



S Anthony Court, Burlington, NC

# Vision85 Commerce Center

1.2 million square feet of future Class A industrial space  
located along the I-85 / I-40 corridor

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Accelerating success.



# Property Overview

Future class A industrial development located on the I-85 / I-40 corridor in Burlington, NC



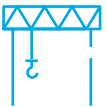
Quick access to I-85 / I-40 corridor



137 acres



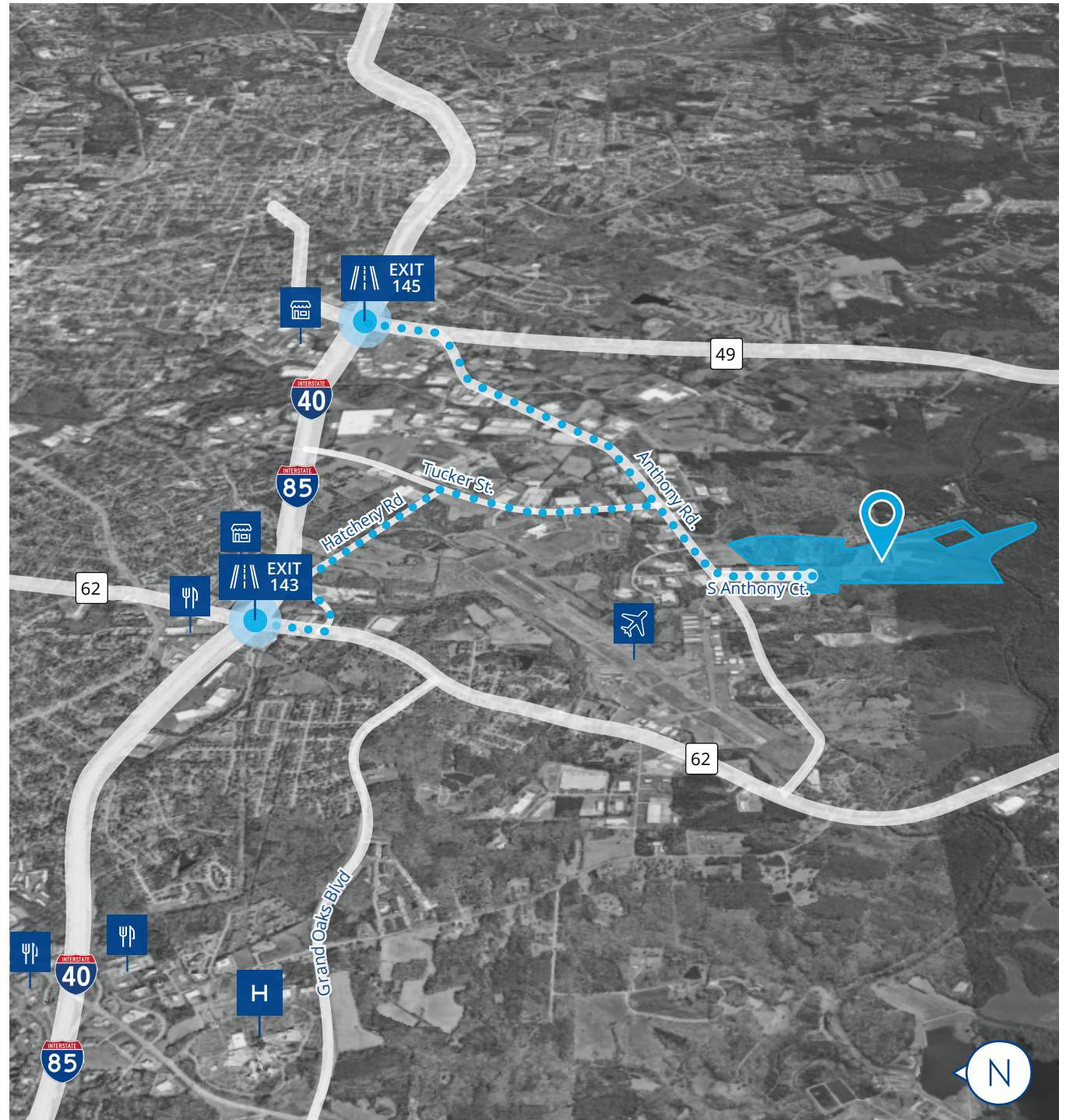
±1.2 MSF, Up to 2 buildings



Build-to-Suit

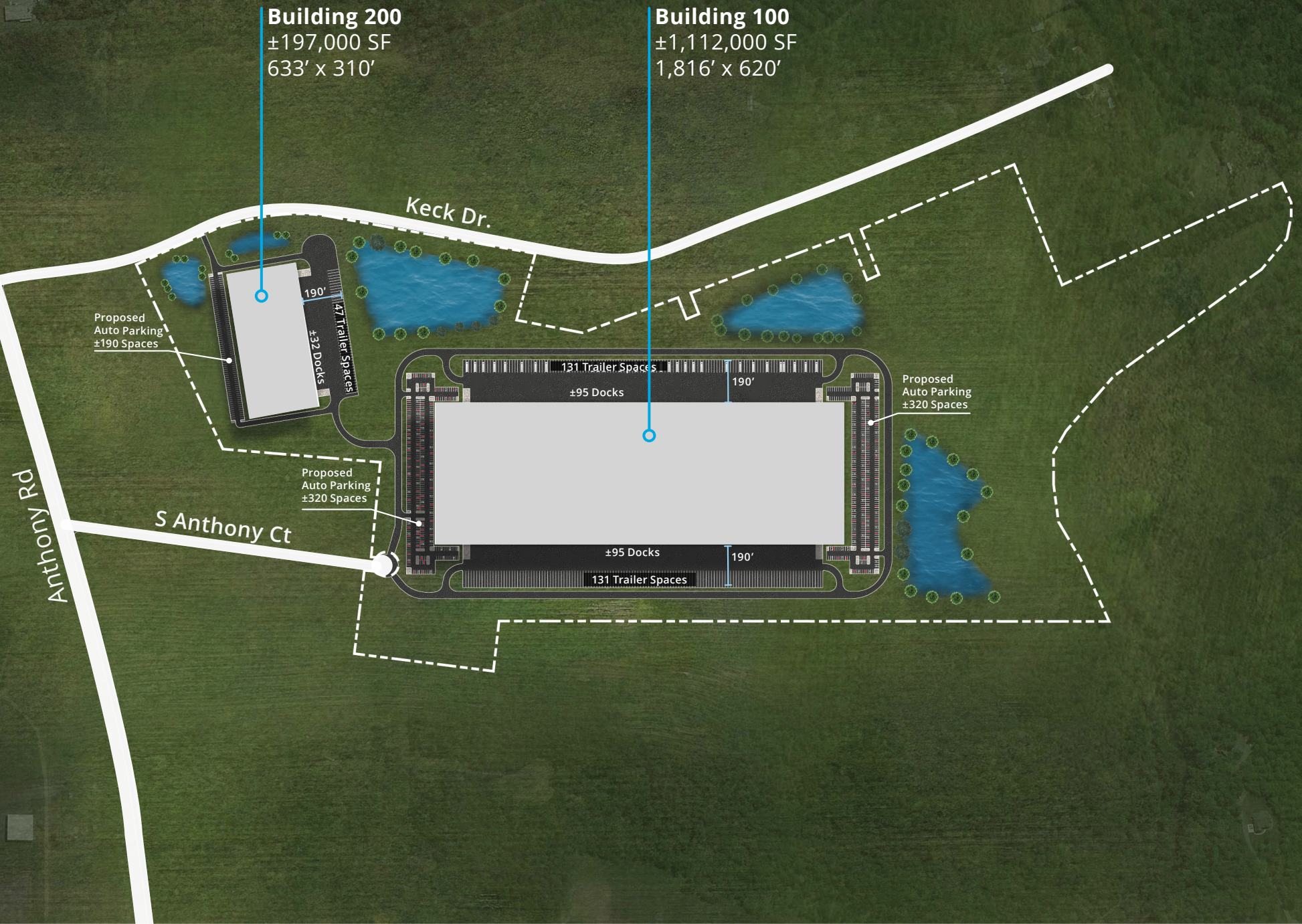


Ample trailer storage





# Site Plan | Option 1

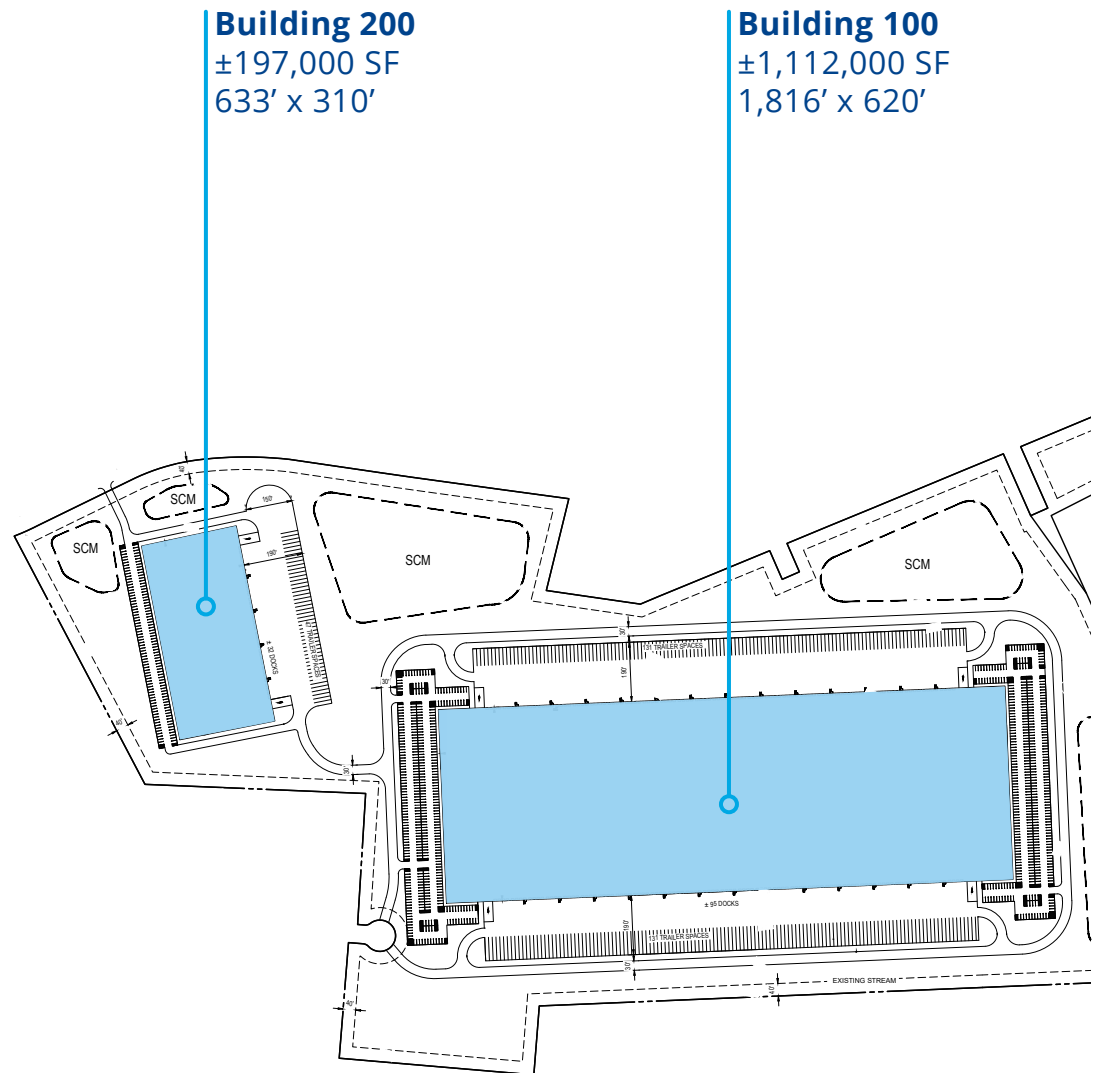




