

AVAILABLE FOR SALE



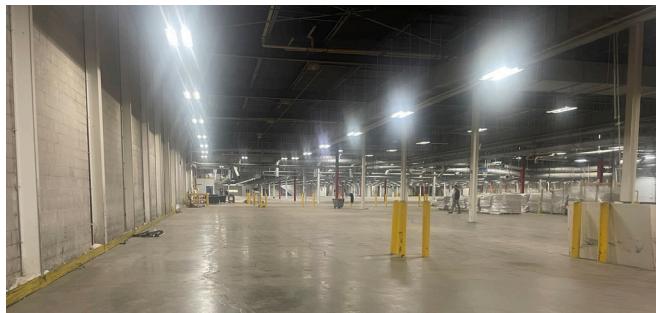
**335 SUMMIT ROAD
EDEN, NC**

Colliers

PROPERTY OVERVIEW

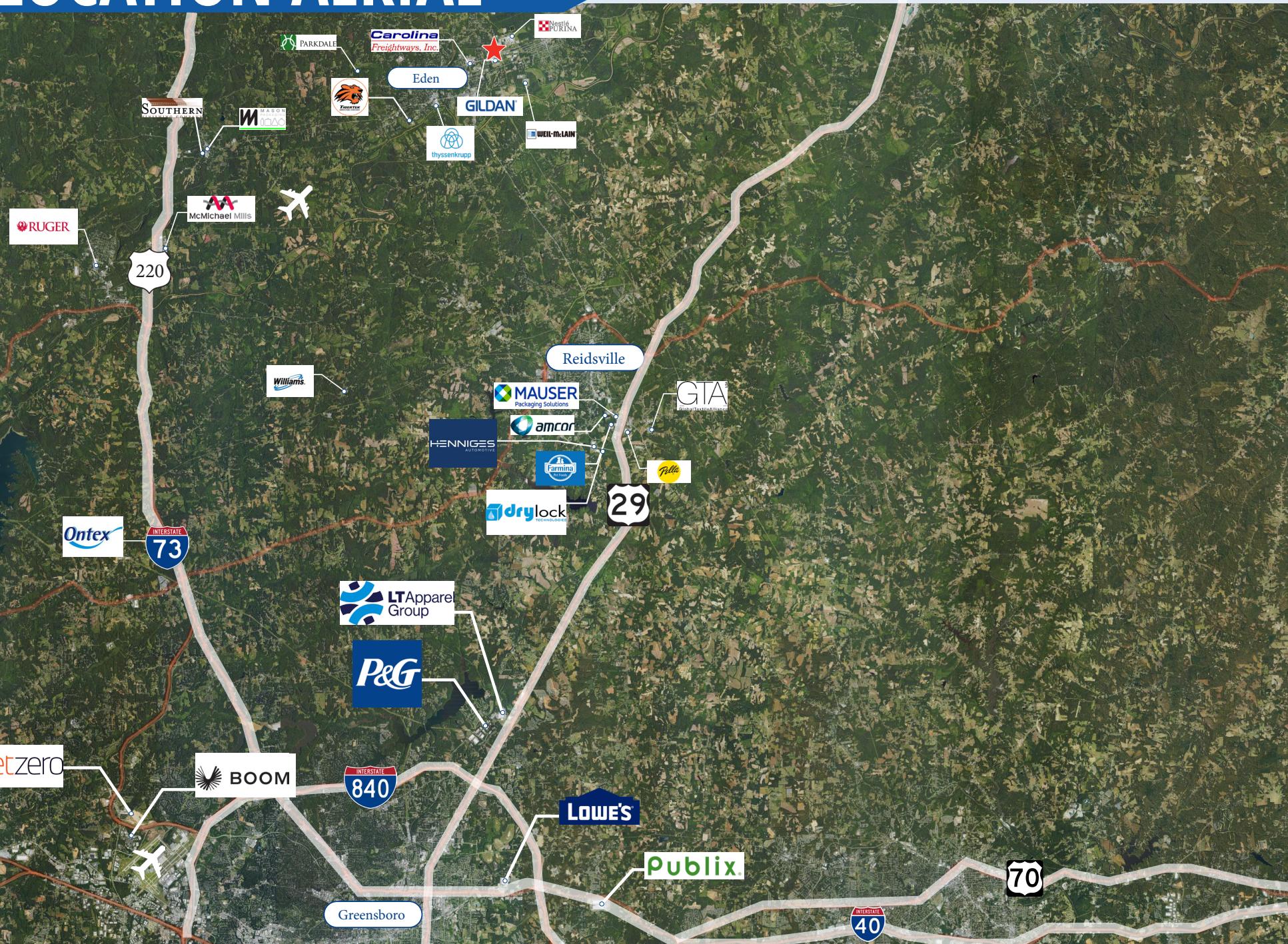
PROPERTY SPECS

| | | | |
|-----------------------------|-----------------------------------|---------------------|--|
| Address: | 335 Summit Road Eden, NC 27288 | Sprinkler System: | 100% wet system |
| County: | Rockingham | Dock High Doors: | Six (6) dock high doors with lights and pit levelers |
| Date Available: | Immediate | Compressed Air: | Compressed air throughout: (3) compressors; (3) dryers; (2) accumulation tanks |
| Zoning: | I1/ED | HVAC: | New chillers and cooling towers installed in 2019; New HVAC system installed for canteen area in 2024 New air washer controls installed in 2024 |
| Site Area: | ± 21.6 Acres | Lighting: | Primarily LED |
| Building Size: | ± 181,000 SF | Natural Gas: | Piedmont Natural Gas Company 4" pipe size; 60 psi |
| Office: | ± 5,760 SF | Water: | City of Eden 10" Main; 4" service to building |
| 2nd Floor Mezzanine: | +11,520 SF | Sewer: | City of Eden 8" main; 4" service to building |
| Year Built: | 1964 / 1965 | Electricity: | Duke Energy (1) 4000A 480Y/277 Switchboard (1) 3000A 480Y/277 Switchboard (1) 2000A 480Y/277 Switchboard |
| Building Dimensions: | Primarily 288' x 630' | Security & Fencing: | All loading access is fenced with guardhouse Alarm / security cameras |
| Column Spacing: | 30' x 48' | Auto Parking: | ± 174 marked and paved |
| Floors: | 6" concrete floor | | |
| Exterior Wall Construction: | Walls: Brick on block | | |
| Roof: | New roof installed December 2019 | | |
| Clear Height: | 23' | | |



