

SOUTH ROCKINGHAM COUNTY CORPORATE PARK

CHAMPION SITE

246 SYLVANIA RD | STOKESDALE, NC



**13 HIGHWAY MILES
FROM JETZERO**

**1.3 M +/- SF BUILDABLE
110 ACRES**

PRESENTED BY
CARROLL INDUSTRIAL DEVELOPMENT
& NAI PIEDMONT TRIAD



NAI Piedmont Triad

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SUPPORT

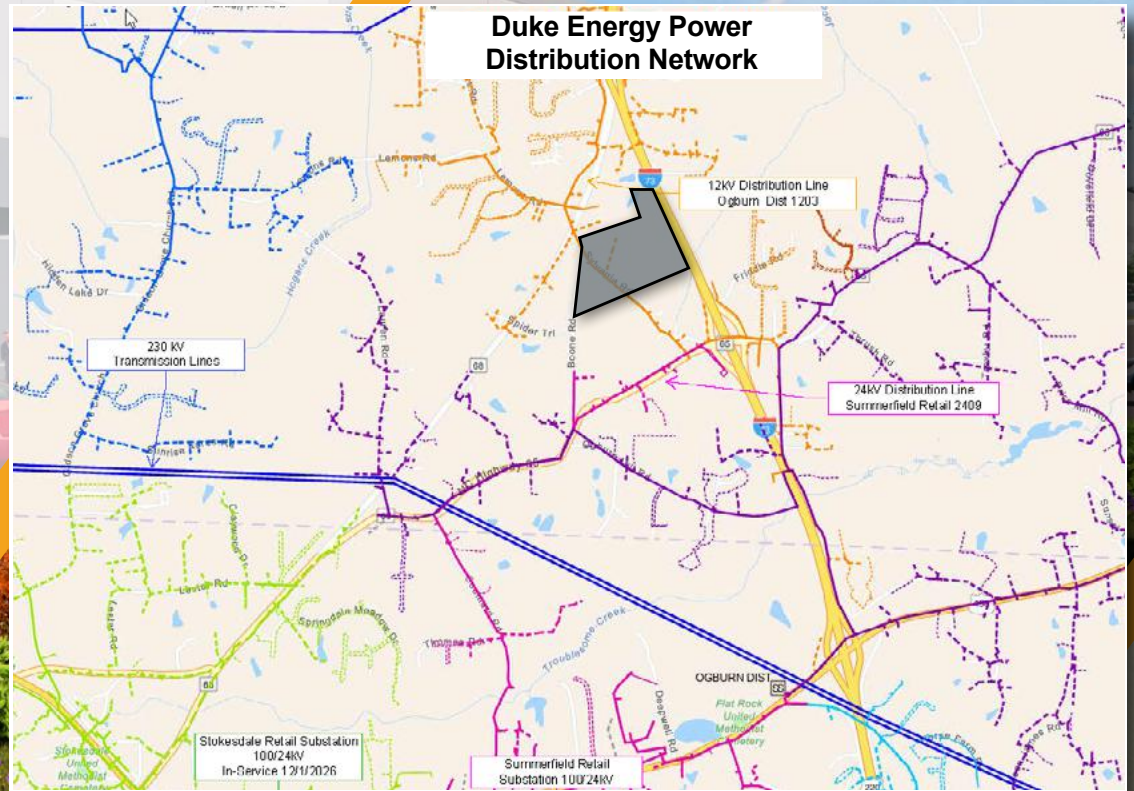
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EXECUTIVE SUMMARY

The Champion Site is in South Rockingham County Corporate Park on a 110-acre site. The Class A, master planned development is home to Ontex Global Manufacturing, a leading International personal hygiene group and PowerSecure, one of the nation's leading microgrid energy solutions providers and a subsidiary of Southern Company. The business park is located on future I-73 in southern Rockingham County, eleven miles north of Piedmont Triad International Airport. Park infrastructure includes public water and sewer on site, a 500,000 gallon water tower, and a soon to be constructed fire station.



