

LIBERTY POINT

CORPORATION DRIVE

HOPE MILLS, NC 28348

CLASS A INDUSTRIAL DEVELOPMENT AVAILABLE FOR SALE OR LEASE

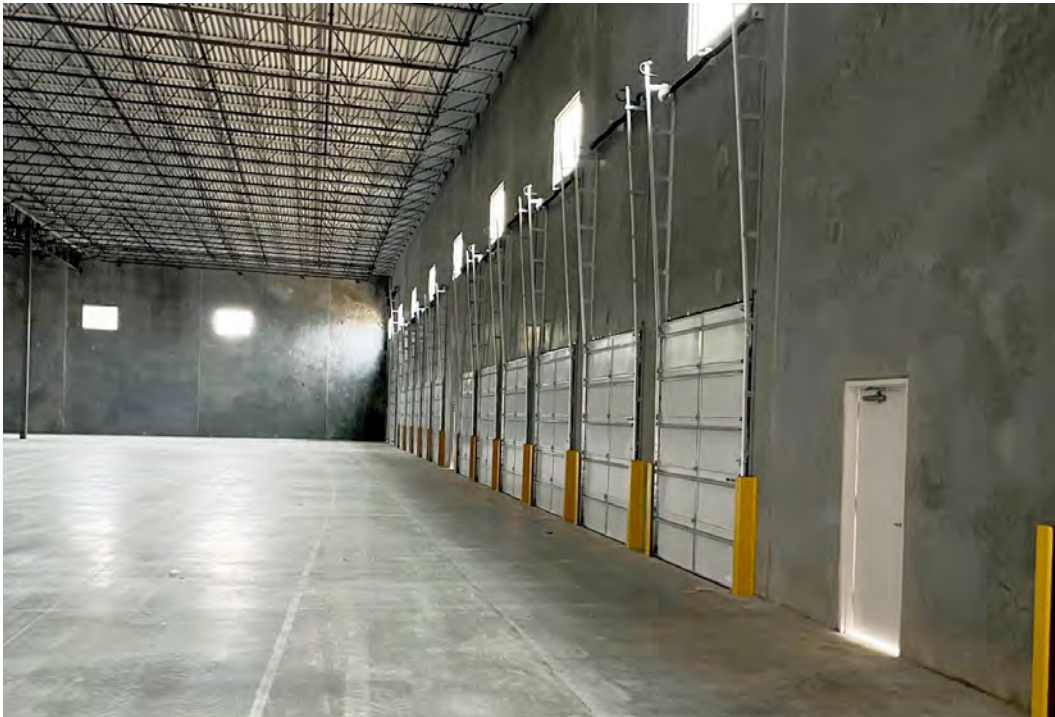



WINDSOR
COMMERCIAL

CBRE

Up to 20MW of Power by Spring 2027

BUILDING 2 PHOTOS



BUILDING 2 | 40,000 - 139,500 SF AVAILABLE NOW



BUILDING 2
UP TO 139,500 SF
AVAILABLE NOW

BUILDING 3
±112,500 SF
PAD READY

BUILDING 1
178,200 SF
LEASED

CORPORATION DR



BUILDING 5
±250,250 SF
PROPOSED/BTS

BUILDING 4
±680,400 SF
PROPOSED/BTS



MASTER SITE PLAN



ZONING

Planned Light Industrial M1 (P)



