



Triangle
Innovation
Point

CLASS A INDUSTRIAL & MANUFACTURING AVAILABLE

25 MEGAWATTS OF POWER NOW
UP TO 2 MILLION SF AVAILABLE



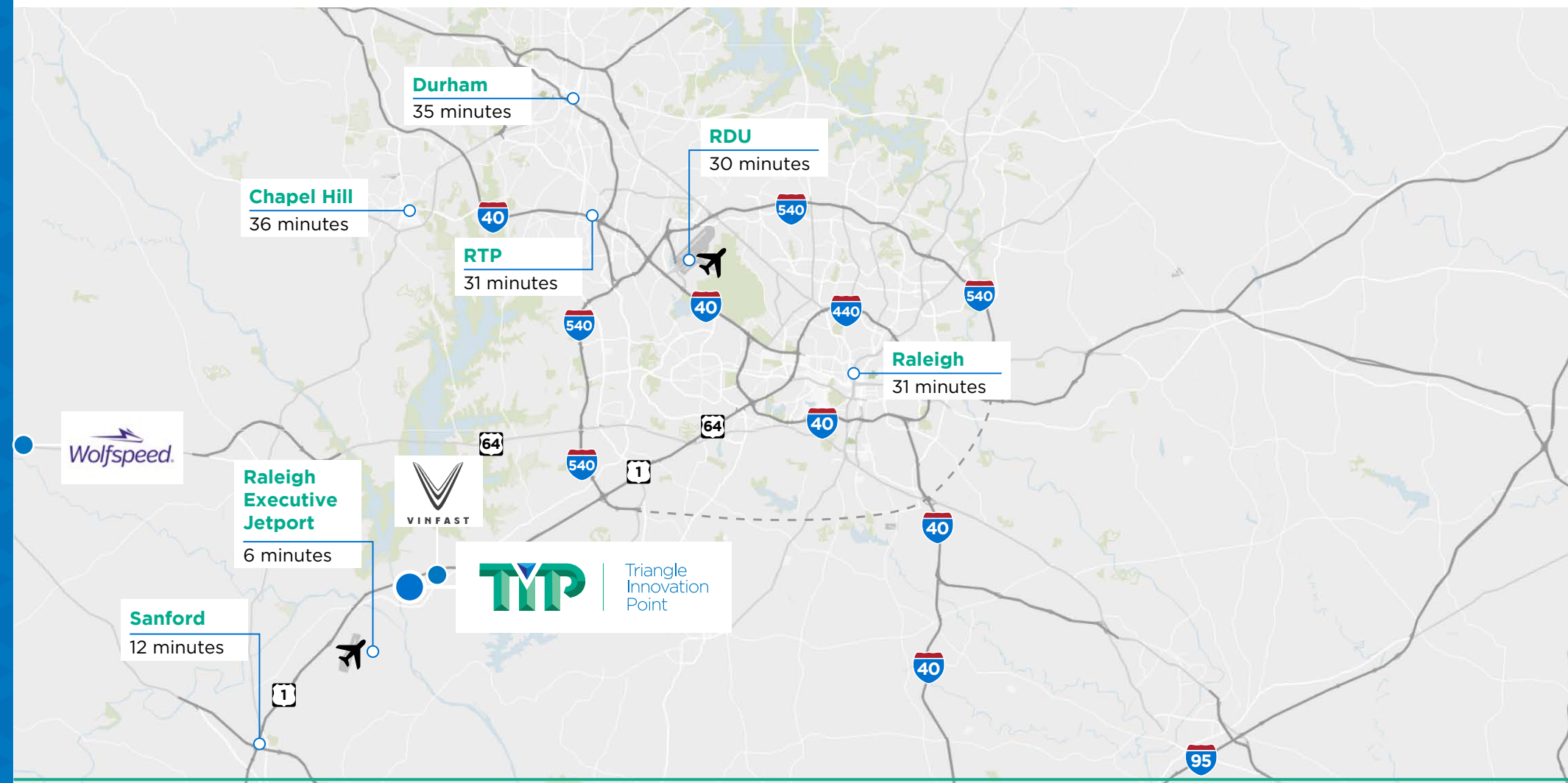


Triangle Innovation Point

CHATHAM COUNTY, NC

Triangle Innovation Point provides a one-of-a-kind opportunity to tap into the thriving Raleigh-Durham economy, a hotbed of innovation for biotech and life science companies, with an unrivaled speed to development. The Triangle region has thrived over the past decades anchored by its three Tier One Research Universities, dynamic Research Triangle Park, and superb workforce and quality of life. TIP is ideally located to capitalize on the continuing growth of the area while benefiting from the synergies of the RTP region.