Address	246 Sylvania Rd., Stokesdale, NC
Acreage	110
Total Buildable	1,300,000 SF
Proposed Building Size	500,000 SF
Zoning	Light Industrial
Water and Sewer	Public Water and Sewer at Site
Power	10-12MW direct power available to site
Development	For Lease, Build-to-suit
Interstate Access	Adjacent to I-73 15min from Greensboro



SITE PLAN I



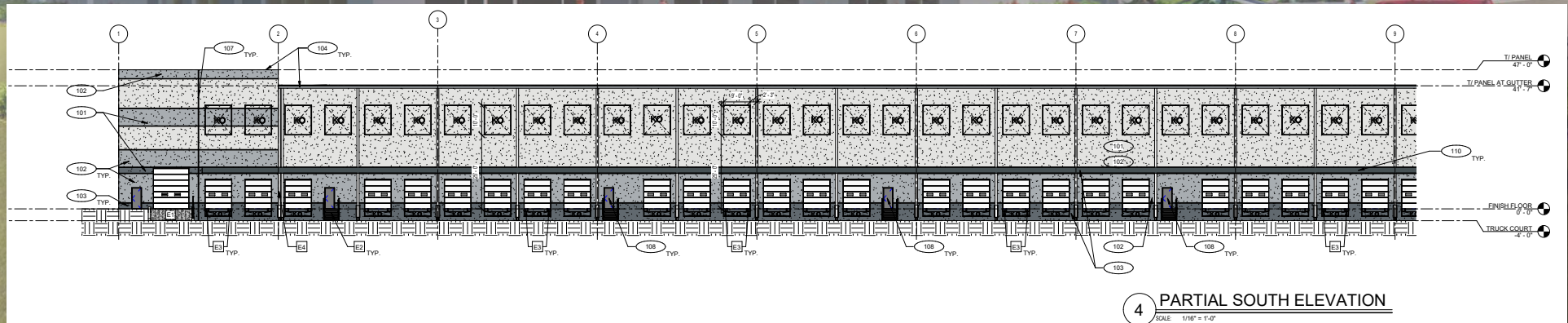
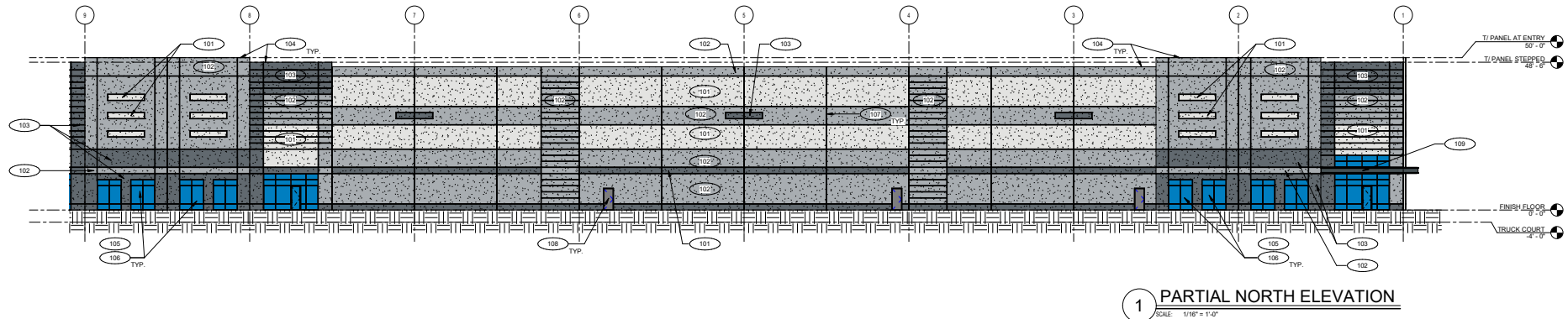
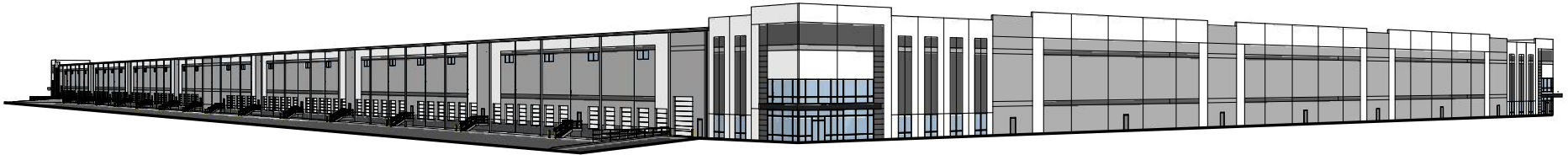
SITE PLAN II