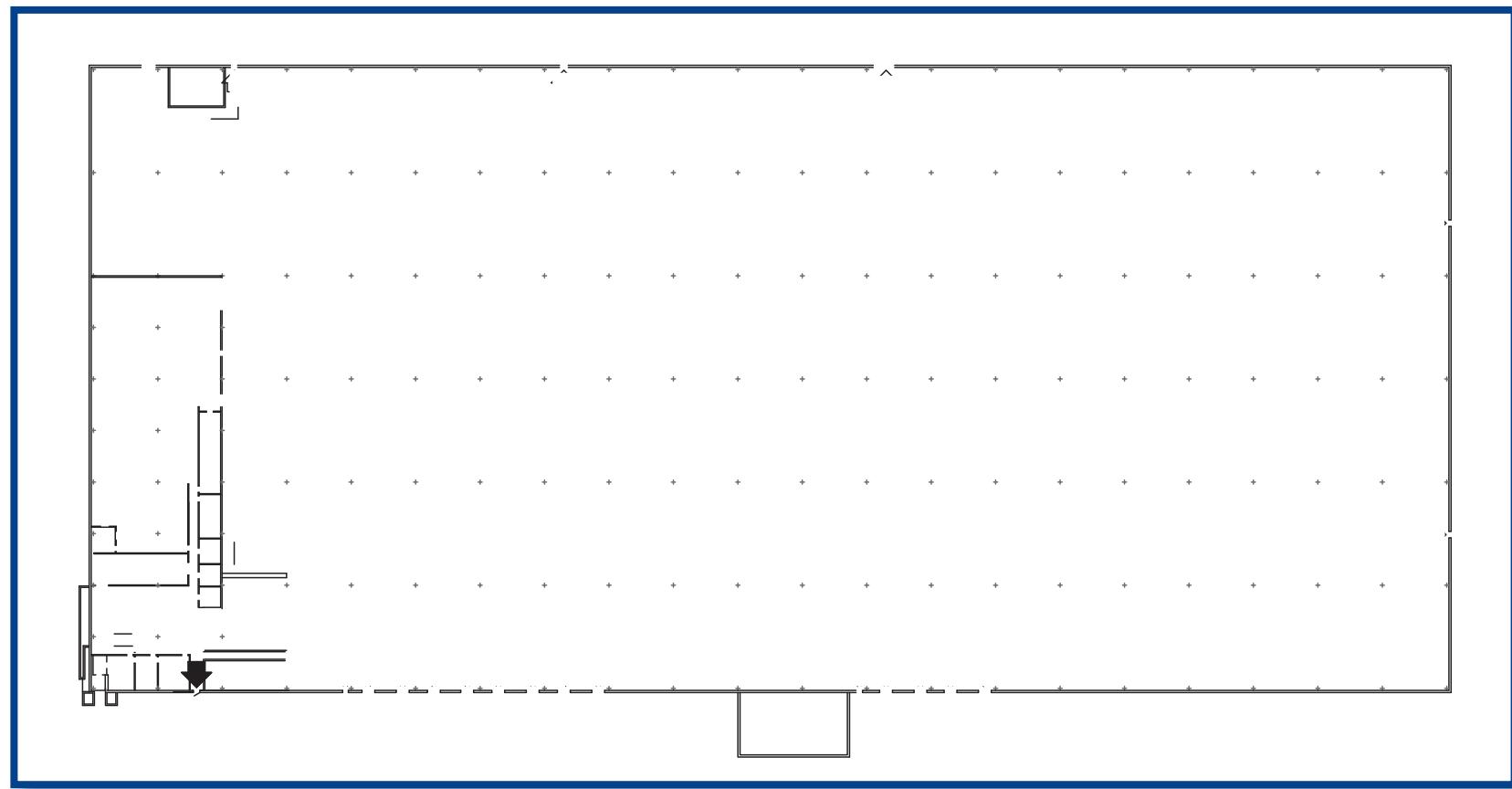
PROPERTY OVERVIEW

LOCATION AERIAL



PROPERTY OVERVIEW

FLOOR PLAN



AREA & MARKET OVERVIEW NC PIEDMONT TRIAD



Piedmont Triad region consists of over
1.7MM residents



Region has **access to 13** colleges
and universities



Diversified Economy including aviation,
biotechnology, textiles, advanced manufacturing



30th largest MSA in the U.S.

Local Incentives are based on investment in machinery and equipment, the creation of jobs and building improvements.