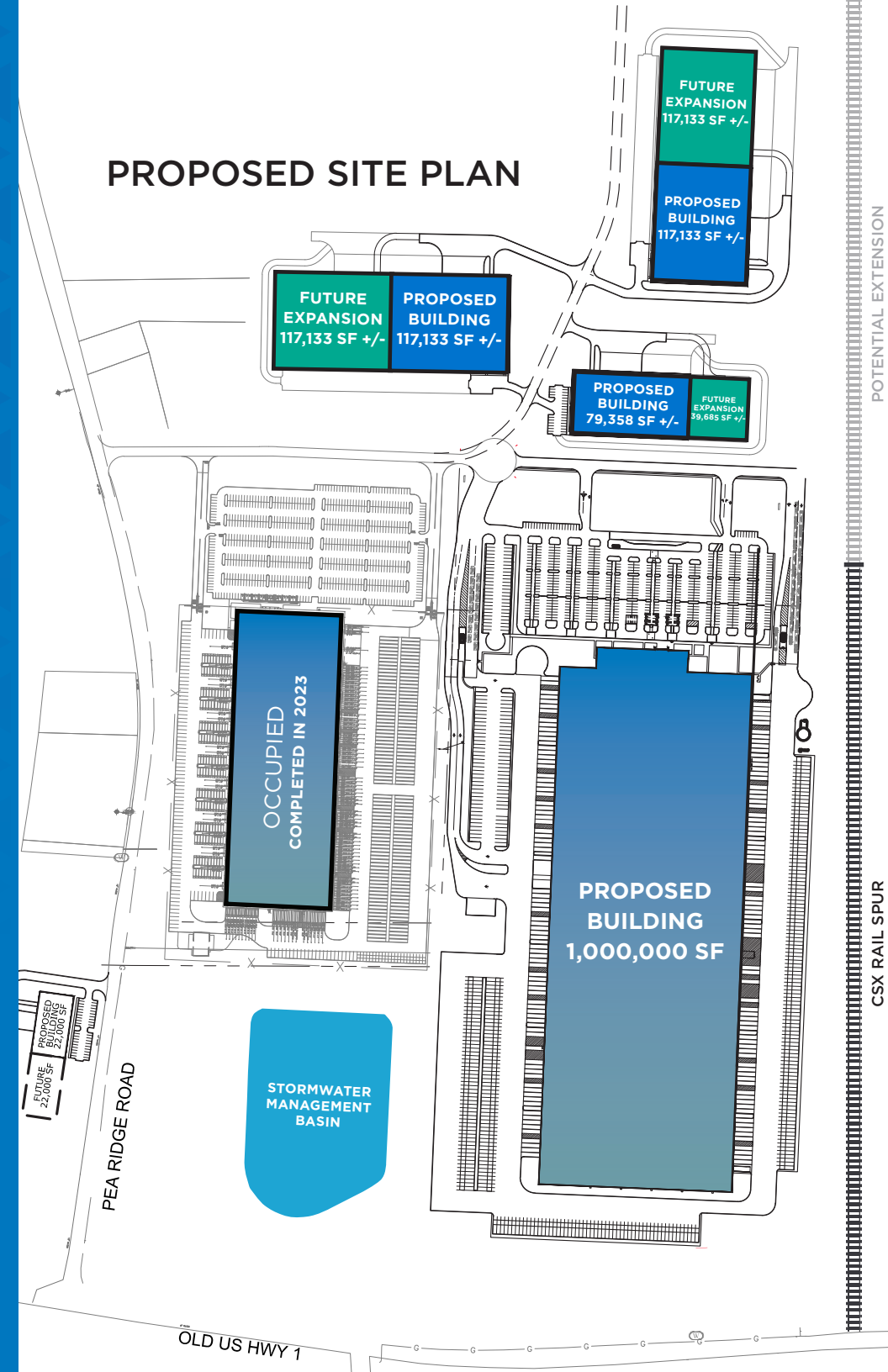
- 450 ACRE LIFE SCIENCE, ADVANCED MANUFACTURING & INDUSTRIAL PARK
- LESS THAN 30 MINUTES TO THE HEART OF RESEARCH TRIANGLE PARK (RTP)
- BUILDING LAYOUTS FROM 35,000 SF - 1,000,000 SF+
- 10 MINUTES TO I-540 LOOP
- ACCESS TO A LABOR FORCE OF MORE THAN 1.5M
- 20 COLLEGES & UNIVERSITIES WITHIN 60 MILES, PRODUCING 44,000+ GRADUATES ANNUALLY



