



**RESEARCH TRIANGLE TECHNOLOGY PARK**  
A BARRISTER COMMERCIAL GROUP DEVELOPMENT



**Prime Data Center Development Opportunity**  
Raleigh, North Carolina Suburb

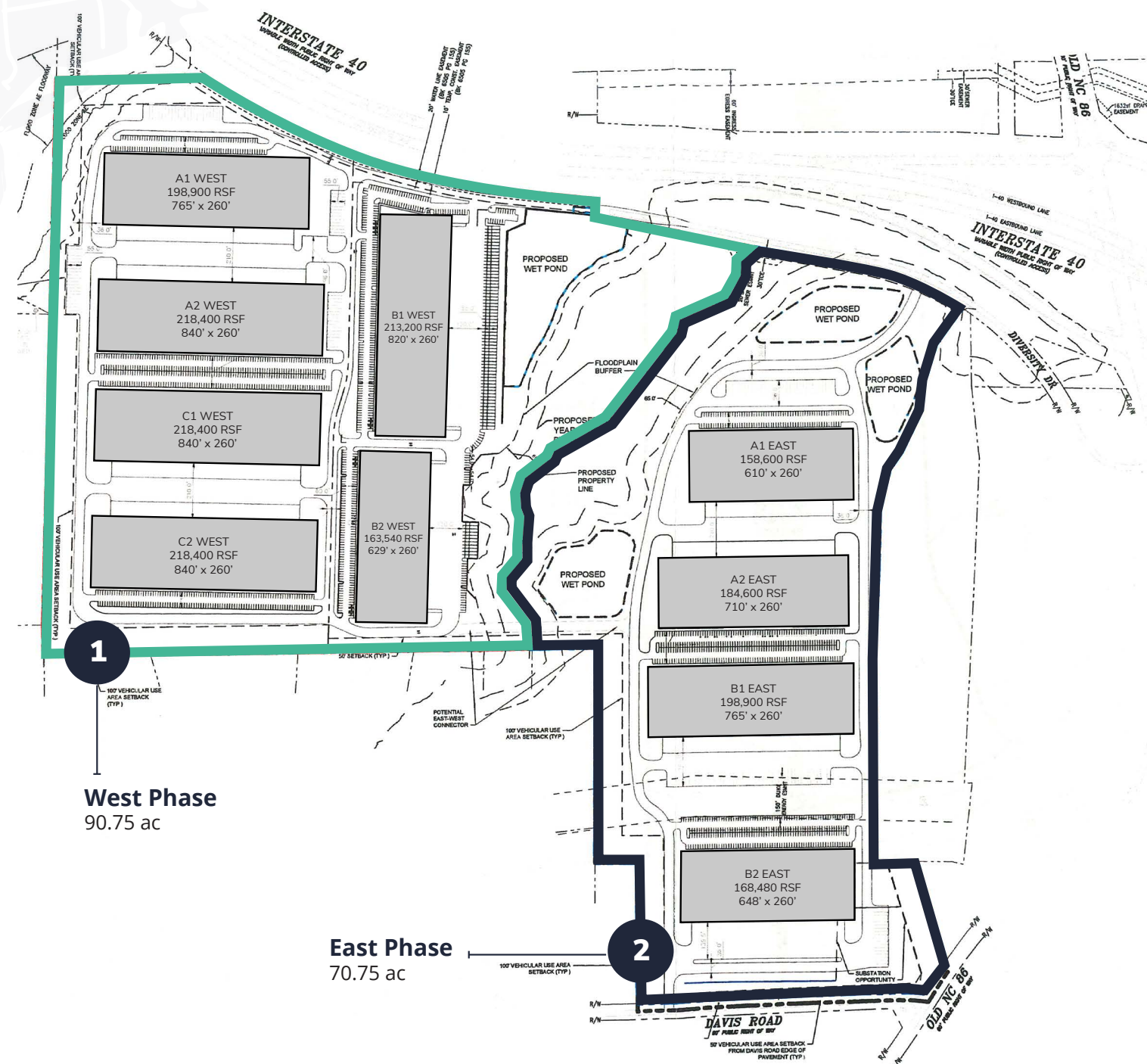




## RESEARCH TRIANGLE TECHNOLOGY PARK

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- **±162 - Acre Industrial Site** with flexible configurations for single-tenant or multi-campus development
- **Power Capacity Potential: Up to 500 MW**
  - Adjacent to major transmission infrastructure
  - Substation expansion or new build opportunity in partnership with Duke Energy
- **Zoned for Industrial Use** — streamlined entitlement process for mission-critical infrastructure
- **Low-Cost Power Market**
  - North Carolina rates ~16% below national average
  - Eligible for state sales tax exemptions on power & equipment (≥\$75M investment threshold)
- **Strategic Location**
  - Just 15 minutes from downtown Durham and Research Triangle Park (RTP)
  - 30 minutes to Raleigh–Durham International Airport (RDU)
- **Fiber-Rich Corridor**
  - Existing and planned long-haul and metro fiber routes nearby
  - Multiple Tier 1 providers within reach
- **Ideal Climate for Free Cooling** — >5,000 hours/year of economization potential
- **Robust Workforce Pipeline**
  - Access to RTP tech talent and 10+ local universities (UNC, Duke, NC State)
- **Development-Ready**
  - Flat topography, minimal environmental constraints
  - Preliminary due diligence complete (surveys, soils, zoning review)





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## Incentive Type

- Electricity & equipment sales tax
  - Privilege tax cap
- JDIG & One NC Grants
- Local Incentives



## Key Benefits

- Full exemption from 7% state sales tax
- Sales tax capped at 1% on purchases
- Cash grants based on job creation & income tax withholdings
  - Property tax abatements, infrastructure support



## Qualifier

- ≥ \$75M Investment + wage/insurance standards
  - Performance-based, discretionary
  - Negotiated with county/municipality



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