



InSite **CBRE**



YOUR GATEWAY TO EFFICIENCY,  
FLEXIBILITY, & SCALABLE SUCCESS

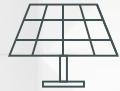
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Shovel Ready BTS Site up to 1,710,000 SF | Cleveland, NC

# PROPERTY HIGHLIGHTS



Space Available  
50,000-1,200,000 SF  
(1,710,000 total SF)



All Utilities on Site



All Utilities on Site



40' Clear Height or to Suit



56' x 50' Minimum Column  
Spacing with 60' Dock



Speed Bays



Ample Car Parks, Dock  
Positions, and Trailer Storage



7" 4000 PSI Reinforced  
Concrete Floor Slab or to Suit



ESFR Fire Suppression  
System or to Suit



LED Lighting or to Suit



Property is Part of the  
Duke Energy Site  
Readiness Program



Manufacturing and  
Distribution Uses Permitted



Due Diligence Complete

- ALTA & Topographic Survey
- Geotechnical Investigation
- Phase I Environmental Site Assessment
- Wetland Delineation

- Endangered Species Assessment
- Cultural Resource Assessment
- Traffic Impact Study

# PROPERTY OVERVIEW

## Lot 1 Building Specs

<b>Size:</b>	210,000 SF or to Suit
<b>Clear Ceiling Height:</b>	36' or to Suit
<b>Loading Docks:</b>	21 or to Suit
<b>Car Parks:</b>	74 or to Suit
<b>Trailer Parks:</b>	42 or to Suit
<b>Office:</b>	6,300 SF or to Suit
<b>Electrical:</b>	4,000 Amps Available (Expandable to Suit)

## Lot 2 Building Specs

<b>Size:</b>	1,000,000 SF (Expandable to 1,200,000 SF) or to Suit
<b>Clear Ceiling Height:</b>	40' or to Suit
<b>Loading Docks:</b>	100 or to Suit
<b>Car Parks:</b>	350 or to Suit
<b>Trailer Parks:</b>	200 or to Suit
<b>Office:</b>	30,000 SF or to Suit
<b>Electrical:</b>	7,000 Amps Available (Expandable to Suit)

## Lot 3 Building Specs

<b>Size:</b>	300,000 SF or to Suit
<b>Clear Ceiling Height:</b>	36' or to Suit
<b>Loading Docks:</b>	30 or to Suit
<b>Car Parks:</b>	105 or to Suit
<b>Trailer Parks:</b>	60 or to Suit
<b>Office:</b>	9,000 SF or to Suit
<b>Electrical:</b>	4,000 Amps Available (Expandable to Suit)



## All Buildings Feature:

<b>Roof:</b>	TPO - 20 Year Warranty or to Suit
<b>Exterior Wall:</b>	Insulated Concrete Wall Panels or to Suit
<b>Floor:</b>	7" Thick Reinforced Concrete Slab on Grade or to Suit
<b>Structure:</b>	Structure: 56'x 50' Bay Spacing (Minimum) with 60' Dock Speed Bays or to Suit
<b>HVAC:</b>	High-Efficiency Gas Fired or to Suit
<b>Lighting:</b>	LED Lighting Fixtures or to Suit
<b>Fire Suppression:</b>	ESFR or to Suit

## Utilities

<b>Electric:</b>	Duke Energy	Served by 100kV (Service to Suit)
<b>Gas:</b>	Piedmont Natural Gas	HP Line on Site (Service to Suit)
<b>Water:</b>	Salisbury-Rowan Utilities	16-inch Main on Site
<b>Sewer:</b>	Town of Cleveland	8-inch Force Main on Site
<b>Fiber:</b>	Multiple Providers Available	Redundancy Available (Service to Suit)

# UNMATCHED ACCESS & STRATEGIC LOCATION



Site has US Hwy Frontage and Direct Signalized Access



Direct and Full Access to Interstates 77, 85, and 40 via US Hwy 70



53 Minute Drive Time to Charlotte, NC



1-Day Drive Time to 79M Total Population



47.4 Miles to Charlotte Douglas International Airport, 250 Miles to Port of Charleston, and 295 Miles to the Port of Savannah.



