

# 85 SOUTHEAST POWERPLEX

1.6 Million+ SF on 165 acres along I-85  
in Greensboro, North Carolina

POWERING INNOVATION ALONG I-85

## POWERED FOR PROGRESS.

Positioned at the center of one of the Southeast's fastest-growing industrial corridors, Southeast 85 PowerPlex delivers the complete package: robust power, abundant water capacity, and scalable space — all with direct, multimodal access to the I-85/I-40 corridor. This site presents a high-impact opportunity to join the wave of leading manufacturers and innovators driving growth in the booming Triad region, home to Toyota, Boom Supersonic, Honda Aircraft Company, and more.



### HIGHLIGHTS

1.6+  
MSF

Industrial  
Site



Supports single  
1MSF user



Direct access to I-85  
in Greensboro, NC



On-site Norfolk  
Southern rail access



0.5+ mile of  
interstate frontage



Access to 12+ major  
markets within a day



Robust power supply  
up to 60 MW



≤1M gallons/day via  
Greensboro 16" main

# MULTI-MODAL CONNECTIVITY

Southeast 85 PowerPlex sits at the logistical heart of the Southeast in Greensboro, North Carolina — with direct access to I-85 and on-site Norfolk Southern rail service. The site connects seamlessly to major ports, international airports and key metros, enabling single-day reach to over half the U.S. population. From freight to final mile, PowerPlex is built for speed and scale.



## AIRPORTS

|   |                                 |          |
|---|---------------------------------|----------|
| 1 | Piedmont Triad International    | 20 miles |
| 2 | Raleigh-Durham International    | 67 miles |
| 3 | Charlotte Douglas International | 95 miles |



## PORTS

|   |                   |           |
|---|-------------------|-----------|
| 1 | Norfolk, VA       | 237 miles |
| 2 | Morehead City, NC | 222 miles |
| 3 | Wilmington, NC    | 206 miles |
| 4 | Charleston, SC    | 271 miles |
| 5 | Savannah, GA      | 312 miles |
| 6 | Jacksonville, FL  | 446 miles |



# FLEXIBLE + POWER-READY

NORTH PLAN | OPTION 1



NORTH PLAN | OPTION 2



# FLEXIBLE + POWER-READY

## BUILT FOR TODAY'S HIGH-CAPACITY USERS

Designed to meet the demands of modern manufacturing and logistics, Southeast 85 PowerPlex delivers 165 acres of opportunity with planned infrastructure to support up to 1.6 million SF — including heavy power capacity and key utility access.



SOUTH PLAN | OPTION 1

## SITE FEATURES + KEY SPECS

|                          |                                                                |
|--------------------------|----------------------------------------------------------------|
| Total Building Area      | 1,600,000 SF                                                   |
| Total Acreage            | 165 acres                                                      |
| Highway Frontage         | 0.5 mile on I-85                                               |
| Primary Highway Access   | Direct access to Hwy 421 / Carolina Core via Pleasant Grove Rd |
| Railway Access           | On-site access to Norfolk Southern rail line                   |
| Power Infrastructure     | Access to Duke Energy - served 100 kV transmission line        |
| Water + Sewer Provider   | City of Greensboro                                             |
| Available Power Capacity | 10+ MW available now; scalable to 50–60 MW                     |



# ECONOMIC EMPOWERMENT

#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)

#1

**TOP STATE FOR MANUFACTURING COMPETITIVENESS**  
(Site Selection Group, 2024)

#1

**LOWEST CORPORATE INCOME TAX RATE**  
(Tax Foundation, 2022)

#1

**PROSPERITY CUP WINNER**  
(Site Selection Magazine, 2021-2023)

## INCENTIVES THAT DRIVE INVESTMENT

North Carolina offers one of the most competitive business climates in the U.S., with the lowest corporate income tax rate among states with such a tax, and broad sales and property tax exemptions for manufacturers, fulfillment centers, data centers, and more.

Through the Economic Development Partnership of North Carolina (EDPNC), companies can access a range of targeted incentives, including:

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

Additional programs — from Golden LEAF Foundation grants to Rail Industrial Access — help support site development and long-term growth.



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