OVER 1.36 MILLION SF

Master Planned Industrial Park



UP TO 20 MEGAWATTS

Power Available by 2027



I-95 VISIBILITY

Exceptional Highway Access

BUILDING 2 SPECIFICATIONS

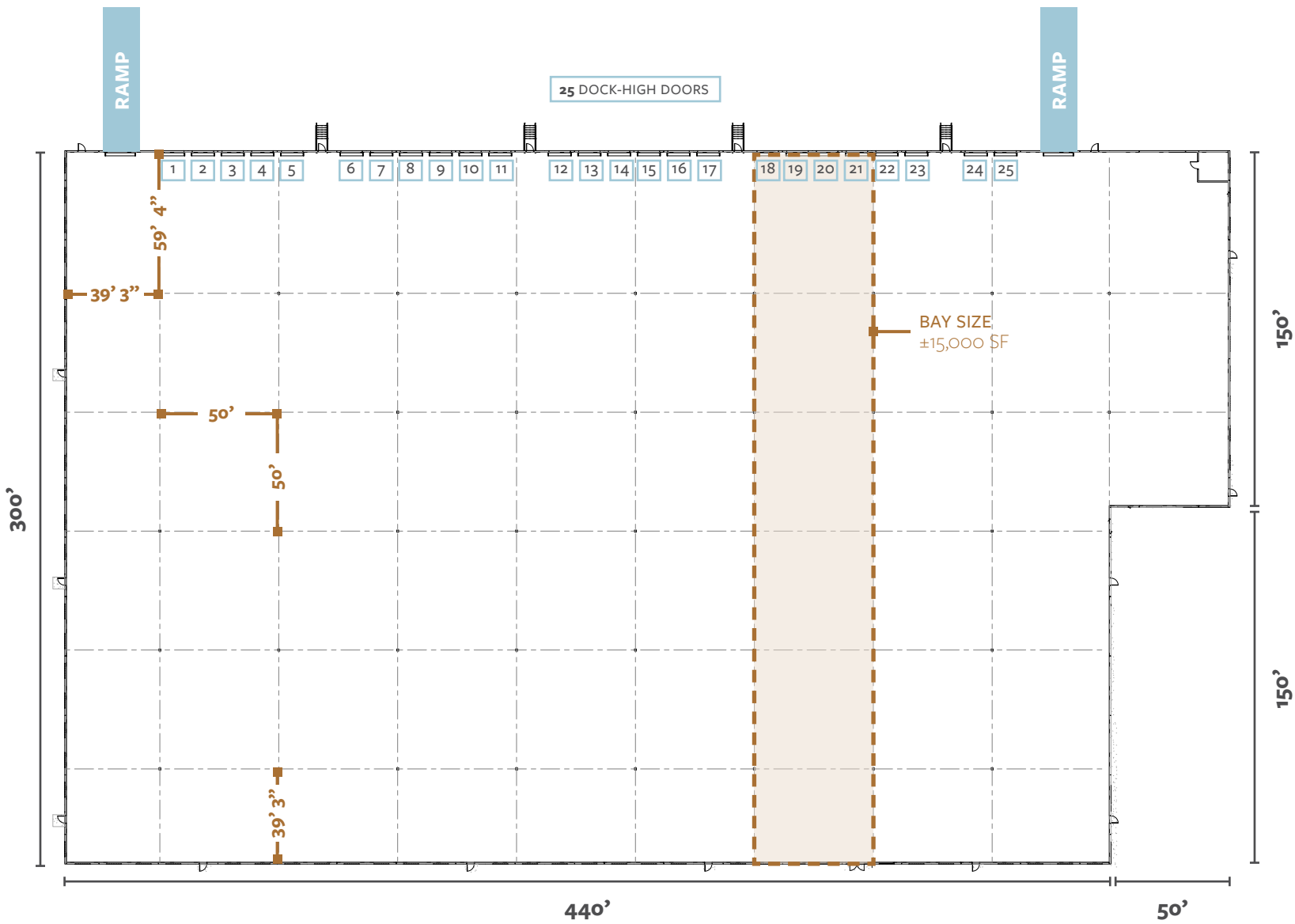
DATE AVAILABLE	Shell available now
LEASE/SALE PRICE	Contact for pricing
TICAM	±\$1.10/SF (est.)
ADDRESS	5360 Corporation Drive Hope Mills, NC 28348
SITE ACREAGE	5.74 acres
TOTAL SF AVAILABLE	139,500 SF
DEMISABLE SF	±40,000 SF
OFFICE SF	Build to suit
BUILDING DIMENSIONS	440' x 300'
TYP. BAY SIZE	±15,000 SF
EXTERIOR CONSTRUCTION	Tilt concrete
AUTO PARKING	Up to 76 spaces
TRAILER PARKING	Potential for trailer parking
TRUCK COURT DEPTH	70' shared drive + 60' court (total of 130')
CEILING HEIGHT	32' clear
ROOF MATERIAL	Mechanically attached .60 mil TPO with R-20 insulation
COLUMN SPACING	50' x 50' with 60' speed bay
FLOOR THICKNESS	6" 4,000 psi reinforced concrete
SPRINKLER SYSTEM	ESFR
DOCK-HIGH DOORS	Up to (25) OH Doors, EOD Levelers, and Seals
DRIVE-IN DOORS	(2) drive-in ramps (12'x14')
POWER	Up to 20 MW by Spring 2027
ELECTRICAL PROVIDER	South River Electrical
WATER/SEWER PROVIDER	Fayetteville Public Works Commission (PWC)
NATURAL GAS PROVIDER	Piedmont Natural Gas
PIN NUMBER	0423636882