AERIAL PHOTOS



EXTERIOR PLANS



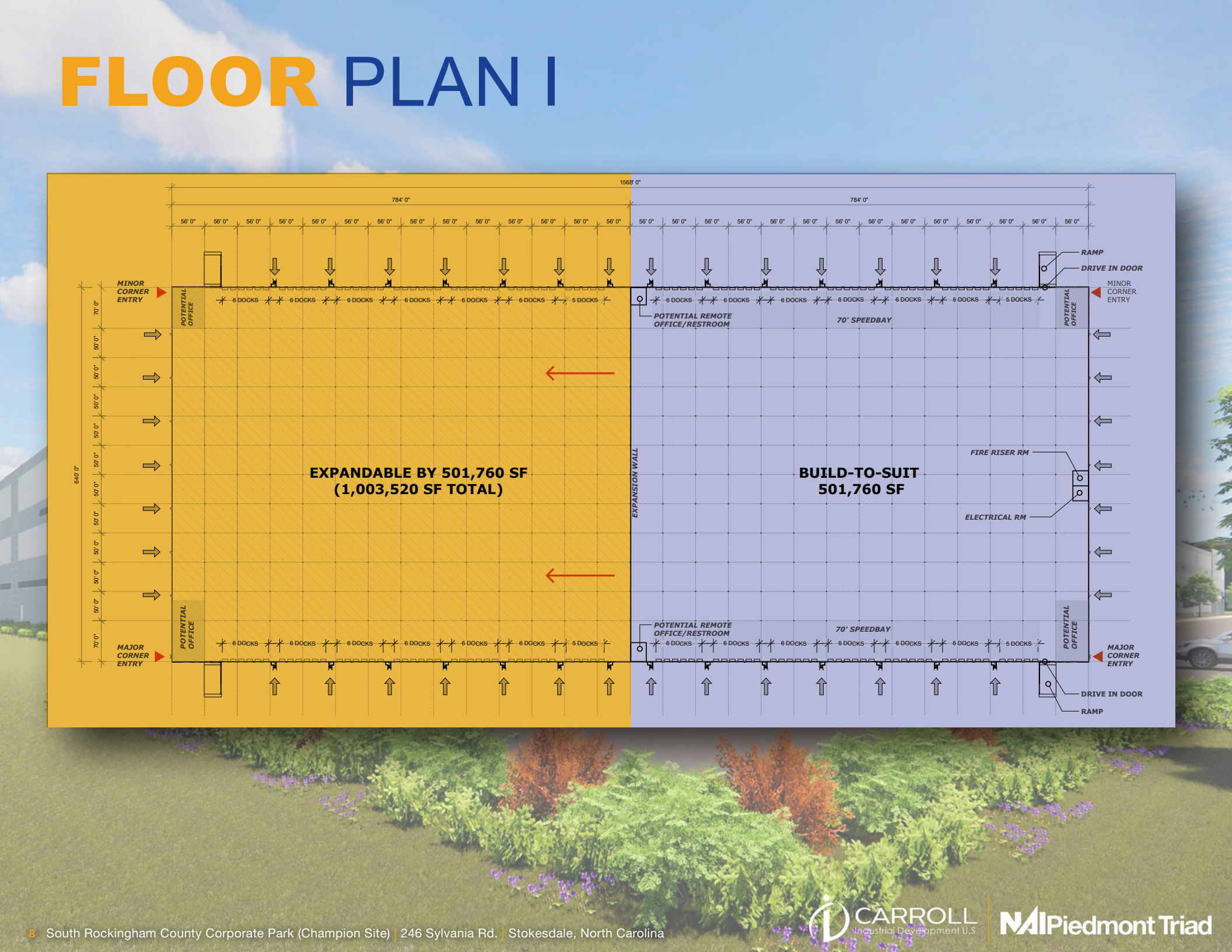
FLOOR PLAN I

The floor plan is divided into two main sections by a vertical expansion wall. The left section is yellow and labeled 'EXPANDABLE BY 501,760 SF (1,003,520 SF TOTAL)'. It features a grid of 10 rows and 15 columns of docks, with dimensions ranging from 56' 0" to 784' 0". The right section is blue and labeled 'BUILD-TO-SUIT 501,760 SF'. It features a grid of 10 rows and 15 columns of docks, with