

P R E S E N T S

SOUTH ROCKINGHAM COUNTY CORPORATE PARK

CHAMPION SITE

246 SYLVANIA RD | STOKESDALE, NC



1.3 M +/- SF BUILDABLE
110 ACRES

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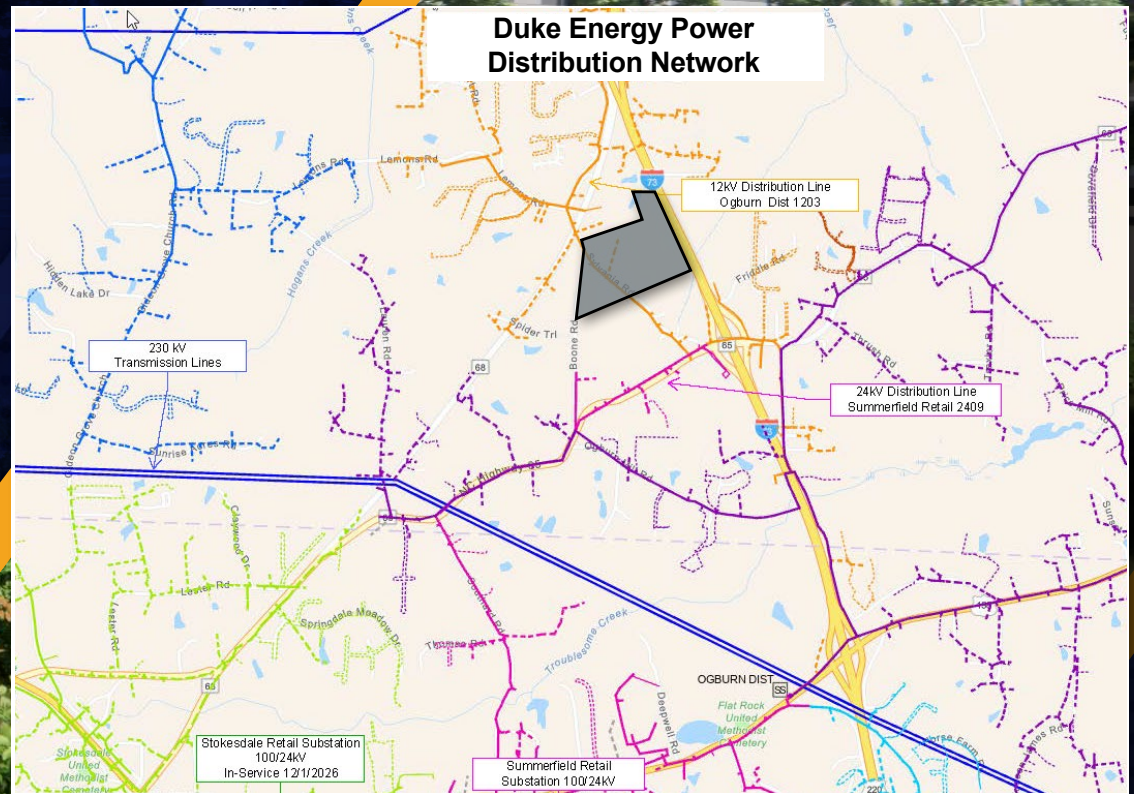
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EXECUTIVE SUMMARY

The Champion Site is in South Rockingham County Corporate Park on a 110-acre site. The Class A, master planned development is home to Ontex Global Manufacturing, a leading International personal hygiene group and PowerSecure, one of the nation's leading microgrid energy solutions providers and a subsidiary of Southern Company. The business park is located on future I-73 in southern Rockingham County, eleven miles north of Piedmont Triad International Airport. Park infrastructure includes public water and sewer on site, a 500,000 gallon water tower, and a soon to be constructed fire station.