# Building Summaries

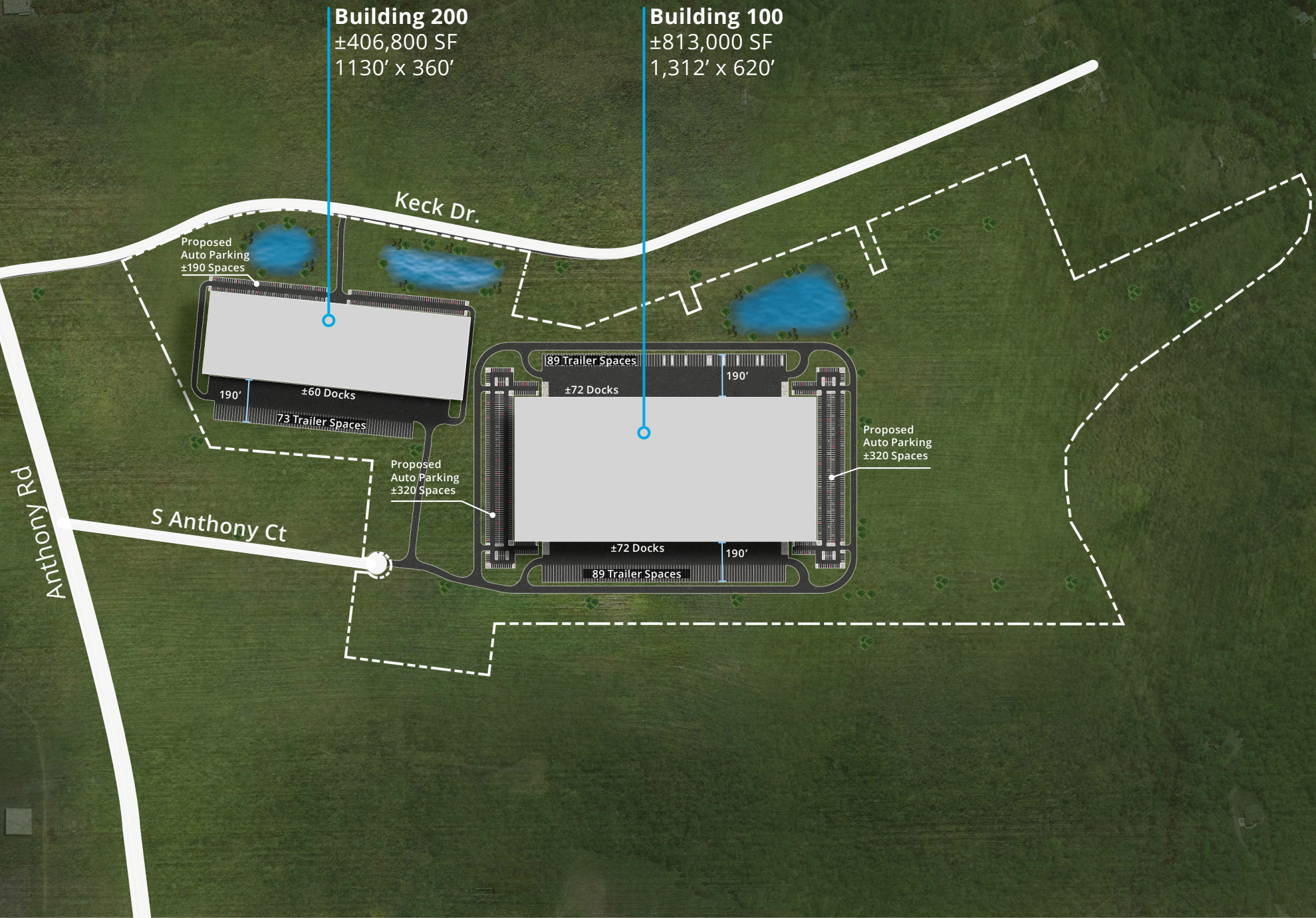
## Option 1

	Building 100	Building 200
<b>Building Size</b>	±1,112,000 SF	±197,000 SF
<b>Dimensions</b>	1816 x 620'	633' x 310'
<b>Date Available</b>	Build-to-suit	Build-to-suit
<b>Column Spacing</b>	50' x 50'	50' x 50'
<b>Dock Doors</b>	±190 spaces	±32 spaces
<b>Lighting</b>	30fc min.	30fc min.
<b>Clear Height</b>	36'	36'
<b>Electrical</b>	4MW	
<b>Trailer Parking</b>	262 spaces	47 spaces
<b>Associate Parking</b>	±680 spaces	±120 spaces
<b>Sprinkler System</b>	ESFR	ESFR
<b>Exterior Wall Material</b>	Tilt Up	Tilt Up
<b>Roofing</b>	TPO	TPO
<b>Floor/Slab</b>	6" 3500 PSI	6" 3500 PSI
<b>Truck Court Depth</b>	190'	190'
<b>Zoning</b>	Medium Industrial - Limited Use	