- ZONING: IND-H HEAVY INDUSTRIAL DISTRICT
- BUILDING LAYOUTS 35,000 SF - 1,000,000 SF+
- FLEXIBLE LOT SIZES (10 ACRES TO 450 ACRES)
- 30 MINUTES TO RTP AND RDU
- UTILITIES IN PLACE
- EXISTING RAIL SPUR WITH RAIL ACCESS FROM CSX
- LOCATED NEAR FULLY CONTROLLED 4-LANE HIGHWAY (U.S. 1)
- APPROXIMATELY 10 MINUTES AWAY FROM THE I-540 LOOP

EXAMPLE BUILDING SPECS

- +/- 117,133 WAREHOUSE (SHELL CONDITION)
- 100,000 +/- SF EXPANSION PAD
- FIRST BAY ENGINEERED TO ACCOMMODATE MEZZANINE OFFICE & STORAGE
- COLUMN SPACING: 50' X 54'
- CLEAR HEIGHT: 26' - 34'
- 13 - DOCK HIGH - 10' X 9' (EXPANDABLE TO 22)
- 1 - DRIVE-IN - 14' X 12'
- FLOOR THICKNESS: 6 INCHES
- DESIGNED FOR SPRINKLER SYSTEM: ESR
- EXTERIOR MATERIAL: CONCRETE TILT
- INTERIOR MATERIAL: STEEL FRAME
- 17 PAVED PARKING SPACES (EXPANDABLE)