Road  
Direct Access to I-77, I-40, & I-85



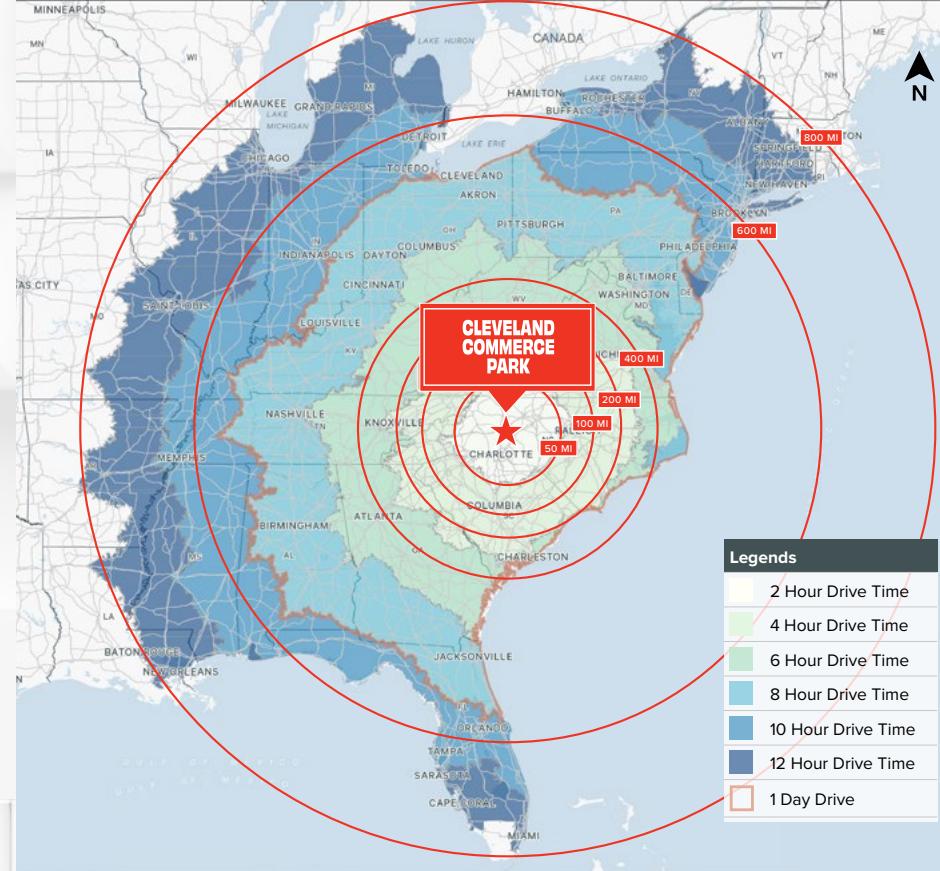
Air  
Charlotte Douglas International



Intermodal Terminal  
Norfolk Southern



Ports  
Charleston & Savannah



## Highway Distance

City	Highway Distance	Drive Time
Charlotte, NC	45 mi	53 min
Greensboro, NC	68 mi	1 hr 15 min
Augusta, GA	207 mi	3 hr 15 min
Knoxville, TN	231 mi	3 hr 43 min
Savannah, GA	295 mi	4 hr 24 min
Richmond, VA	270 mi	4 hr 32 min
Atlanta, GA	282 mi	4 hr 45 min
Lexington, KY	397 mi	6 hr 5 min
Nashville, TN	407 mi	6 hr 11 min
Washington, D.C.	396 mi	6 hr 18 min
Pittsburgh, PA	419 mi	6 hr 35 min
Montgomery, AL	442 mi	6 hr 36 min
Cincinnati, OH	436 mi	7 hr 30 min
Cleveland, OH	487 mi	7 hr 41 min
Philadelphia, PA	511 mi	7 hr 58 min

1-Day Drive

City	Highway Distance	Drive Time
Toledo, OH	540 mi	8 hr 41 min
New York, NY	602 mi	9 hr 23 min
Tampa, FL	623 mi	9 hr 25 min
Detroit, MI	601 mi	9 hr 35 min
Chicago, IL	727 mi	11 hr 32 min
Toronto, Ontario, Canada	730 mi	12 hr 14 min
Montreal, Quebec, Canada	959 mi	14 hr 44 min

