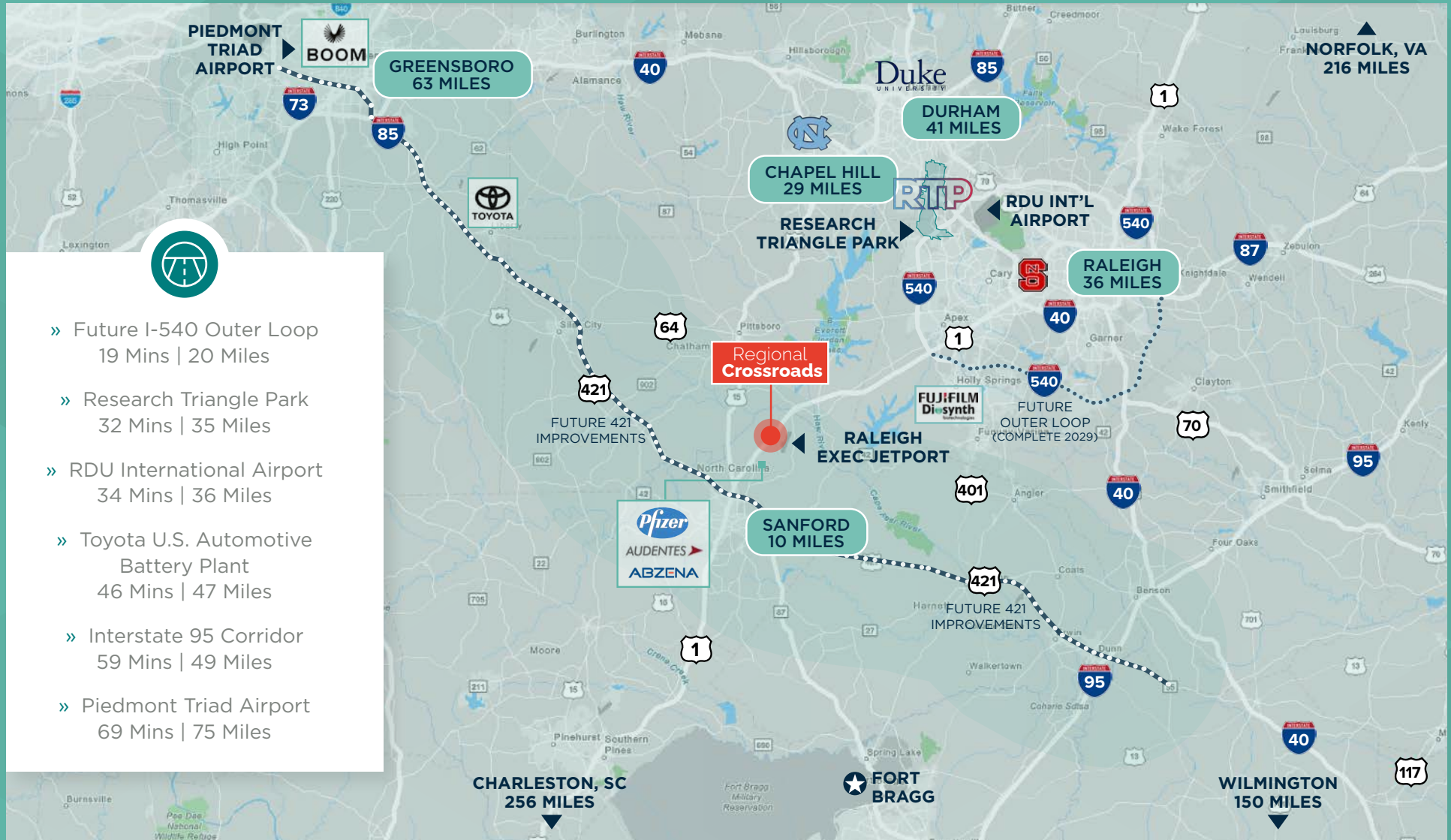


RESEARCH TRIANGLE PARK, NC

Research Triangle Park's first speculative industrial development in several years. Located on 48 acres of land at TW Alexander Drive. The Class-A industrial park features three tilt-wall buildings, with the largest being 189,280 SF and two twin buildings at 126,000 SF each, totaling 441,280 SF. The park was 100% preleased prior to delivery.