Up to 20 Megawatts

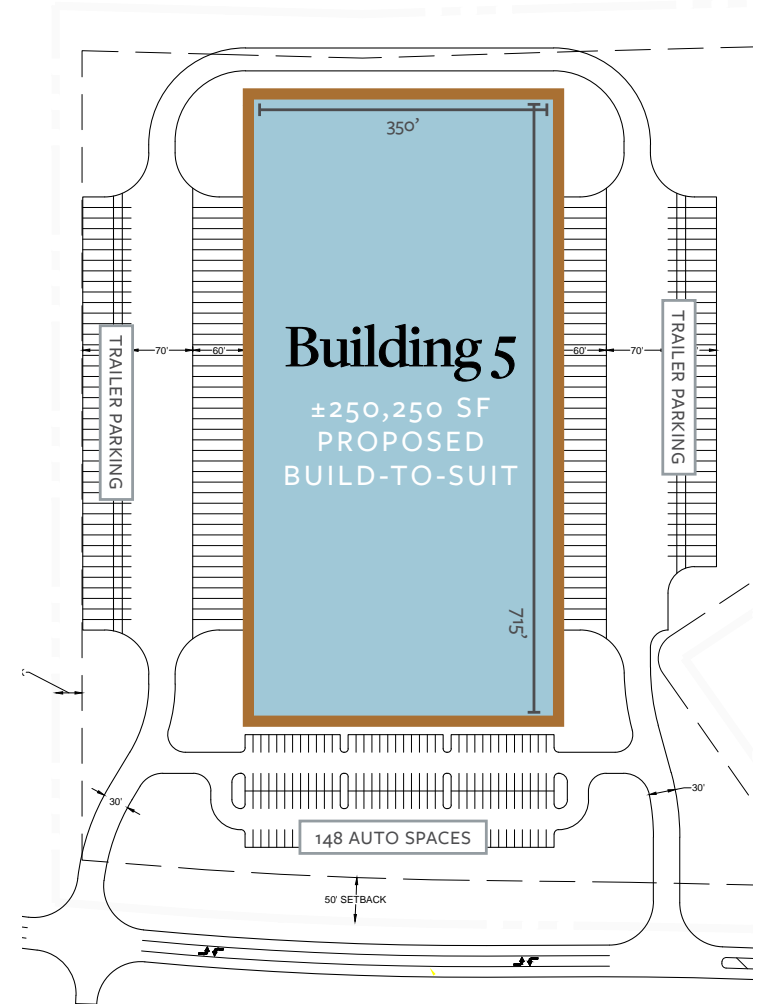
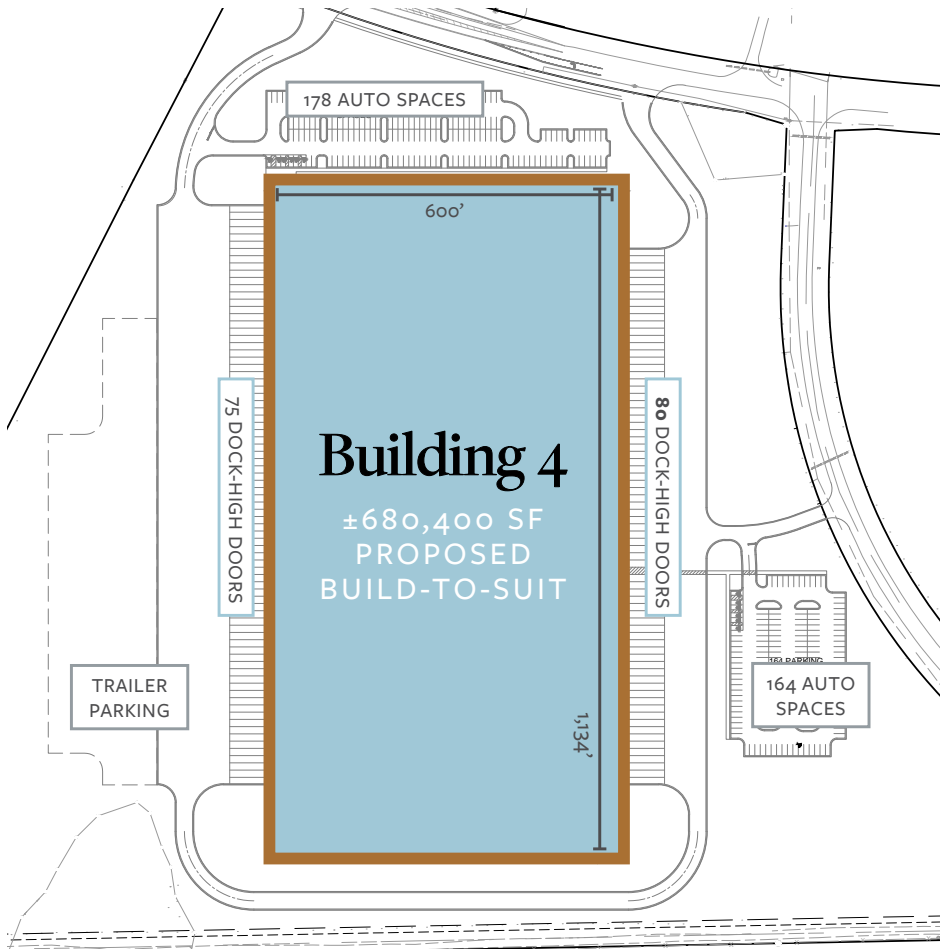
of power available by Spring 2027 with completion of nearby substation