Address	246 Sylvania Rd., Stokesdale, NC
Acreage	110
Total Buildable	1,300,000 SF
Proposed Building Size	500,000 SF
Zoning	Light Industrial
Water and Sewer	Public Water and Sewer at Site
Power	10-12MW direct power available to site
Development	For Lease, Build-to-suit
Interstate Access	Adjacent to I-73 15min from Greensboro



SITE PLAN I



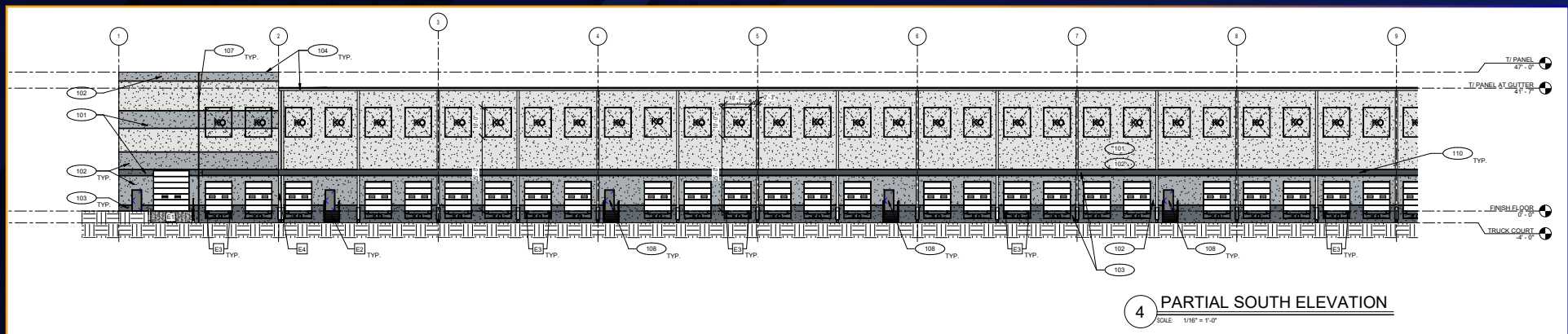
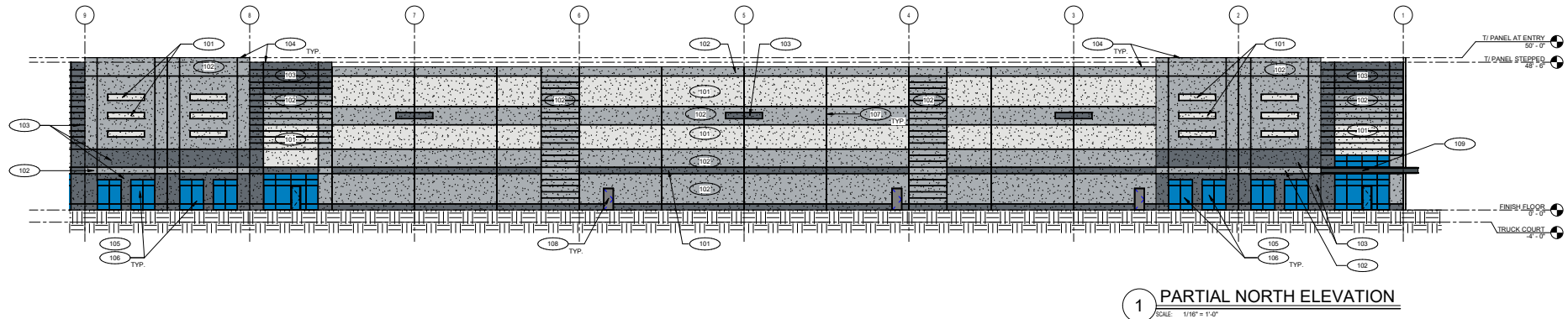
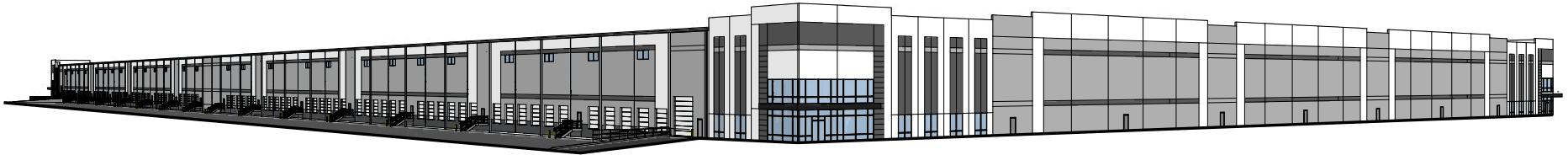
SITE PLAN II