Strategically Located with Strong Connectivity

to Major Triangle & Triad Points of Interest



- » Future I-540 Outer Loop
19 Mins | 20 Miles
- » Research Triangle Park
32 Mins | 35 Miles
- » RDU International Airport
34 Mins | 36 Miles
- » Toyota U.S. Automotive
Battery Plant
46 Mins | 47 Miles
- » Interstate 95 Corridor
59 Mins | 49 Miles
- » Piedmont Triad Airport
69 Mins | 75 Miles

Unrivaled East Coast Accessibility

Total population of 118 million within a 500 mile radius

Seaports

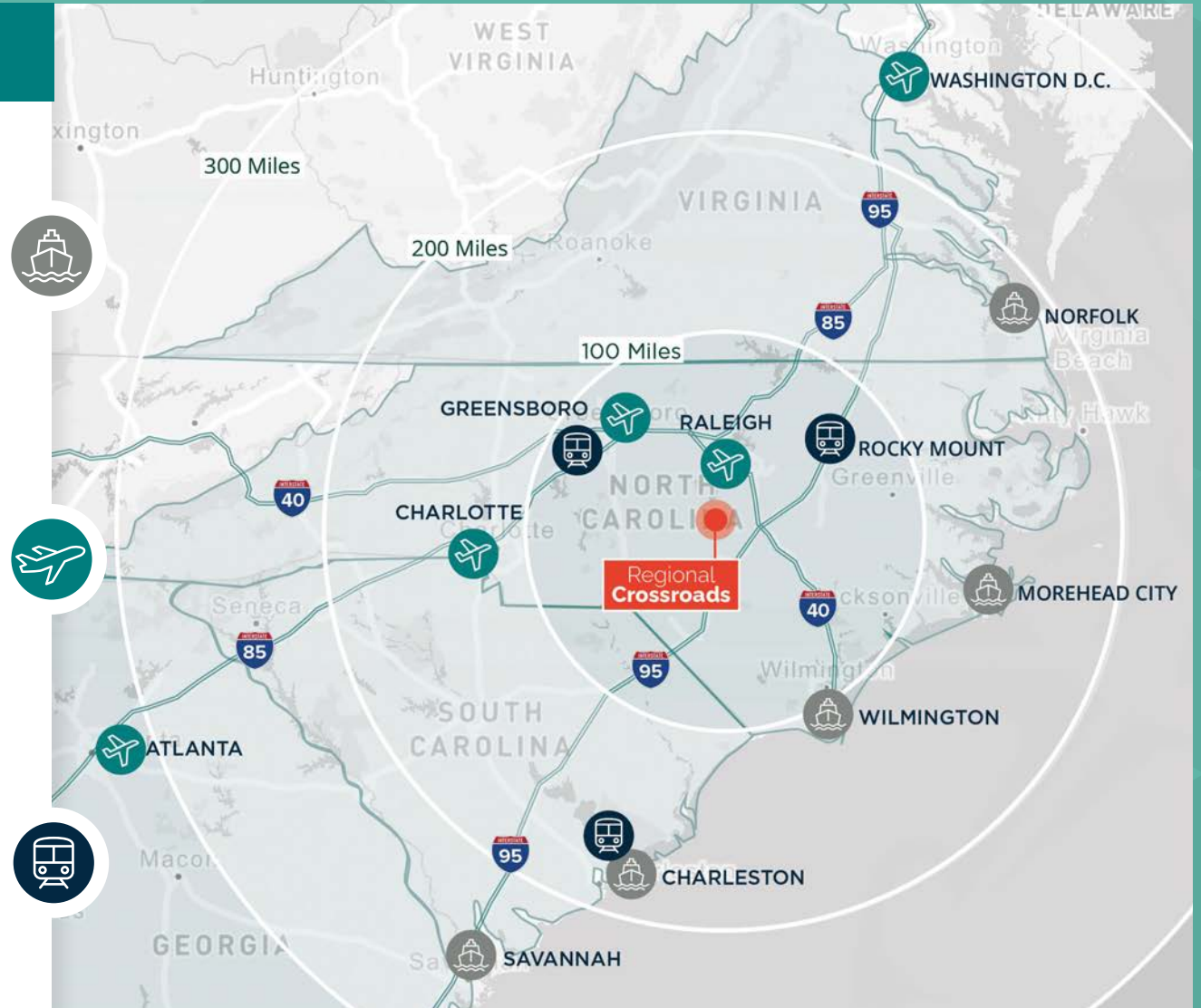
Wilmington, NC	165 Miles
Morehead City, NC	181 Miles
Norfolk, VA	220 Miles
Charleston, SC	266 Miles
Savannah, GA	308 Miles

Airports

Raleigh-Durham International	35 Miles
Piedmont Triad International	75 Miles
Charlotte Douglas International	147 Miles
Washington Dulles International	310 Miles
Hartsfield-Jackson Atlanta	391 Miles

Rail Lines

CSX Intermodal Rocky Mount, NC	90 Miles
Norfolk Southern Intermodal Greensboro, NC	68 Miles
Norfolk Southern Intermodal Charleston, SC	258 Miles



