



±14 ACRES ON WRIGHT WAY

TROY, NORTH CAROLINA 27371



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LEASE RATE:	TBD
SALES PRICE:	Call for Pricing
ZONING	General Industrial
SITE AREA	±14 Buildable Acres
BUILDING SIZE	±200,000 SF (2 Building Options)
OFFICE	5 - 10%
DRIVE IN DOORS	12' x 14'
OVERHEAD DOORS	20 - 10 Knockouts Up
CEILING HEIGHT	32' Clear (minimum)
SLAB THICKNESS	6 - 7" or 4000 PSI
UTILITIES	Water, Sewer
POWER	480 - 227 volt, 3 phase
SPRINKLER	ESFR
PARKING	112 Spaces (expandable)
STRUCTURE	Tilt Up Construction

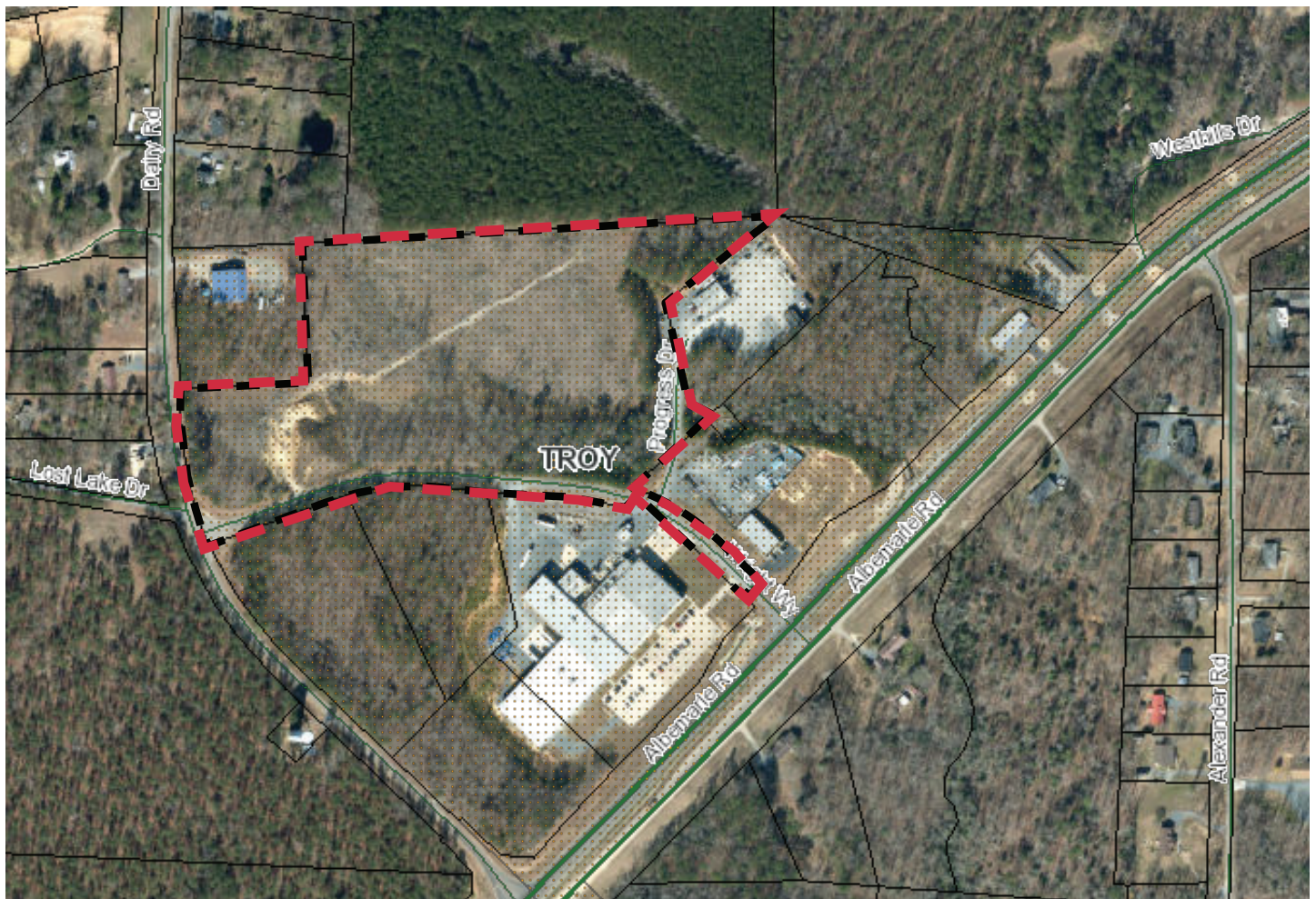




EXHIBIT 2-1A
WRIGHT WAY ROAD
TROY, MONTGOMERY COUNTY, NC
October 24, 2022

PREPARED FOR:



1020 Euclid Avenue
Charlotte, NC 28203 • 980.201.5505
www.thomasandhutton.com

This map illustrates a general plan of the development which is for illustrative purposes only. It does not constitute a contract, and is subject to change and revision without notice. The map is not to be used for any other purpose, and is not to be construed as a warranty of any kind. The map is prepared for the sole use of the client and is not to be distributed to any other party without the written consent of Thomas & Hutton. Copyright © 2022 THOMAS & HUTTON



EXHIBIT 2-1B
WRIGHT WAY ROAD
TROY, MONTGOMERY COUNTY, NC
October 24, 2022



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Charlotte, NC 28203 • 980.201.5505
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This map is a proposed plan of the development which is for discussion purposes only. It does not limit or bind the owner/developer, and is subject to change and revision without notice. The owner/developer is responsible for obtaining all necessary permits and approvals. All drawings are subject to the accuracy of the data provided and the accuracy of the information provided. All drawings are subject to the accuracy of the data provided and the accuracy of the information provided.

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PREPARED FOR:



LOCATION SUMMARY

Hwy 24/27	±1 Mile
I-73/74	±10 Miles
Hwy 52	±20 Miles
Route 1	±45 Miles
I-85	±45 Miles
I-40	±65 Miles
I-95	±80 Miles



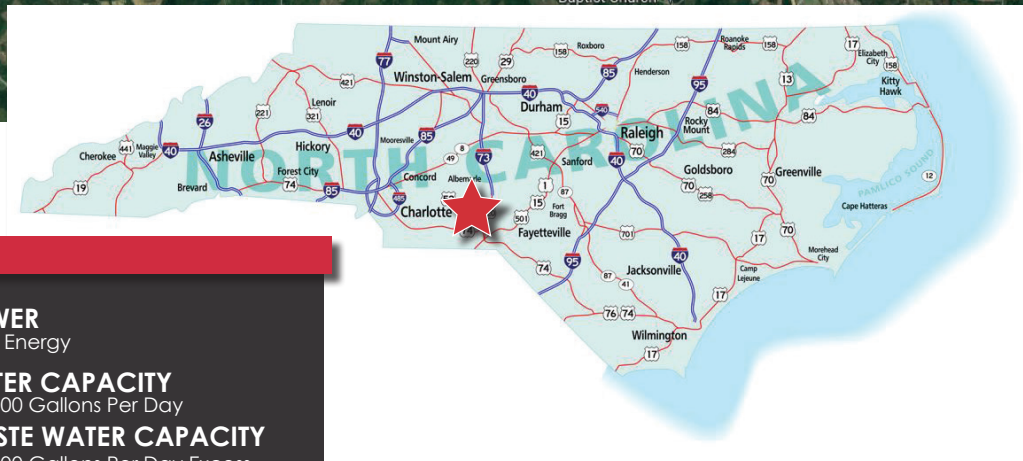
POWER
Duke Energy



WATER CAPACITY
100,000 Gallons Per Day
WASTE WATER CAPACITY
500,000 Gallons Per Day Excess,
Future Expansion to 2.2 Million
Gallons Per Day



ZONING
General Industrial Zoning



Montgomery County, North Carolina

Strategic. Connected. Workforce Ready.

Geographic Center of North Carolina

- Access to the growing **Highway 24/27** corridor and **Interstate 73/74**. Less than 1- 1.5 hours to major metros **Charlotte, Raleigh, Fayetteville, and Greensboro**
- Rail access to the shortline **Aberdeen Carolina & Western Railway**
 - Dual connections to **Norfolk Southern** and **CSX**
- Electric and Natural Gas from **Duke Energy, Randolph EMC, Pee Dee Electric, and Piedmont Natural Gas**
- **Municipal Water & Sewer** with available capacity
- **Fiber & Broadband** in commercial/industrial zones

Education & Training

Montgomery Community College
North Carolina's community colleges are a direct pipeline to a skilled workforce. With customized programs built around employer needs, hands-on training, and apprenticeship opportunities, they deliver job-ready talent at every level. This flexible system helps businesses grow quickly, adapt to new technologies, and remain competitive — making workforce challenges a problem of the past.



Access to state-of-the-art CTE training facility, located on the Community College and Central High School campuses



Workforce

- Labor shed of **460,000+** workers
- Deep experience in advanced manufacturing and skilled trades
- Labor shed pull from surrounding counties
 - **Randolph, Richmond, Moore, Chatham, Stanly, Guilford, Forsyth**

Quality of Life

- **Uwharrie National Forest** - hiking, biking, kayaking, hunting, camping, horseback riding, etc.
- Home to **Lake Tillery** and **Badin Lake** for boating, fishing, and water sports
- Safe, welcoming, vibrant small towns
- Conveniently located adjacent to Pinehurst Golfing opportunities
- Affordable cost of living in family-friendly communities



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