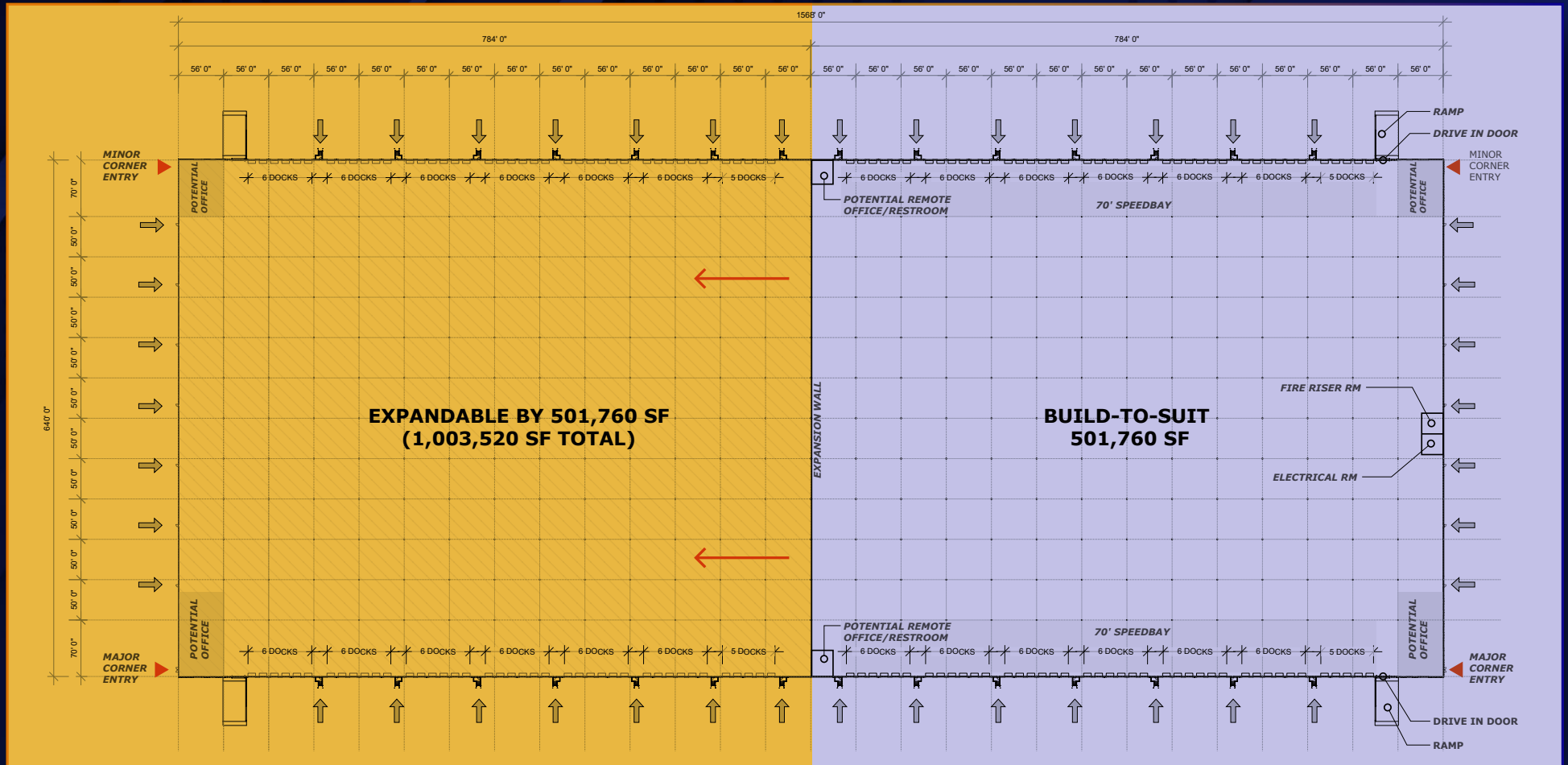
AERIAL PHOTOS



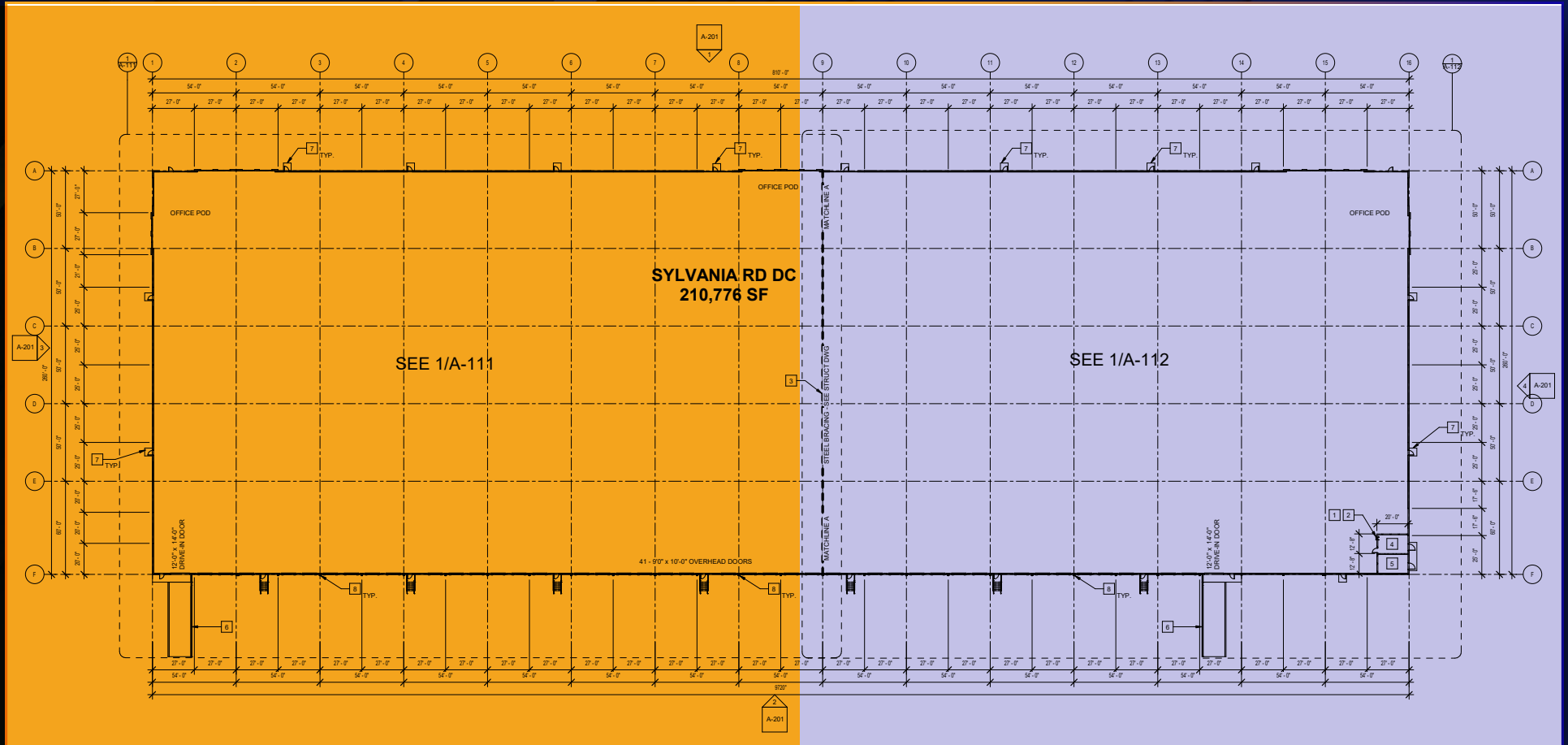
EXTERIOR PLANS



FLOOR PLAN I



FLOOR PLAN II



ABOUT ROCKINGHAM COUNTY

CLOSE PROXIMITY TO MAJOR CITIES AND HIGHWAYS

If you want to grow your business in a low tax, business friendly, logistically connected area in central North Carolina, Rockingham County is the place to be. Tax rates in Rockingham County are significantly lower than adjacent urban counties. Permitting time is based on