BUILDING 2 FLOOR PLAN



BUILD-TO-SUIT OPPORTUNITIES



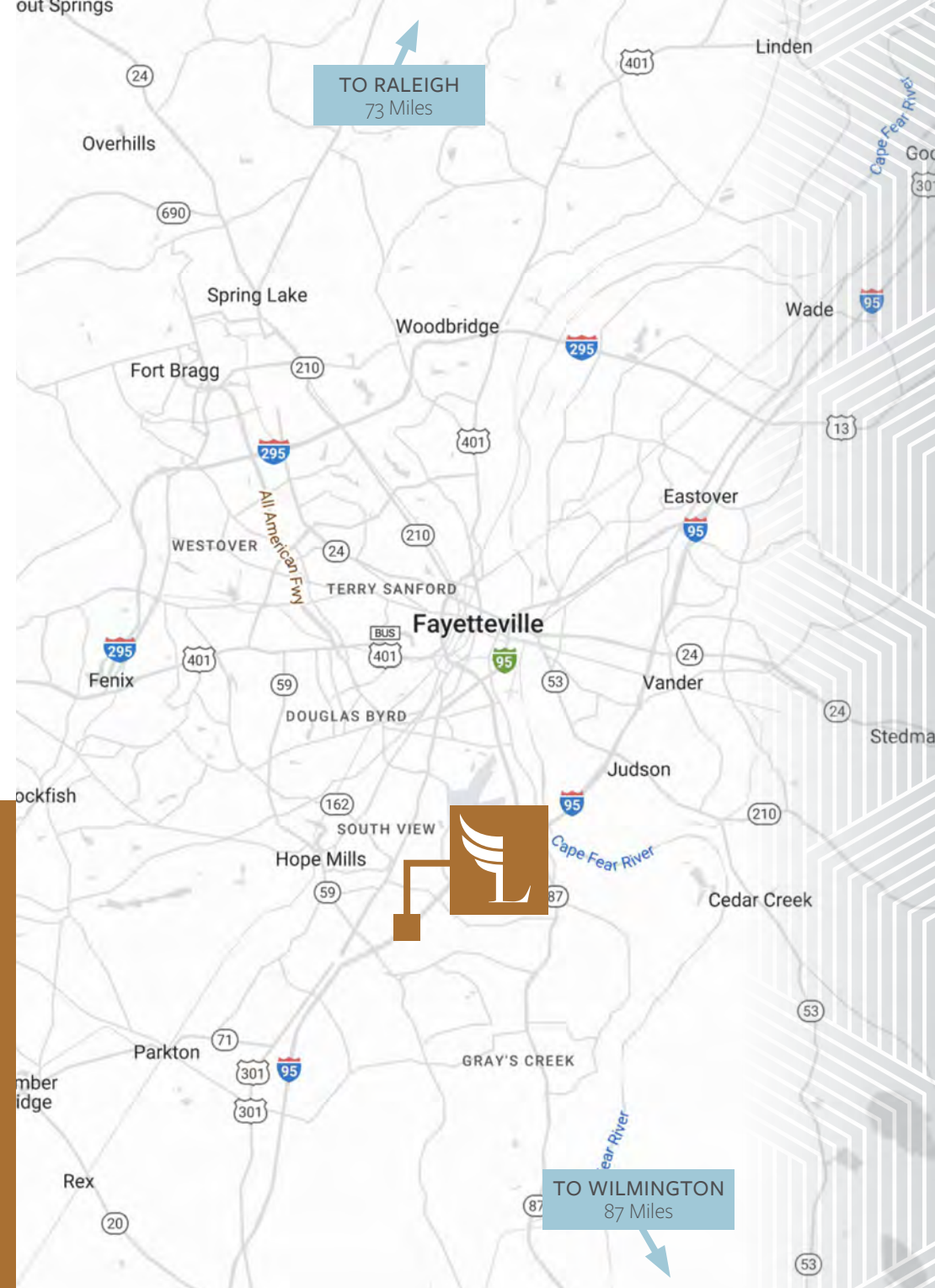
NEARBY AMENITIES



LOCATION & ACCESS

Interstate 95	< 1.0 Miles
Business 95 / US-301	< 2.0 Miles
Highway 87	6.0 Miles
Interstate 295	14 Miles
Highway 421	41 Miles
Interstate 40	42 Miles
Raleigh-Durham Int'l Airport	87 Miles
Piedmont Triad Int'l Airport	117 Miles
Charlotte Douglas Int'l Airport	140 Miles

Liberty Point's centralized location along the I-95 Corridor provides an eight-hour drive of two-thirds of the nation's population (170 million customers), and less than half a day from the deep-water ports of Wilmington, Morehead City, and Charleston. The city is also served by Norfolk Southern and CSX railroads, as well as the regional Aberdeen, Carolina & Western rail lines.



EAST COAST CONNECTIVITY



Easily accessible to major East Coast distribution thoroughfares including I-95, I-40, and I-85



Connectivity to major seaports in North and South Carolina, Virginia and Georgia



Access to some of the fastest-growing and largest Southeastern cities within a one-day drive