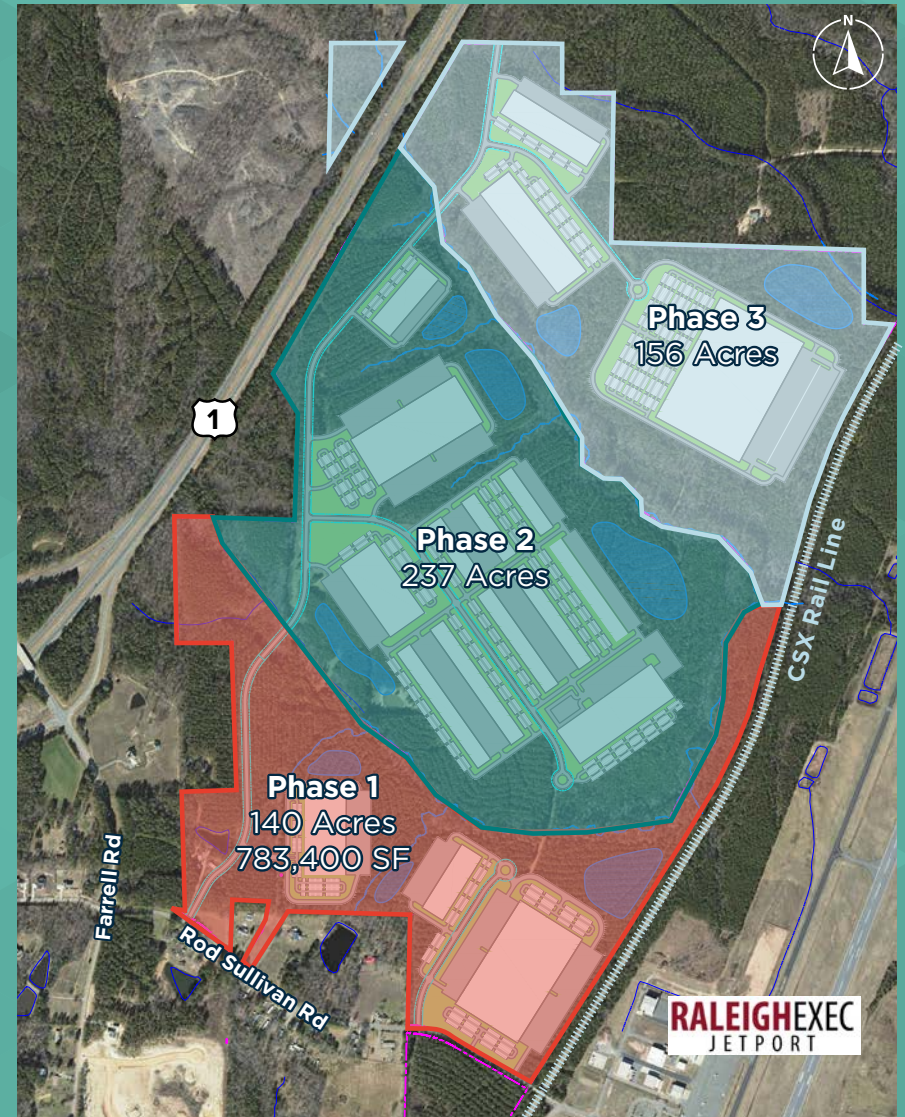
With over 500 acres and public utilities in place,

Regional Crossroads offers multiple opportunities for distribution, manufacturing, and life-science users.



Expertly developed by Trinity Capital with direct partner and leadership engagement throughout the development process

- » Multiple building layouts ranging from 99,000 SF - 1 million SF
- » Spec buildings and build-to-suit options
- » Rail access from CSX, a Class One operator
- » Adjacent to Raleigh Executive Jetport; 35 minutes to RDU International Airport
- » 20 minutes from I-540 outer loop
- » 36 minutes to downtown Raleigh, 35 minutes to downtown Durham, 60 minutes to Greensboro





Phase One Plan Option 1



Site Plan Option 1 Building Features

- » Building size: 99,000 SF to 486,000 SF
- » Cross-dock & rear-load options
- » Clear heights: 32' - 36'
- » ESFR sprinkler system
- » Trailer parking available
- » 135' average truck court depth
- » Dock & drive-in doors available
- » Outdoor storage/lay-down yard



Phase One Plan Option 2



Site Plan Option 2 Building Features

- » Building size: 216,300 SF to 387,500 SF
- » Rear-load configuration
- » Clear heights: 32' - 36'
- » ESFR sprinkler system
- » Trailer parking available
- » 130' average truck court depth
- » Dock & drive-in doors available
- » Outdoor storage/lay-down yard



REGIONAL

CROSSROAD PARK

CONTACT US

ANN-STEWART PATTERSON, SIOR

Executive Vice President

+1 919 831 8207

ann-stewart.patterson@cbre.com

AUSTIN NAGY

Senior Vice President

+1 919 831 8197

austin.nagy@cbre.com