# Site Plan | Option 2

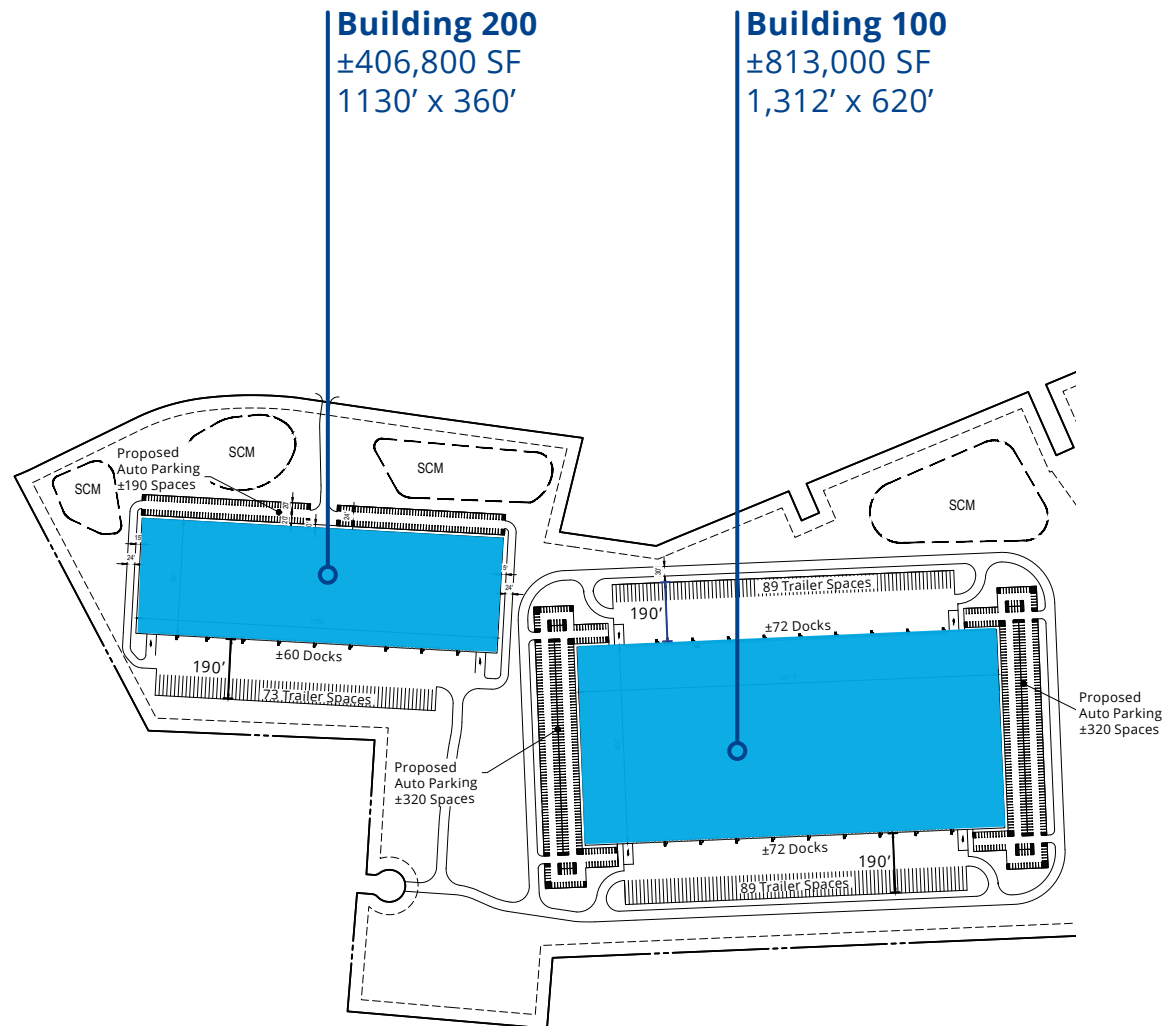




# Building Summaries

## Option 2

	Building 100	Building 200
<b>Building Size</b>	±813,000 SF	±406,800 SF
<b>Dimensions</b>	1,312' x 620'	1,130' x 360'
<b>Date Available</b>	Build-to-suit	Build-to-suit
<b>Column Spacing</b>	50' x 50'	50' x 50'
<b>Dock Doors</b>	±144 Docks	±60 Docks
<b>Lighting</b>	30fc min.	30fc min.
<b>Clear Height</b>	36'	36'
<b>Electrical</b>	4MW	
<b>Trailer Parking</b>	±178 Spaces	±73 Spaces
<b>Associate Parking</b>	±640 Spaces	±190 Spaces
<b>Sprinkler System</b>	ESFR	ESFR
<b>Exterior Wall Material</b>	Tilt Up	Tilt Up
<b>Roofing</b>	TPO	TPO
<b>Floor/Slab</b>	6" 3500 PSI	6" 3500 PSI
<b>Truck Court Depth</b>	190'	190'
<b>Zoning</b>	Medium Industrial - Limited Use	





# Site Access

A labor pool of over  
1.1 million within a  
45 minute drive.