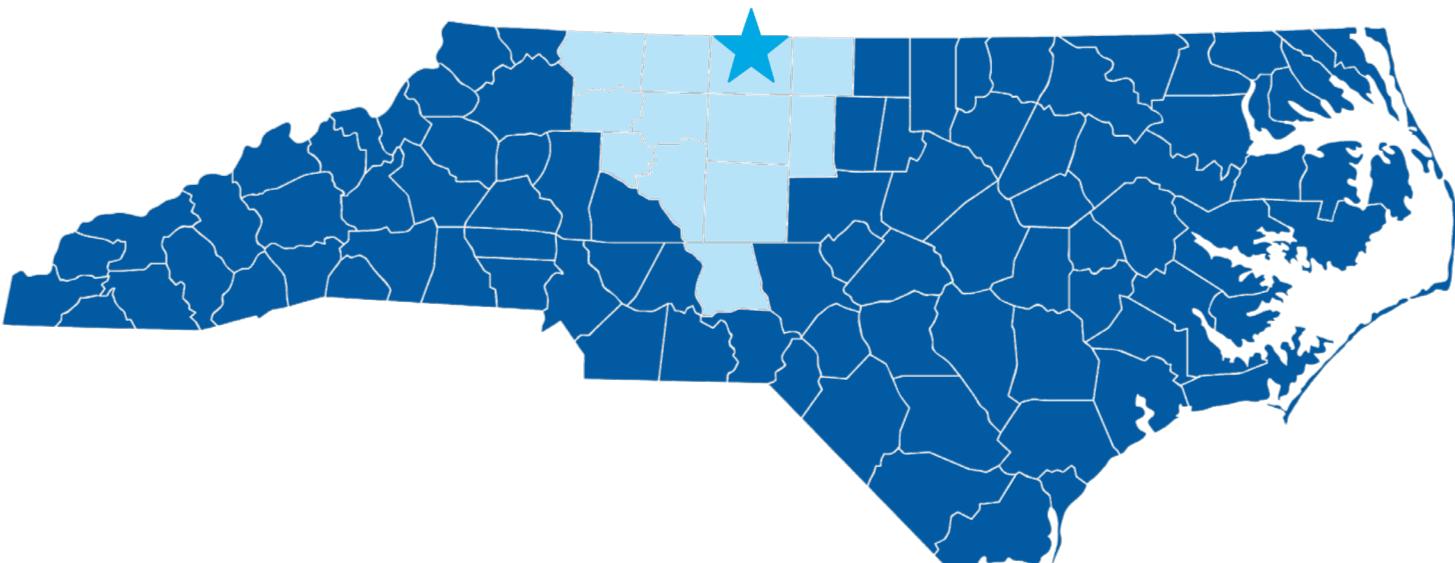
The State of North Carolina offers performance based targeted incentives including:

- Job Development Investment Grant (JDIG)
- One NC Fund
- Infrastructure and Transportation Programs
- Workforce Development and Customized Training

#1
Best State
For Business
(CNBC, 2025)

#2
Best Business
Climate
(Site Selection Magazine, 2024)

#1
Best State
to Start a Business
(B2B Reviews, 2025)



AREA & MARKET OVERVIEW

ROCKINGHAM COUNTY LABOR



Base Labor Availability

| | |
|--------------------------------|---------|
| Population 2025 | 420,005 |
| Labor Force | 185,033 |
| Working age participation rate | 95.6% |



