

85 SOUTHEAST POWERPLEX

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

POWERING INNOVATION ALONG I-85



Construction Update May 2026

- North site graded and pad-ready
- Fully entitled with all utilities to site
- All necessary diligence completed
- Main entrance road complete
- Highly visible site with 0.5+ mile frontage along I-85

85

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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

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.



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 Road
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

SOUTH PLAN | OPTION 1



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

Rail Industrial Access helps support site development and long-term growth. Guilford County incentive grants provide targeted support to help business grow and expand.



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