days, not months. Future I-73 provides four lane access to Piedmont Triad International Airport (11 miles) and I-40(12 miles). A strong community college system that provides a highly trained workforce makes Rockingham County ideal for business expansion. Join the 429,000 sf of tenants already working in South Rockingham Business Park.



GREENSBORO, NC
±16 Miles From Site (26 Mins)



WINSTON-SALEM, NC
±20 Miles From Site (31 Mins)



BURLINGTON, NC
±30 Miles From Site (44 Mins)








DURHAM, NC
±60 Miles From Site (1hr 9 mins)



RALEIGH, NC
±80 Miles From Site (1hr 34 Mins)



CHARLOTTE, NC
±85 Miles From Site (1hr 39 Mins)

LOCATION & ACCESSIBILITY	
 INTERSTATE 73	1.2 MILES
 INTERSTATE 40	11.8 MILES
 INTERSTATE 840	23 MILES
 INTERSTATE 85	24.7 MILES
 <small>PIEDMONT TRIAD INTERNATIONAL AIRPORT</small>	11 MILES

Distances are the distance to the champion site and not the county.

NC CAROLINA CORE

MARKET MAP

THINK IT.

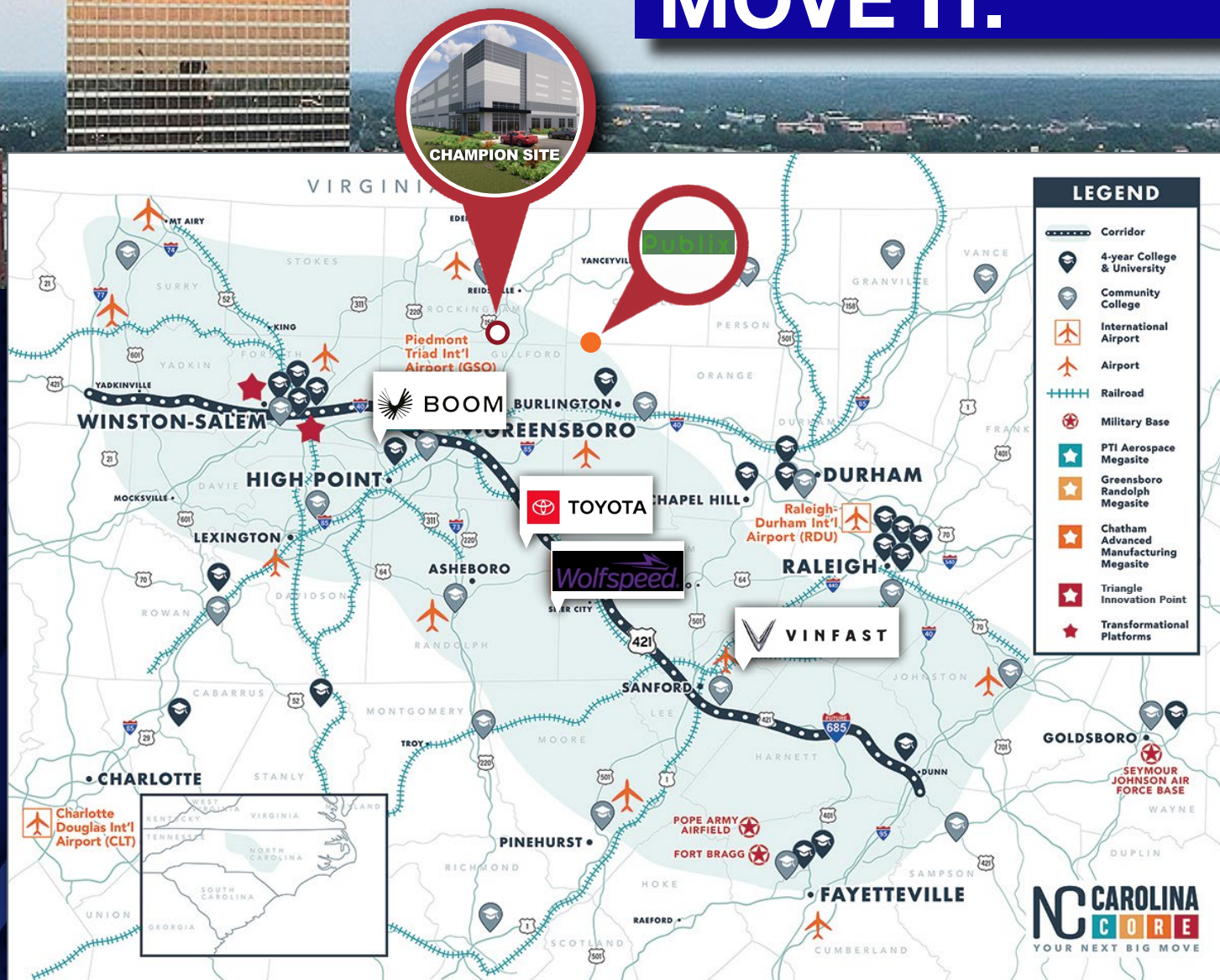
MAKE IT.