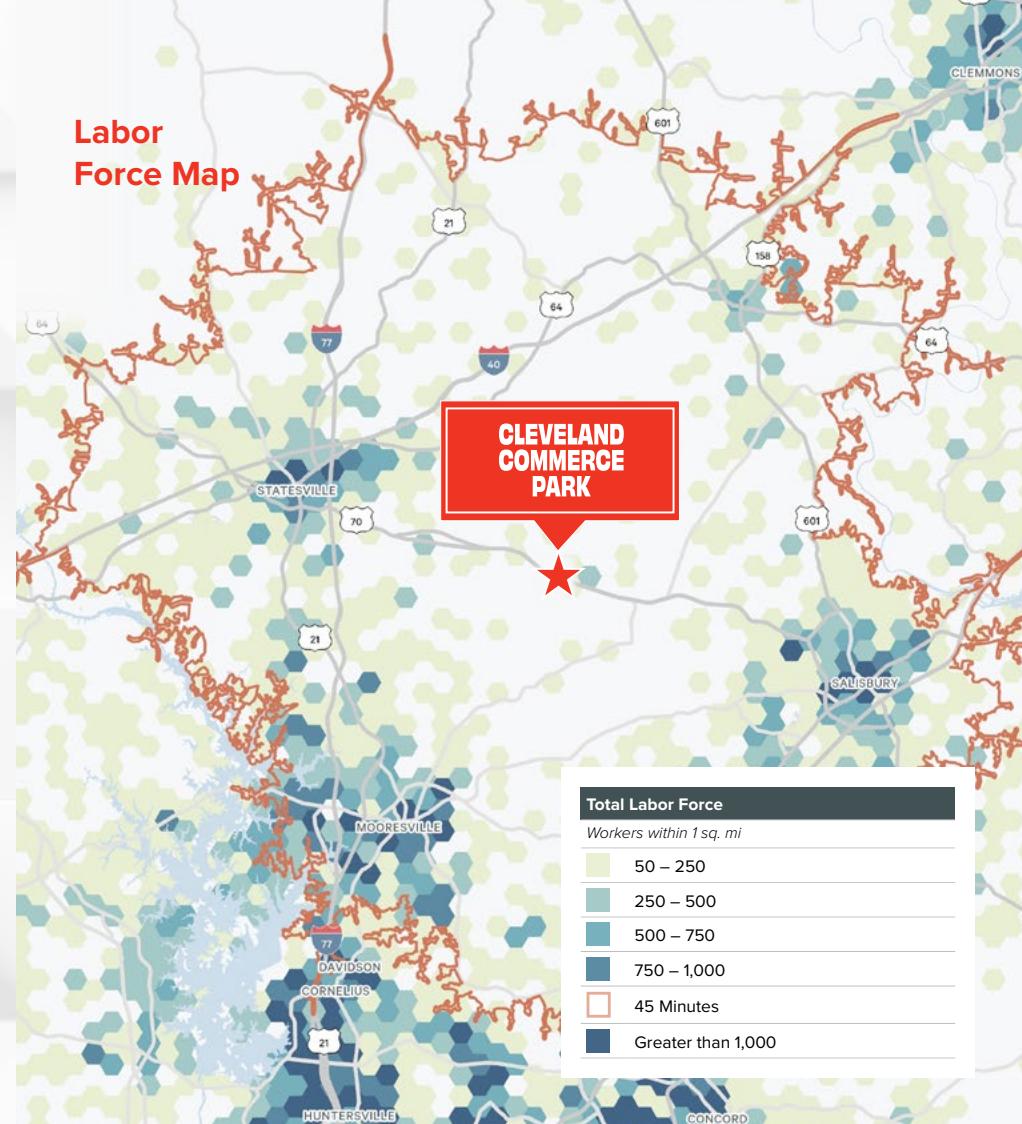
# FUELED FOR ECONOMIC DEVELOPMENT

## Labor Force

- » 1,481,642 Available Skilled Labor within a 45-minute Drive

## State, Regional, and Local Incentives Available

- » One North Carolina Fund Grant
- » Rowan County Investment Grant Program
- » NC Job Development Investment Grant (JDIG)
- » NC Fulfillment Facility Equipment Tax Exemption (Sales & Use)
- » NC Manufacturing Machinery & Equipment Tax Exemption (Sales & Use - Including Fuel, Piped Natural Gas, Electricity, and Raw Materials used for Manufacturing)
- » Low Corporate Income Tax Rate: NC Lowest in the Nation (dropping to 0% by 2030)
- » Workforce Development Programs Available