I-40 / I-85  
5 minutes



Burlington Alamance  
Regional Airport  
2 minutes



Wilmington Port  
180 minutes

RTP  
42 minutes

Downtown Durham  
35 minutes

RDU International Airport  
45 minutes

Piedmont Triad  
International Airport  
35 minutes

Greensboro  
30 minutes

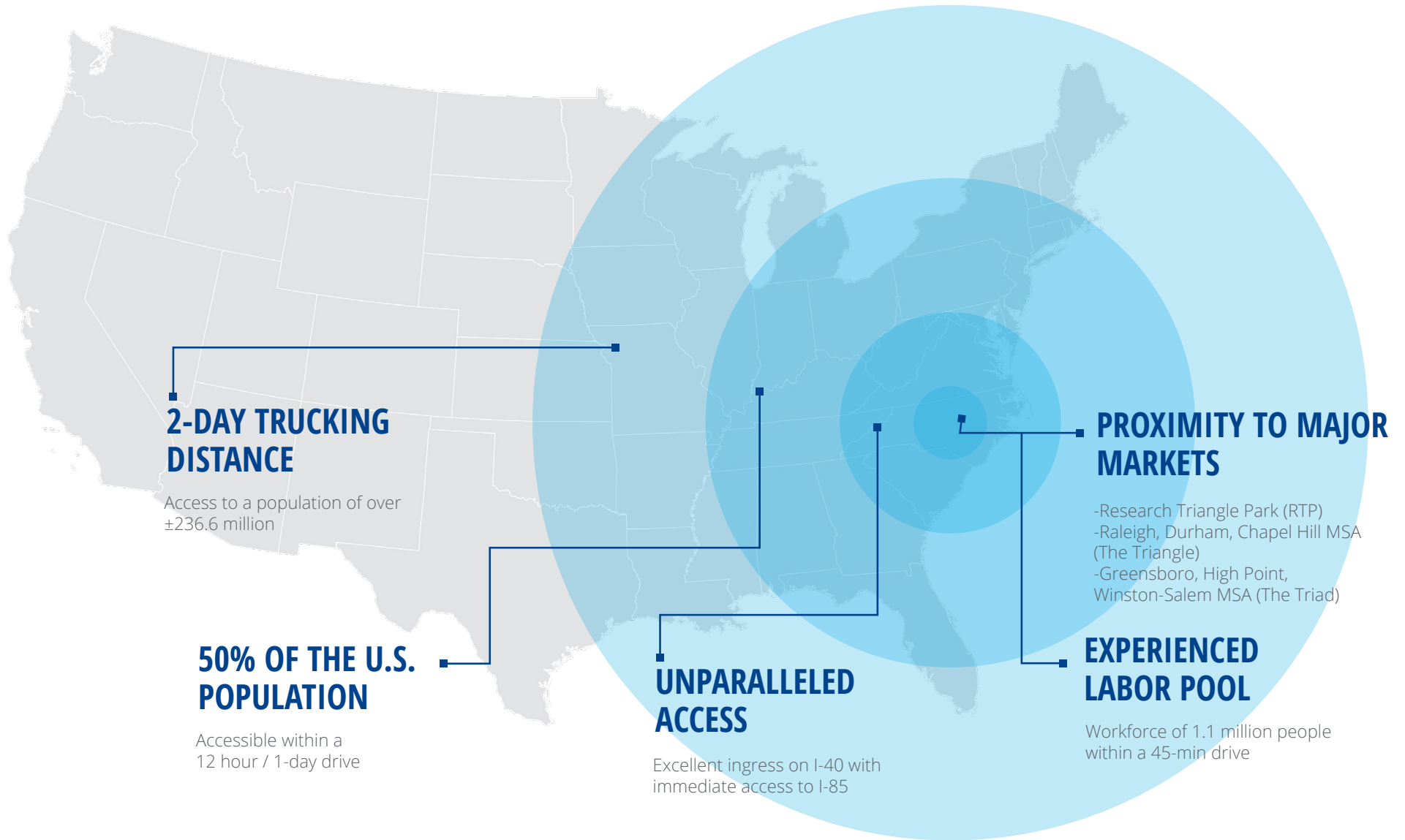




# Major Distributors Along I-85/I-40 Corridor



# Property Location





# Site Access

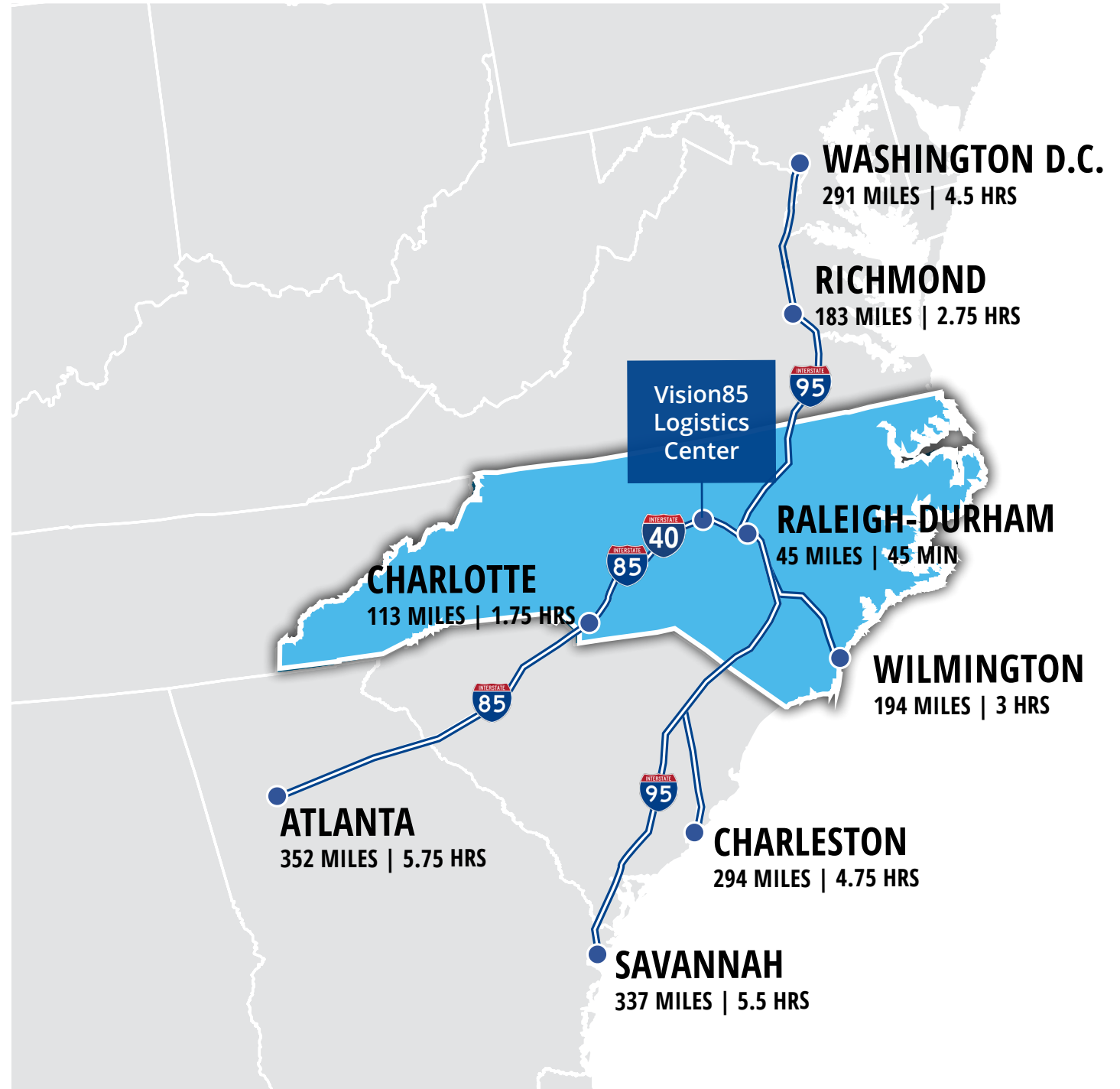
Proximity to major  
MSAs and ports

## Airports

- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Burlington Alamance Regional    | 2 miles   |
| 2 | Piedmont Triad International    | 35 miles  |
| 3 | Raleigh-Durham International    | 47 miles  |
| 4 | Fayetteville Regional           | 92 miles  |