dimensions ranging from 56' 0" to 784' 0". The plan includes various rooms and features such as 'POTENTIAL OFFICE', 'POTENTIAL REMOTE OFFICE/RESTROOM', '70' SPEEDBAY', 'FIRE RISER RM', 'ELECTRICAL RM', 'MINOR CORNER ENTRY', 'MAJOR CORNER ENTRY', 'RAMP', and 'DRIVE IN DOOR'. The overall dimensions of the plan are 1588' 0" wide and 640' 0" deep.

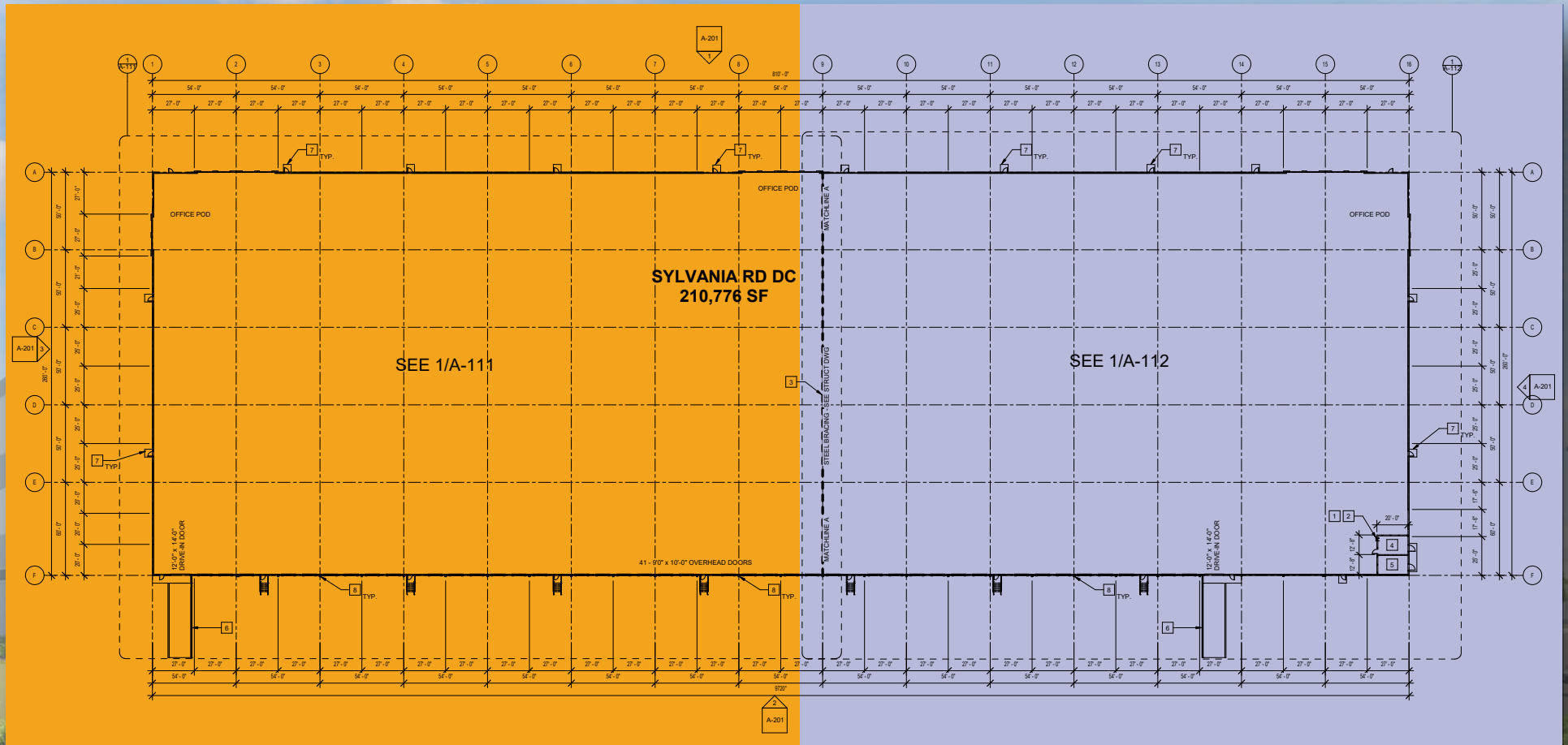
8 South Rockingham County Corporate Park (Champion Site) | 246 Sylvania Rd. | Stokesdale, North Carolina