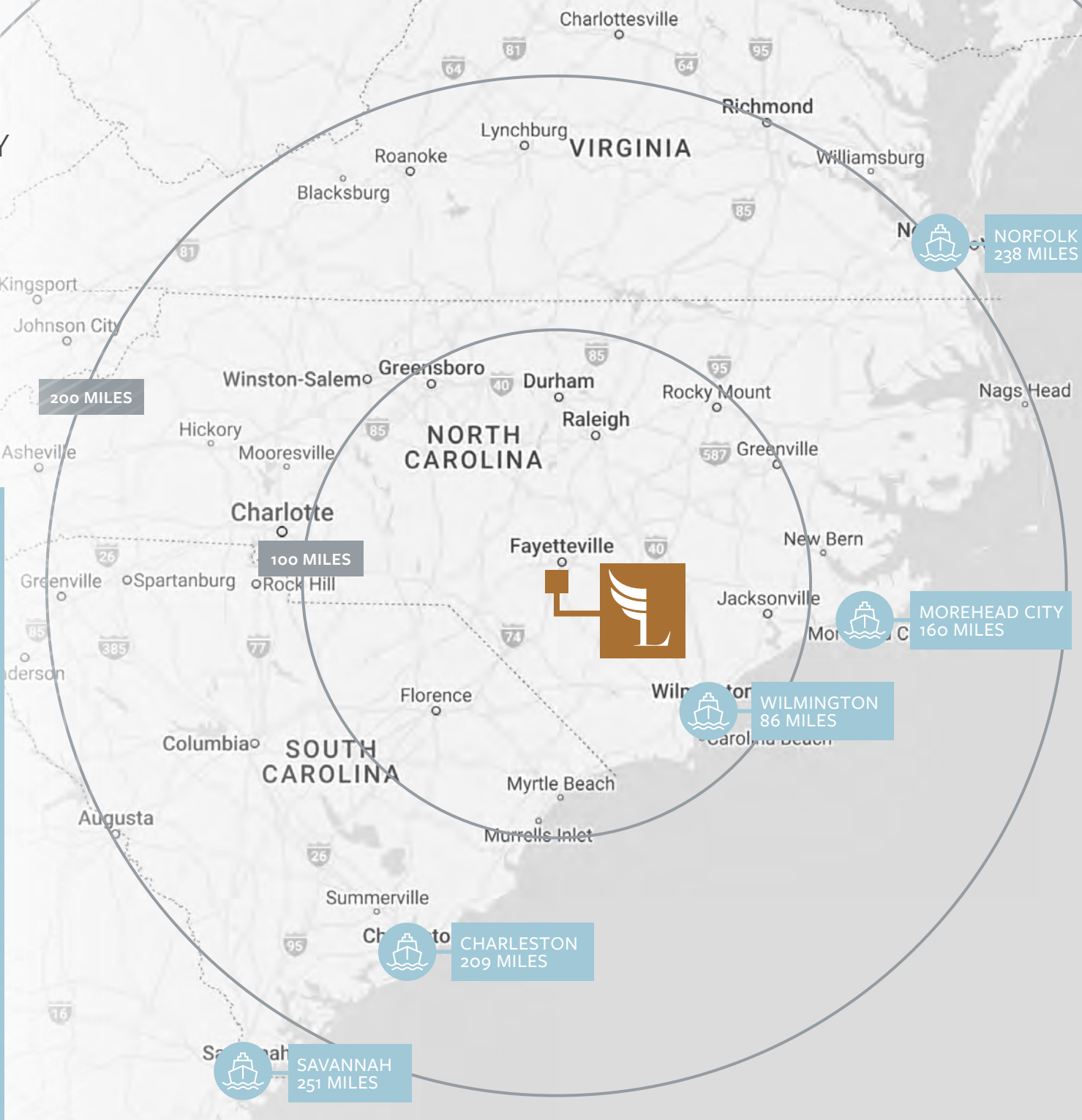


Commercial air transportation is available nearby at Raleigh-Durham International Airport

300 MILES

200 MILES

100 MILES



NORFOLK
238 MILES



MOREHEAD CITY
160 MILES



WILMINGTON
86 MILES



CHARLESTON
209 MILES



SAVANNAH
251 MILES



WHY FAYETTEVILLE?