CONSTRUCTION TIMELINE



PERMITTING + DESIGN
1-3 MONTHS

PRECONSTRUCTION + PROCUREMENT
1-3 MONTHS

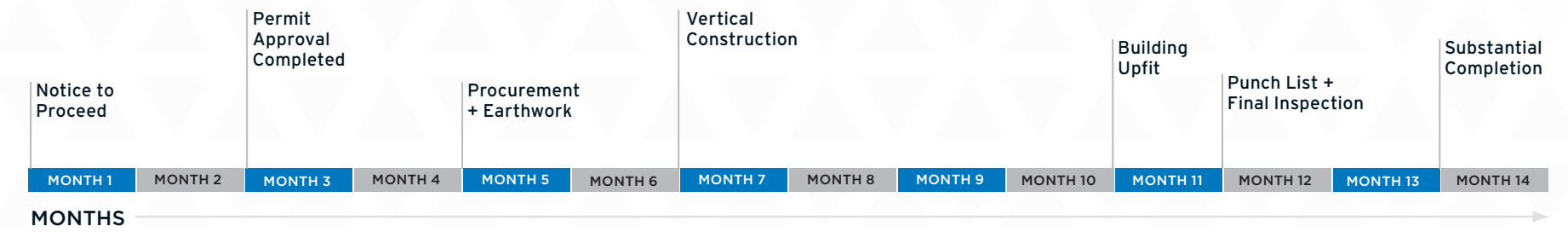
SITework/INFRASTRUCTURE
2 MONTHS

VERTICAL CONSTRUCTION
5 MONTHS

BUILDING UPFIT
2 MONTHS

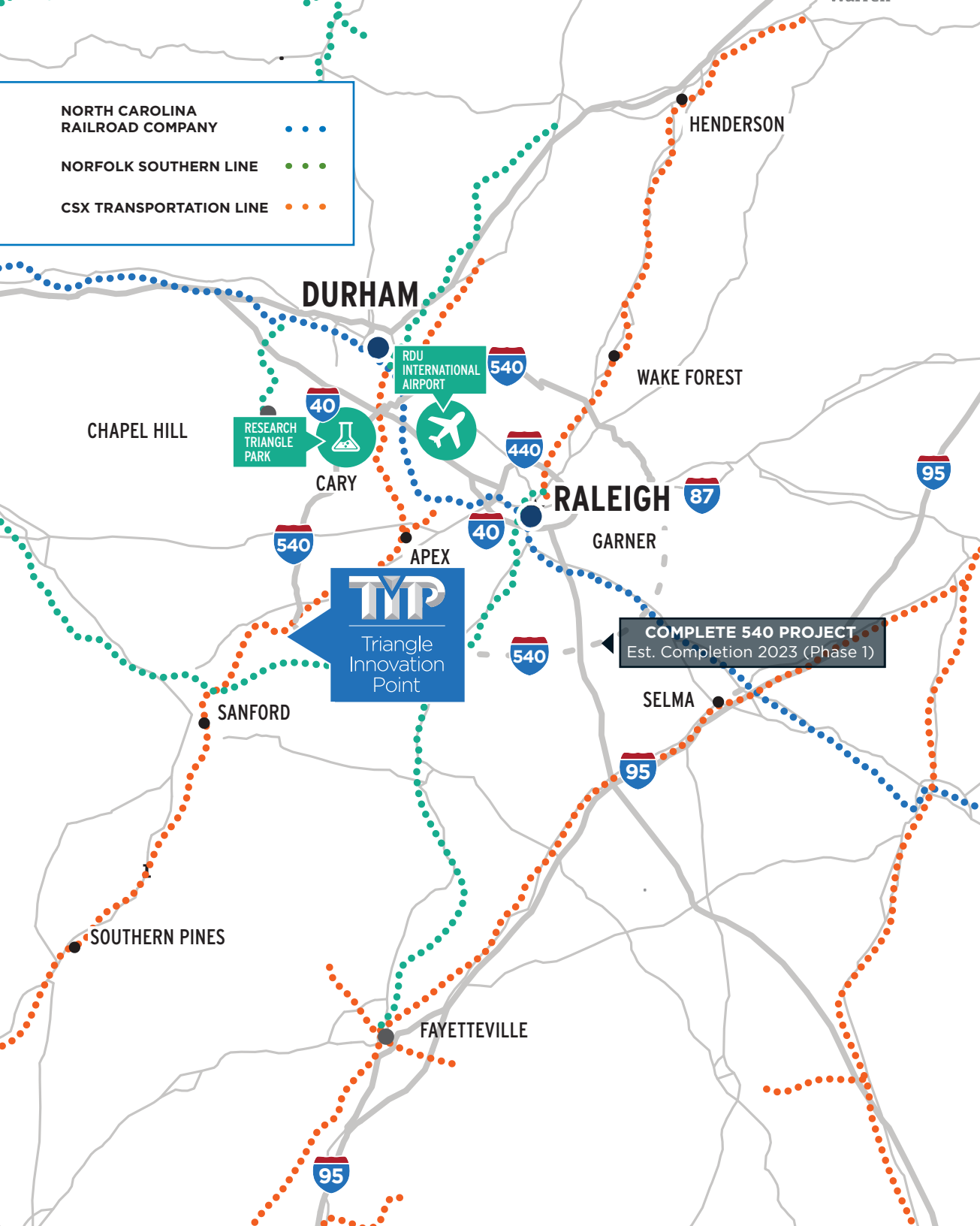
PUNCH LIST + FINAL INSPECTION
2 MONTHS

SHELL COMPLETION IN 9-11 MONTHS
FULL UPFITS IN 13-15 MONTHS



*This is an estimated timeline based on our prior experience with similar projects.