CARROLL Industrial Development U.S.

NAI Piedmont Triad



FLOOR PLAN II



ABOUT ROCKINGHAM COUNTY

CLOSE PROXIMITY TO MAJOR CITIES AND HIGHWAYS

If you want to grow your business in a low tax, business friendly, logistically connected area in central North Carolina, Rockingham County is the place to be. Tax rates in Rockingham County are significantly lower than adjacent urban counties. Permitting time is based on days, not months. Future I-73 provides four lane access to Piedmont Triad International Airport (11 miles) and I-40(12 miles). A strong community college system that provides a highly trained workforce makes Rockingham County ideal for business expansion. Join the 429,000 sf of tenants already working in South Rockingham Business Park.



LOCATION & ACCESSIBILITY

	INTERSTATE 73	1.2 MILES
	INTERSTATE 40	11.8 MILES
	INTERSTATE 840	23 MILES
	INTERSTATE 85	24.7 MILES
	11 MILES

Distances are the distance to the champion site and not the county.

NC CAROLINA CORE

MARKET MAP

THINK IT.

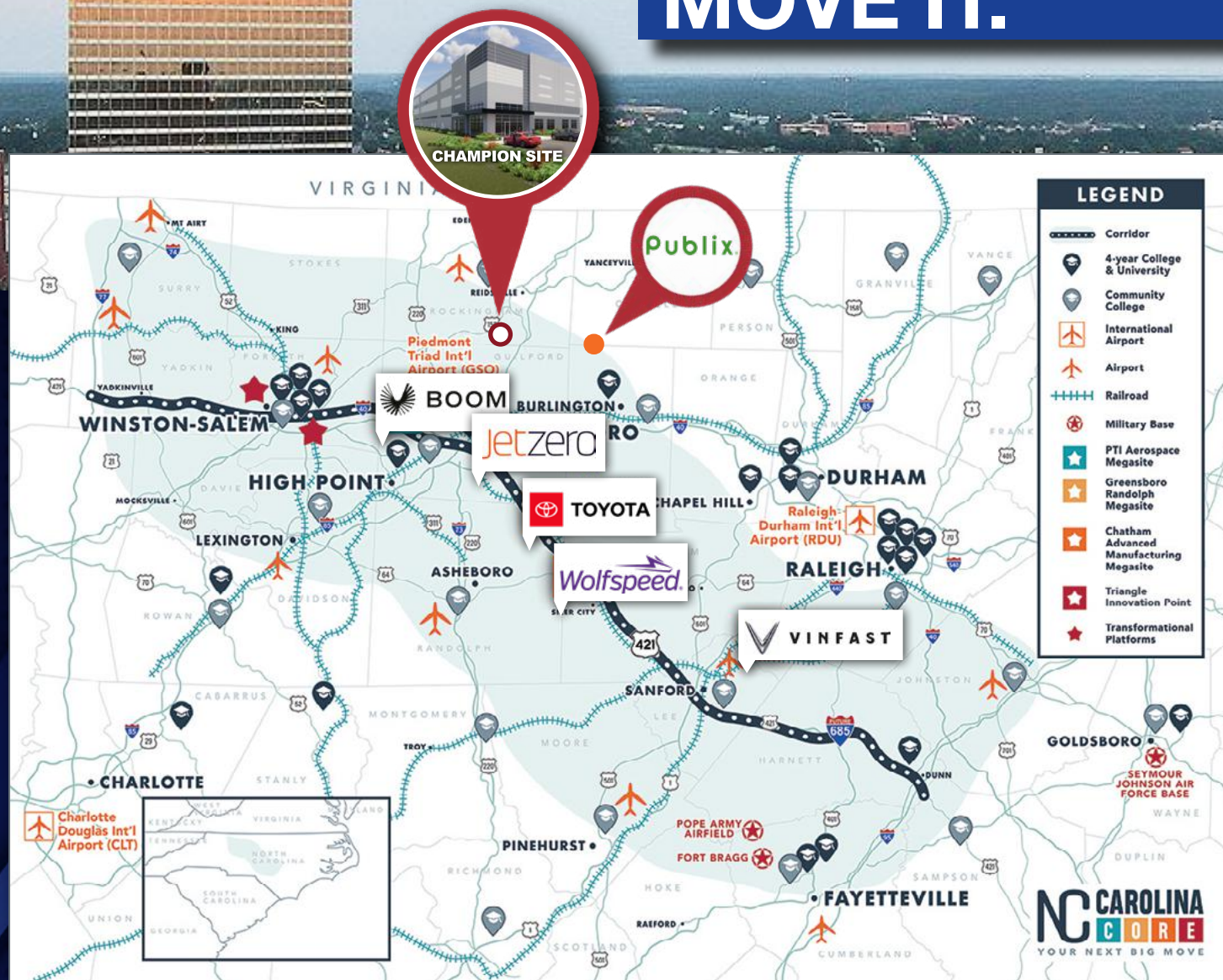
MAKE IT.

MOVE IT.

NC CAROLINA CORE
YOUR NEXT BIG MOVE

The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

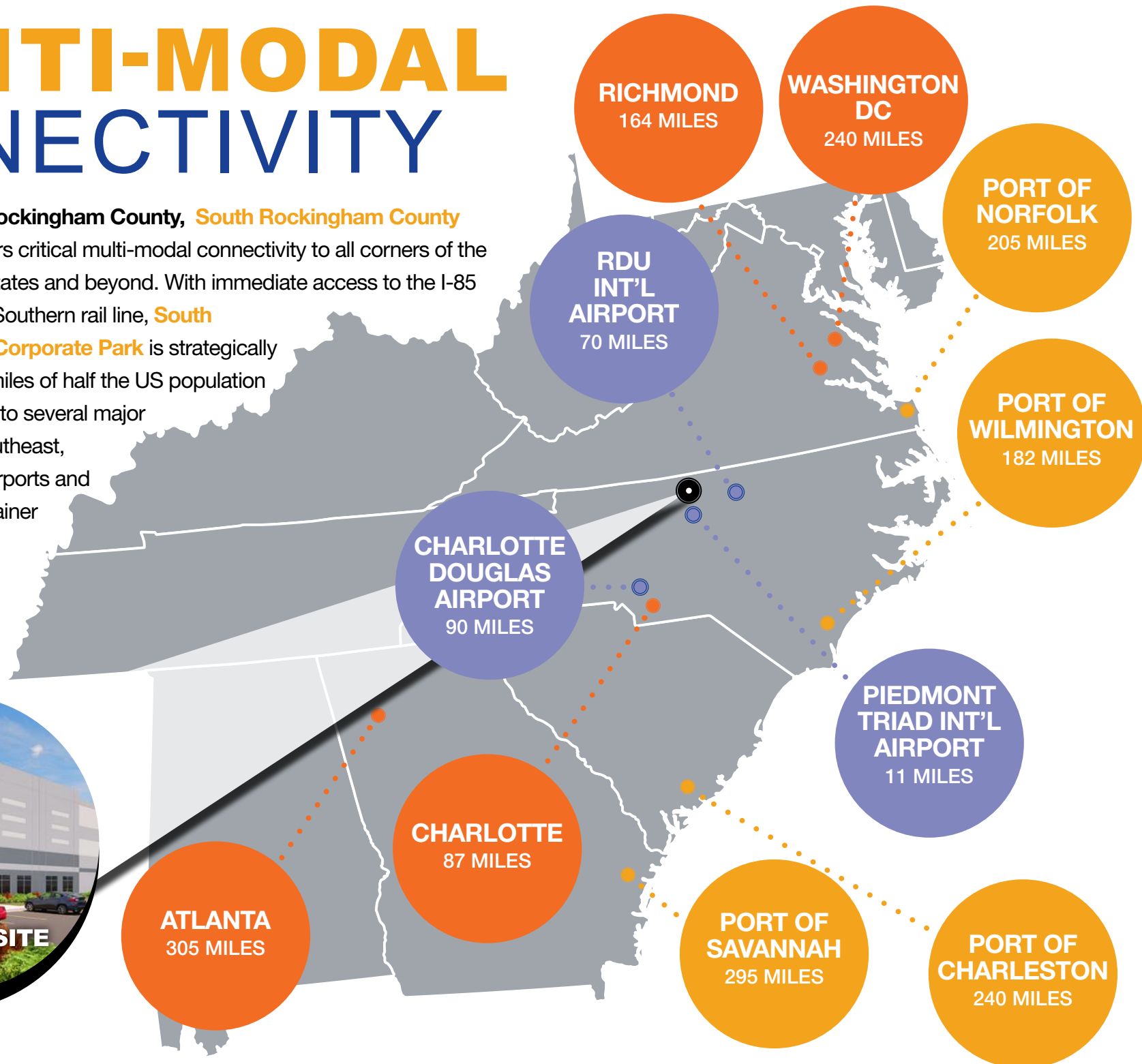
The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