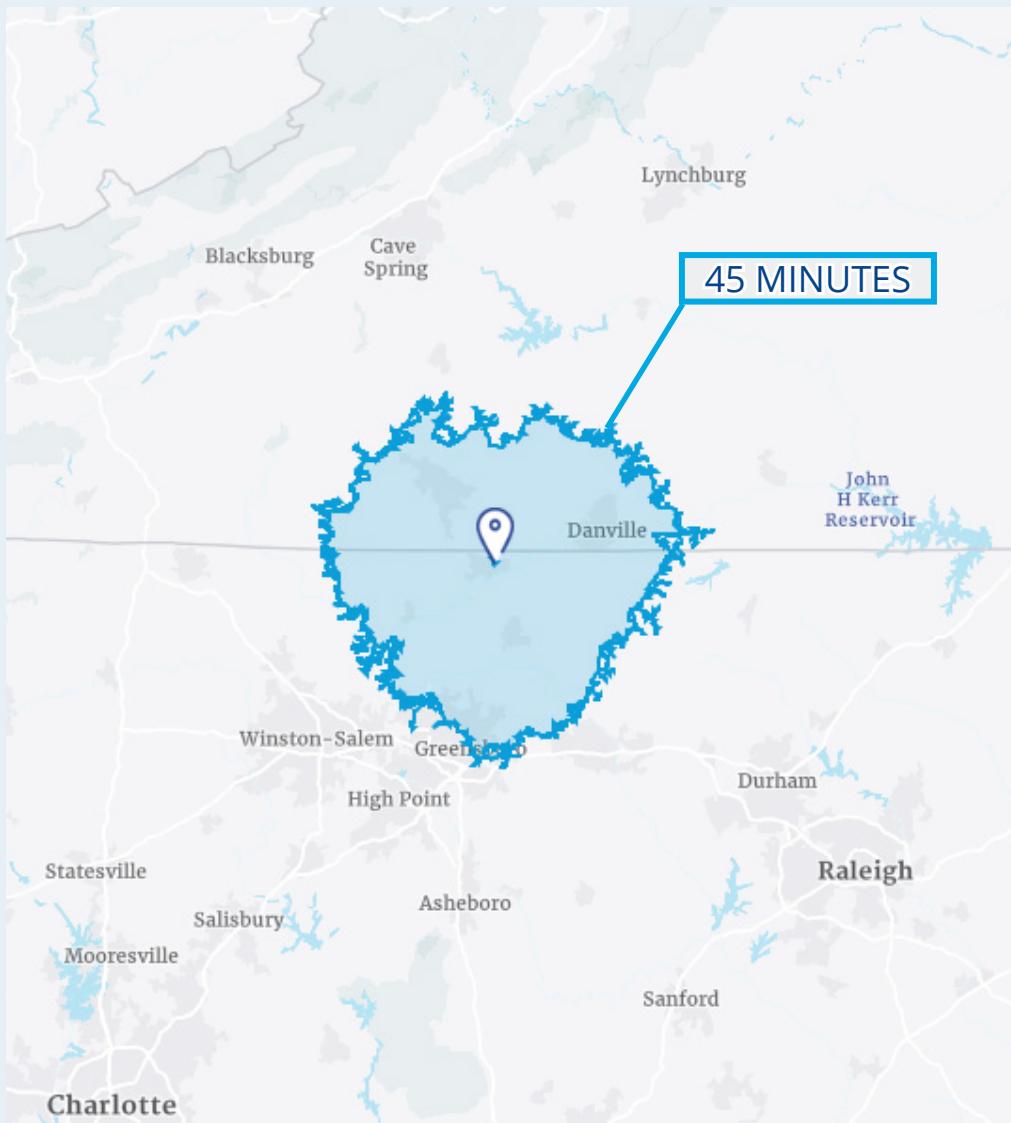
Blue Collar Work Force

| Sector | # of Workers | % of Total Labor Force |
|---------------------------------|--------------|------------------------|
| Construction/Extraction | 9,621 | 5.2% |
| Farming/Fishing/Forestry | 5,551 | 0.3% |
| Installation/Maintenance/Repair | 7,401 | 4.0% |
| Production | 16,653 | 9.0% |
| Transportation/Material Moving | 18,318 | 9.9% |



Commuter Profile

| Time | # of Commuters | % of Total Labor Force |
|--------------------|----------------|------------------------|
| 15 Minutes or Less | 48,293 | 26.1% |
| 15-30 Minutes | 60,230 | 32.6% |
| 30-45 minutes | 36,451 | 19.7% |
| 45-60 minutes | 20,353 | 11.0% |
| 60+ minutes | 12,582 | 6.8% |



AREA & MARKET OVERVIEW

MULTI-MODAL CONNECTIVITY



Airports

| | |
|---------------------------------|------------|
| Piedmont Triad International | 40.2 Miles |
| Raleigh-Durham International | 98.4 Miles |
| Charlotte Douglas International | 134 Miles |



Ports

| | |
|-------------------|-----------|
| Norfolk, VA | 216 Miles |
| Wilmington, NC | 241 Miles |
| Morehead City, NC | 258 Miles |
| Charleston, SC | 323 Miles |
| Savannah, GA | 366 Miles |
| Jacksonville, FL | 497 Miles |



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