MOVE IT.



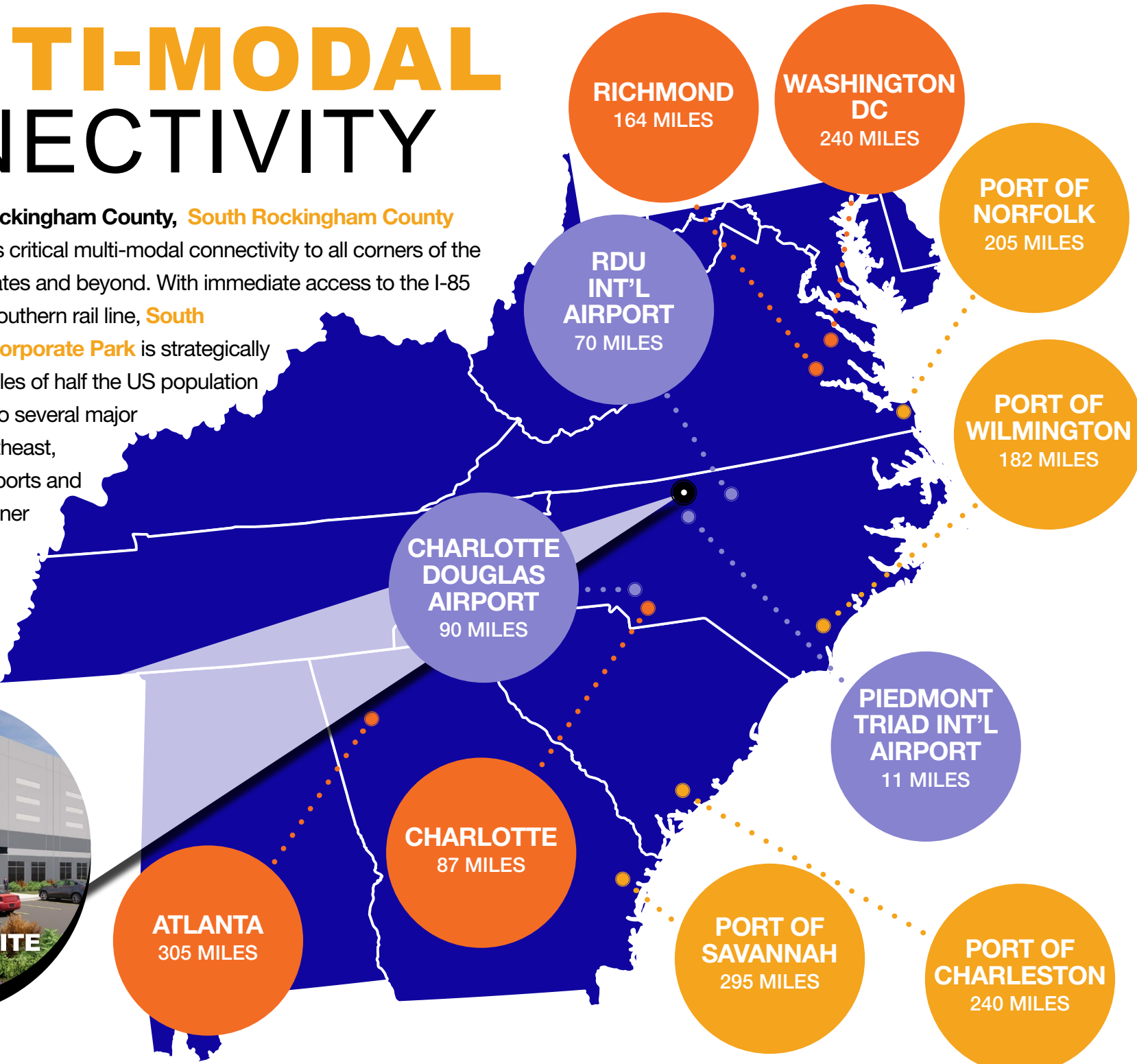
The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have announced plans to make the **Carolina Core** their next big move.