MULTI-MODAL CONNECTIVITY

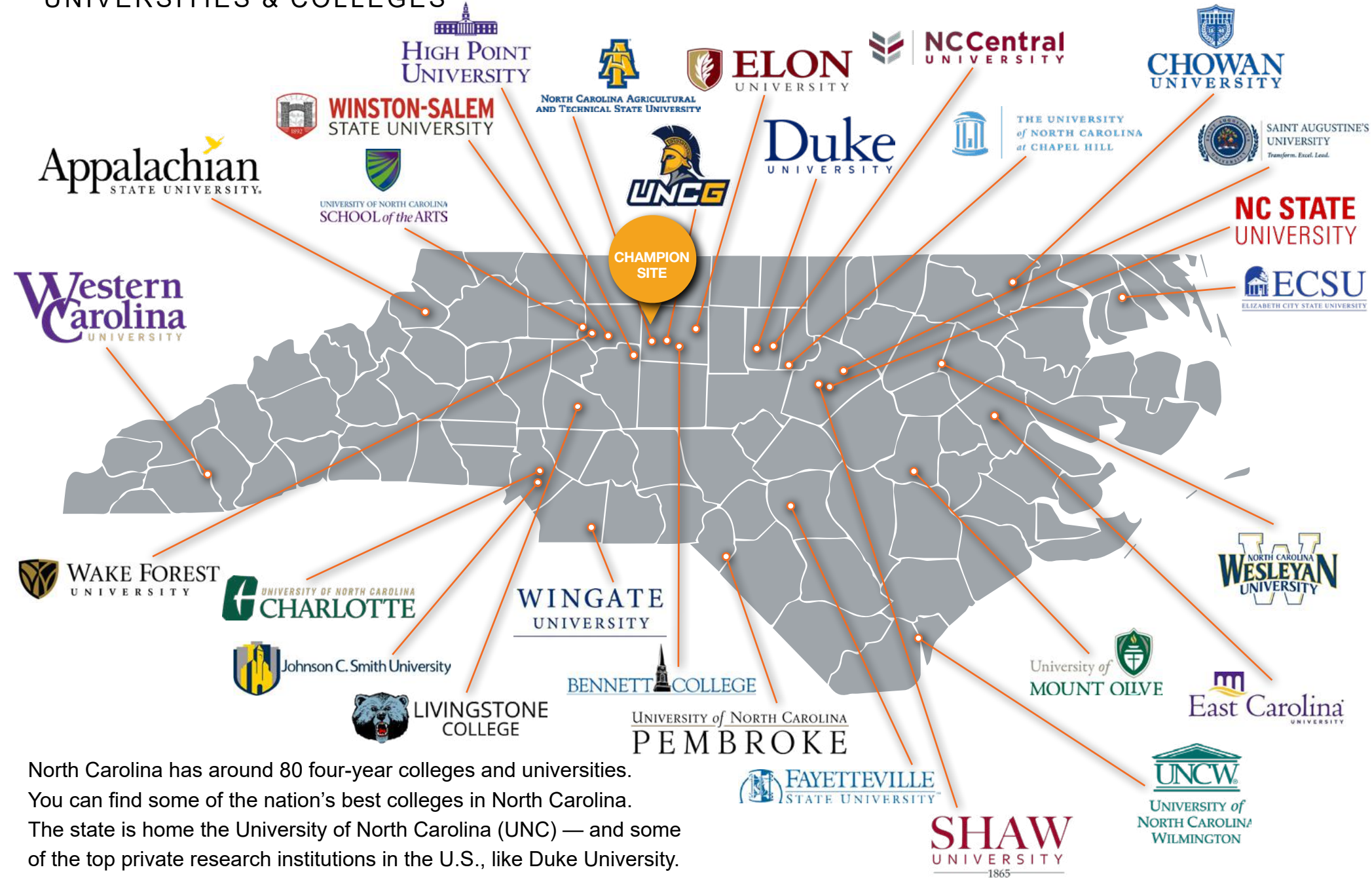
Centrally located in Rockingham County, **South Rockingham County**