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ACCESS

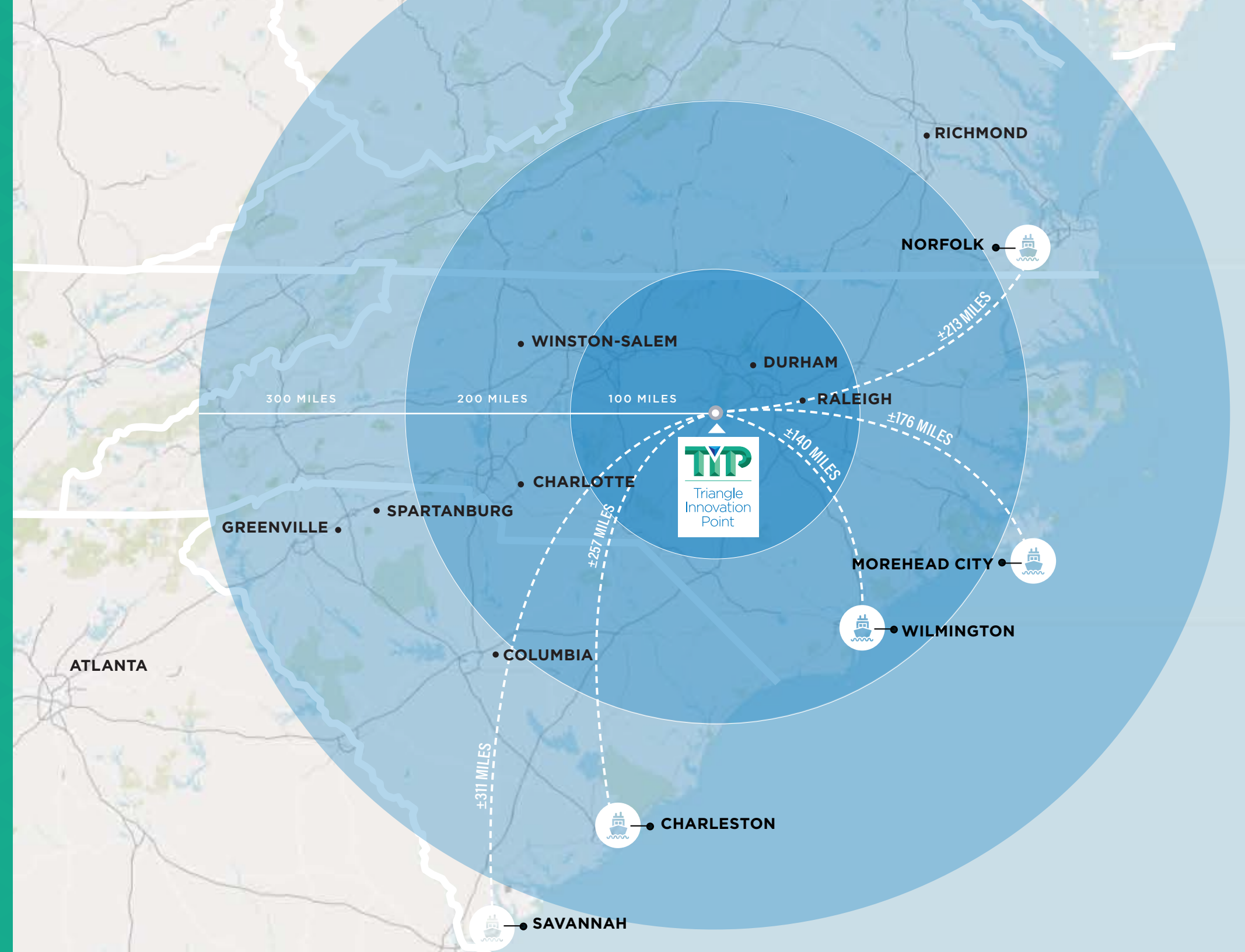
HIGHWAYS/INTERSTATES
Triangle Innovation Point can be easily accessed by multiple existing highway interchanges on US Highway 1. Additionally, the site is 13 miles from NC 540, (Raleigh's outer loop) and less than 25 miles from I-40 and I-440.