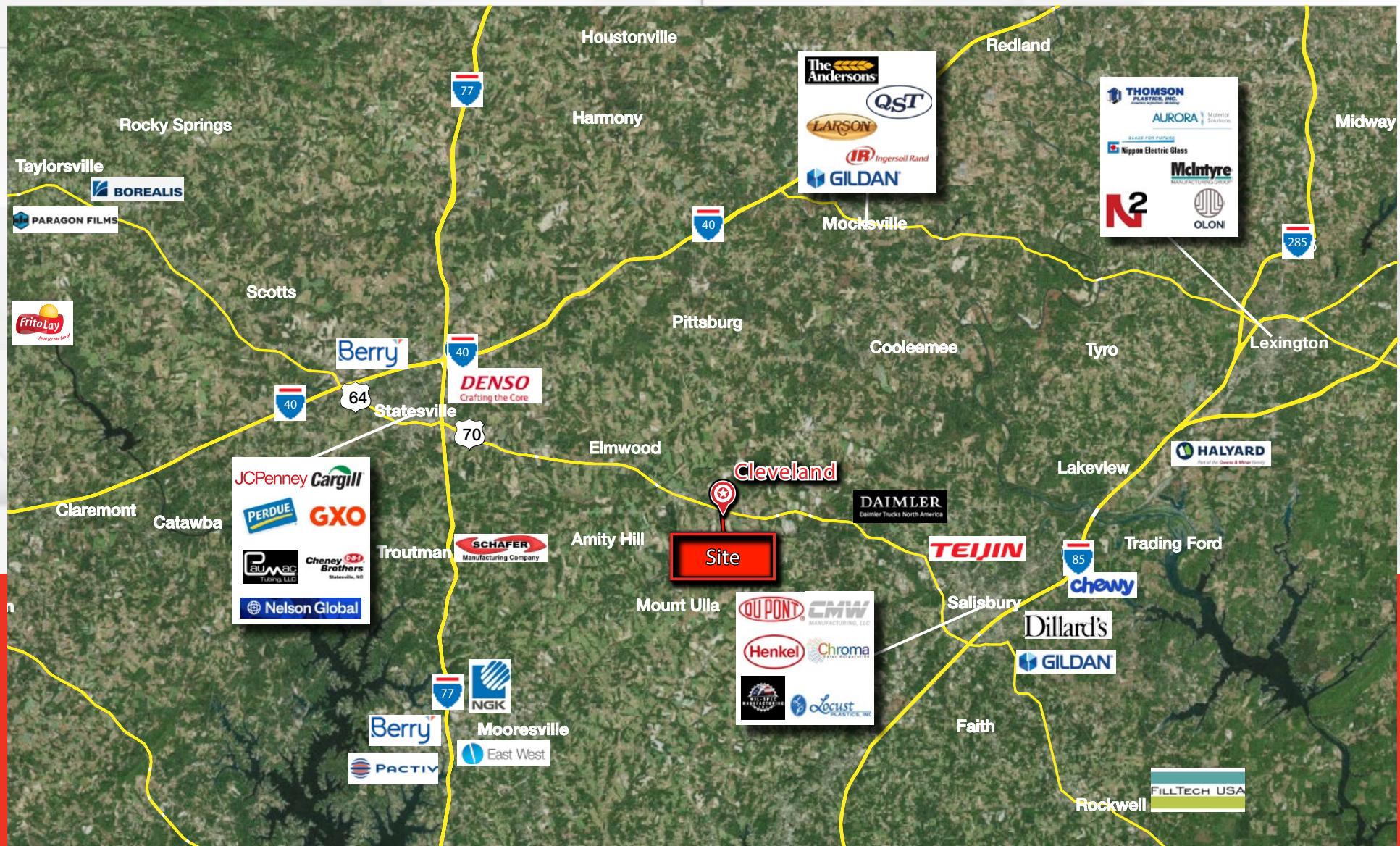
 Total Population  
**2,805,115**

 Total Labor Force  
**1,481,642**

 Median Household Income  
**\$76,177**

 Median Household Income  
**\$283,000**

# SURROUNDING TENANTS



# ABOUT INSITE REAL ESTATE

## Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

## Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 700 industrial, office, and retail projects in over 40 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$300 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Frito-Lay — Baton Rouge, LA



Game One — Swanton, OH



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