Corporate Park delivers critical multi-modal connectivity to all corners of the Southeastern United States and beyond. With immediate access to the I-85 corridor and a Norfolk Southern rail line, **South Rockingham County Corporate Park** is strategically positioned within 650 miles of half the US population with single-day access to several major markets across the Southeast, multiple international airports and five of the busiest container ports in North America.



REGIONAL EDUCATION

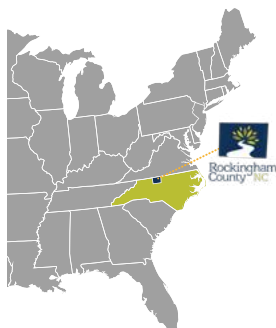
UNIVERSITIES & COLLEGES



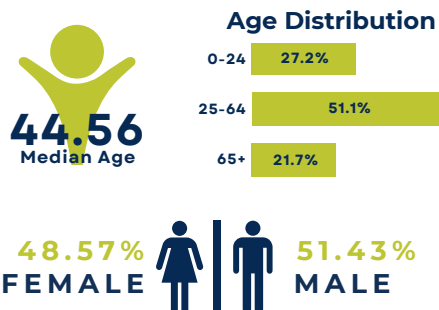
North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

MARKET OVERVIEW

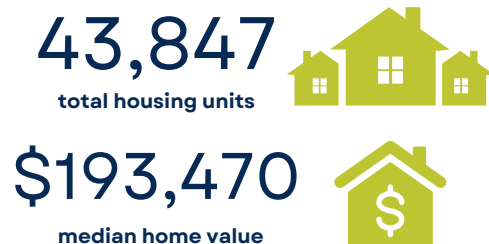
LOCATION



DEMOGRAPHICS



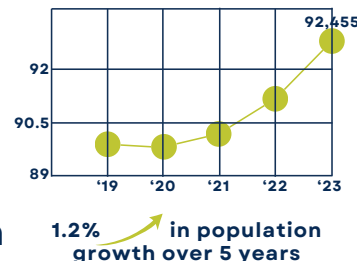
HOUSING



POPULATION



Population Growth



LABOR FORCE



COST OF LIVING



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CHAMPION SITE

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