| 5 | Charlotte Douglas International | 116 miles |

## Ports

- |   |                   |           |
|---|-------------------|-----------|
| 1 | Norfolk, VA       | 217 miles |
| 2 | Morehead City, NC | 209 miles |
| 3 | Wilmington, NC    | 194 miles |
| 4 | Charleston, SC    | 294 miles |
| 5 | Savannah, GA      | 337 miles |
| 6 | Jacksonville, FL  | 469 miles |



# About Vision Real Estate Partners



Vision Real Estate Partners is best defined as an owner/operator/developer of commercial real estate, with a long track record of successfully identifying properties with great potential and transforming them into superior assets.

As a fully vertically integrated commercial real estate development firm, Vision manages all aspects of its business in-house. Specifically, Vision's team is made up of professionals with deep backgrounds in investments, acquisitions, due diligence, capital markets, reporting, investor relations, architectural, engineering, construction, development, marketing, leasing, property and asset management, finance, and legal activities.

Vision is proud of its track-record and background as a local hands-on operating partner, with deep roots and experience in its marketplace. With a reputation as an entrepreneurial owner and developer with an institutional pedigree, Vision partners with global institutions to pursue value-add, opportunistic, select core and core+ investments across the office, industrial, flex, mixed-use and retail sectors.





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