Population

20 Mins | 180,846
40 Mins | 510,484



Labor Force

20 Mins | 78,666
40 Mins | 214,891



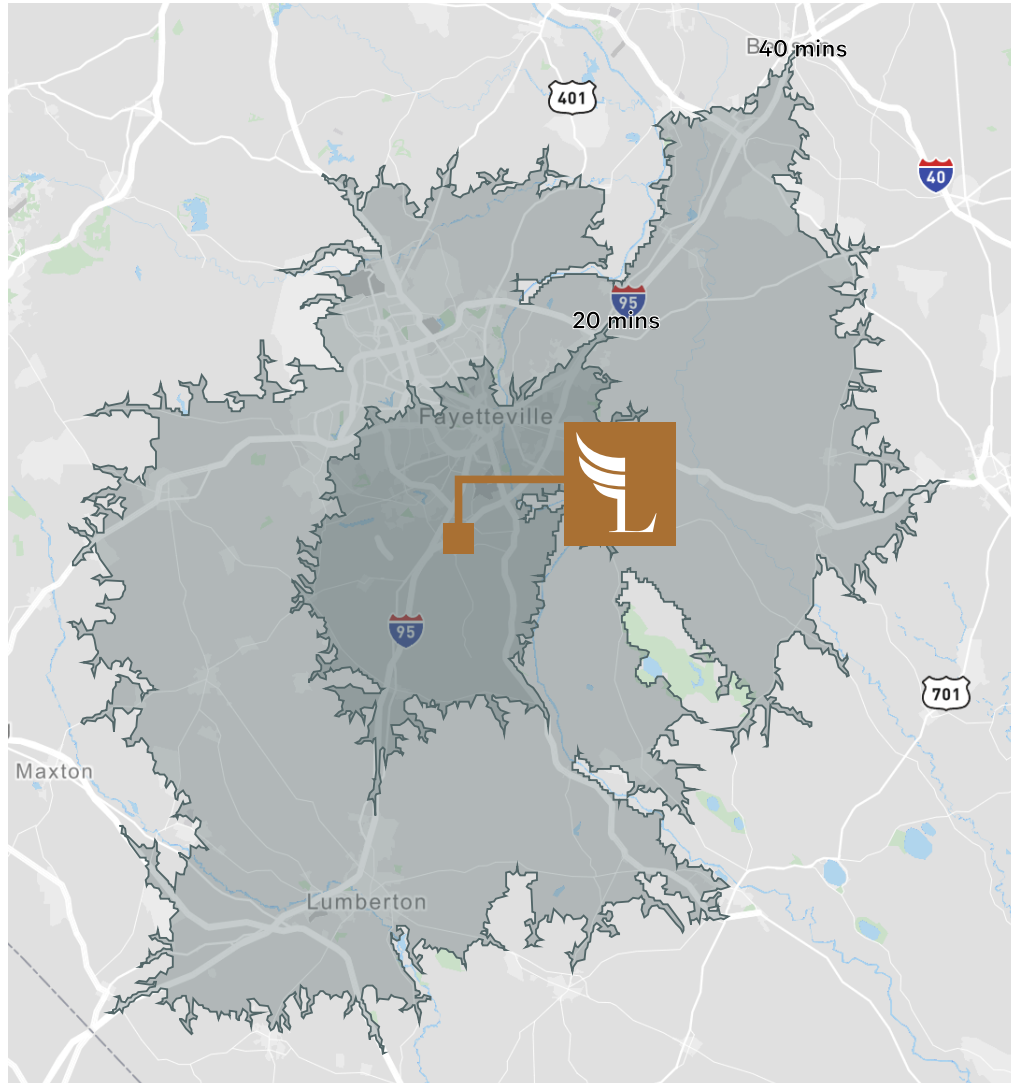
Avg. Income

20 Mins | \$70,974
40 Mins | \$67,156



Households

20 Mins | 70,336
40 Mins | 195,336



#2 Best Place in the U.S.
to Invest in Real Estate

“During the Pandemic”
Fortune | 2020

Best Places for Business
& Careers

Forbes | 2019

World’s Largest
Military Installation by
Population

Fort Liberty (formerly Fort Bragg)

39 Universities Within 50
Miles Offering Bachelors
Degree or Higher

LIBERTY POINT



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