MULTI-MODAL CONNECTIVITY

Centrally located in Rockingham County, **South Rockingham County Corporate Park** delivers critical multi-modal connectivity to all corners of the Southeastern United States and beyond. With immediate access to the I-85 corridor and a Norfolk Southern rail line, **South Rockingham County Corporate Park** is strategically positioned within 650 miles of half the US population with single-day access to several major markets across the Southeast, multiple international airports and five of the busiest container ports in North America.



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES

Appalachian STATE UNIVERSITY.

Western Carolina UNIVERSITY

WAKE FOREST UNIVERSITY

JOHNSON C. SMITH UNIVERSITY

LIVINGSTONE COLLEGE

WINGATE UNIVERSITY

BENNETT COLLEGE

UNIVERSITY of NORTH CAROLINA CHARLOTTE

UNIVERSITY of NORTH CAROLINA PEMBROKE

FAYETTEVILLE STATE UNIVERSITY

SHAW UNIVERSITY 1865

UNCW UNIVERSITY of NORTH CAROLINA WILMINGTON

EAST CAROLINA UNIVERSITY

NORTH CAROLINA WESLEYAN UNIVERSITY

SAINT AUGUSTINE'S UNIVERSITY Transform. Excell. Lead.

THE UNIVERSITY of NORTH CAROLINA at CHAPEL HILL

NC STATE UNIVERSITY

ECSU ELIZABETH CITY STATE UNIVERSITY

CHOWAN UNIVERSITY

HIGH POINT UNIVERSITY

WINSTON-SALEM STATE UNIVERSITY

UNIVERSITY of NORTH CAROLINA SCHOOL of the ARTS

UNCG

NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY

DUKE UNIVERSITY

ELON UNIVERSITY

NC CENTRAL UNIVERSITY

CHAMPION SITE

North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

MARKET OVERVIEW

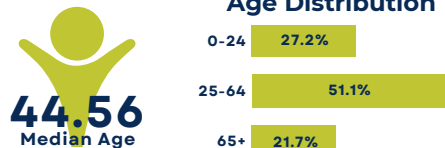
LOCATION



REACH
2/3
OF THE US
POPULATION
WITHIN
A DAYS DRIVE



DEMOGRAPHICS



HOUSING

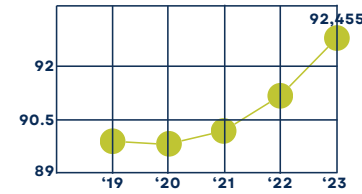


POPULATION



92,455
total population

Population Growth



1.2% in population growth over 5 years

LABOR FORCE



COST OF LIVING



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