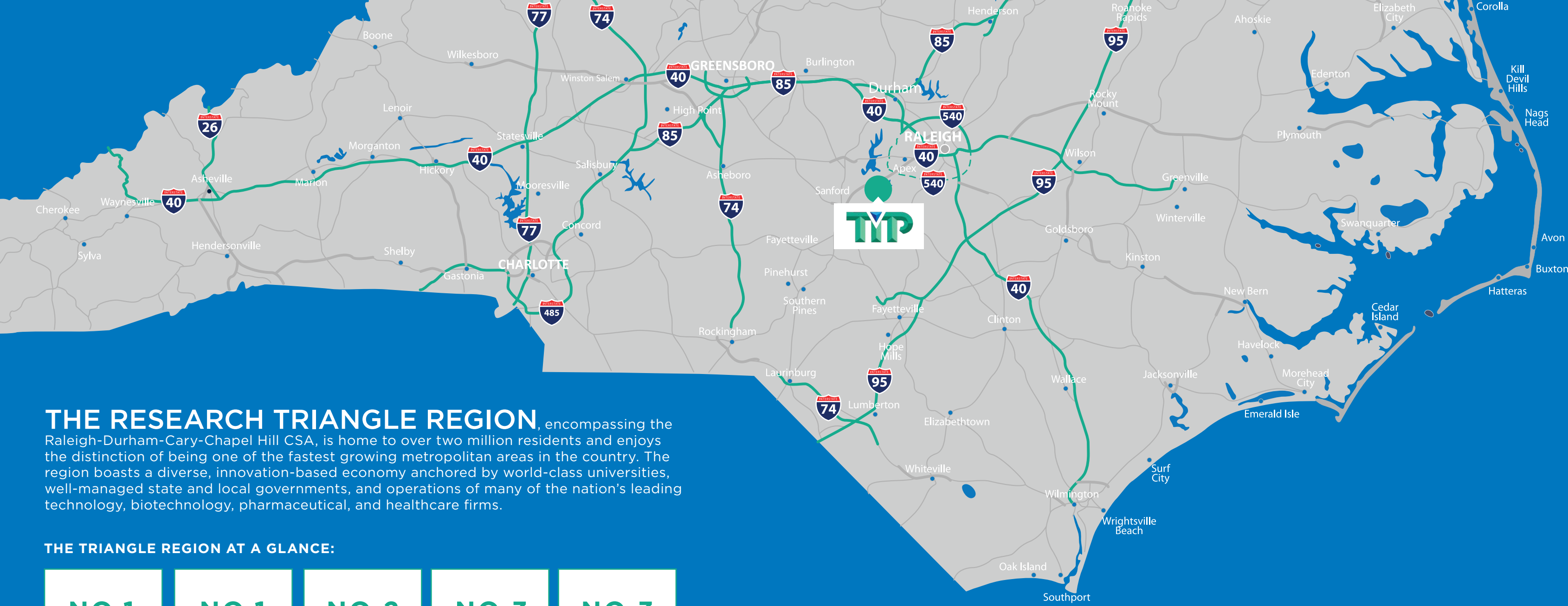
RAIL ACCESS
A CSX rail line runs along the northern edge of the property, and existing Norfolk Southern and CSX rail lines intersect just southeast of the site.

AIR ACCESS
Raleigh-Durham International Airport is 30 minutes northeast of the site and continues to grow with the market. Additionally, just seven miles from Triangle Innovation Point is the Raleigh Executive Jetport.

PORT ACCESS
Triangle Innovation Point is ideally located to utilize five East Coast deep water ports. All five ports can be accessed by road and rail.

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA





THE RESEARCH TRIANGLE REGION, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over two million residents and enjoys the distinction of being one of the fastest growing metropolitan areas in the country. The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.

THE TRIANGLE REGION AT A GLANCE:

NO.1 METRO FOR LIFE SCIENCE CLUSTERS	NO.1 MARKET FOR HOMEBUILDING PROSPECTS	NO.2 MARKET OVERALL REAL ESTATE PROSPECTS	NO.3 MARKET FOR TECH INDUSTRY EMPLOYMENT	NO.3 FASTEST GROWING MARKET IN THE U.S.
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NORTH CAROLINA AT A GLANCE:

NO.1	BEST STATE FOR BUSINESS <i>- Forbes</i>
NO.4	STATE FOR FISCAL STABILITY
10.3%	POPULATION GROWTH (2010-2020)
10.53	MILLION POPULATION
\$566	BILLION GDP



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