



**East Carolina 95
Logistics Center**

EAST CAROLINA 95 LOGISTICS CENTER

ROCKY MOUNT, NORTH CAROLINA



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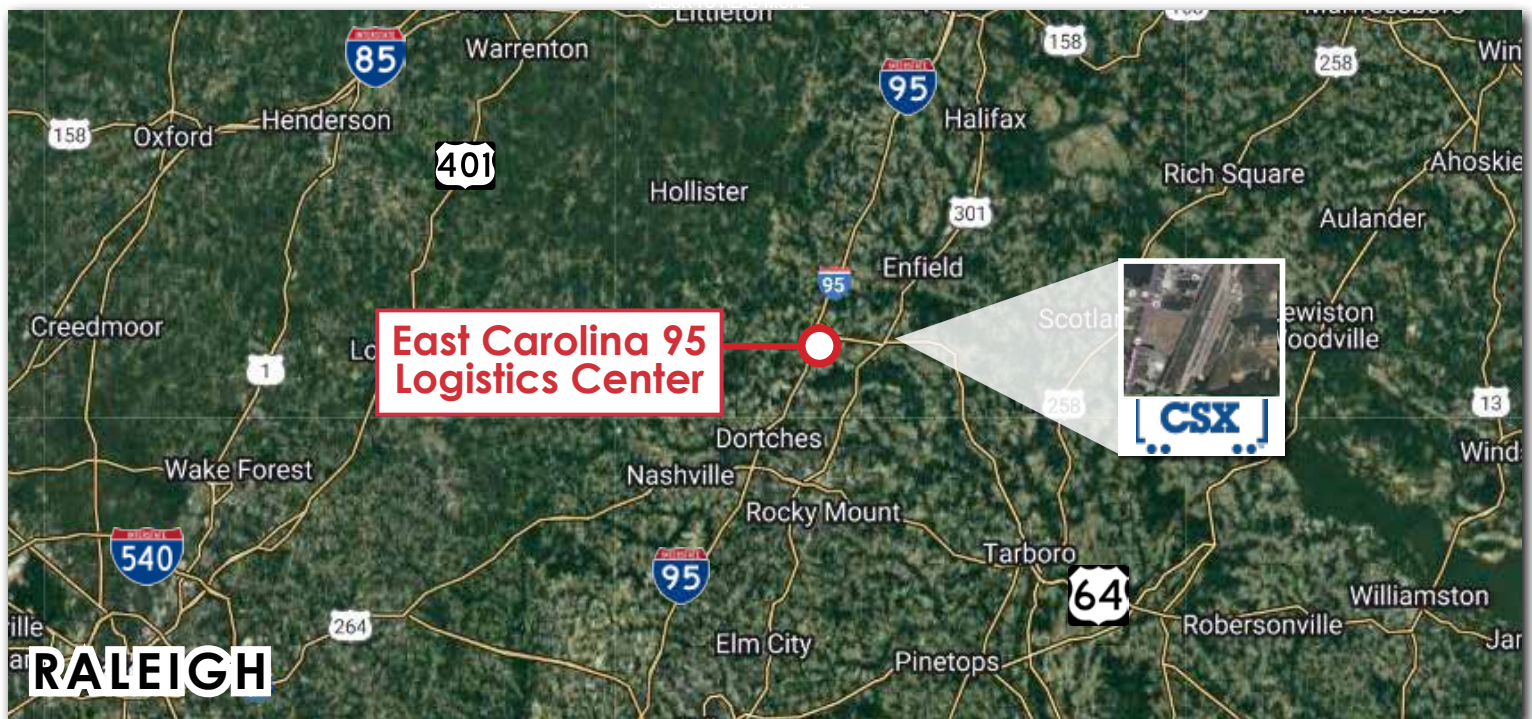


**FOR LEASE
UP TO 400,000 SF
AVAILABLE**



GEORGIA PORT AUTHORITY, CSX CAROLINA CONNECTOR OFFER NEW SERVICE

The Georgia Ports Authority and CSX have teamed to provide 7-day-a-week rail departures between GPA's Mason Mega Rail Terminal in Savannah and the Eastern North Carolina location, offering customers three-day ship-to-shore transit time.





OPTION 1

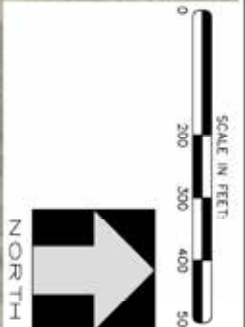
OPTION 2

ZONING	Industrial	Industrial
SITE AREA	±38 Acres	±38 Acres
BUILDING SIZE	±400,000 SF	±175,000 SF and ±220,000
DIMENSIONS	1,111' x 360'	260' x 677' (175K); 260' x 870' (220K)
OFFICE	To Suit	To Suit
OVERHEAD DOORS	Two (2) 11' x 14' Drive In	(2) 11' x 14' Drive in Doors
LOADING DOCKS	(70) 9' x 10' Loading Docks	25 (175,000) 35 (220,000)
CLEAR HEIGHT	36'	36'
SLAB THICKNESS	7"	7"
UTILITIES	Sewer, Water, Electric & Gas All Available at the Site	Sewer, Water, Electric & Gas All Available at the Site
POWER	3,000 Amp Service, 480/277V	3,000 Amp Service, 480/277V
SPRINKLER	ESFR	ESFR
CAR PARKING	185 Car Parking Spaces; Can Add Up to an Additional 240 Car Parking Spaces	138 Spaces (175,000) 166 Spaces (220,000)
TRAILER PARKING	85 Truck Trailer Storage Spaces. Can add an additional 85 truck trailer storage spaces	85 Truck Trailer Storage Spaces. Can add an additional 85 truck trailer storage spaces
STRUCTURE	Concrete Wall Panels, 50'x 50' Column Spacing (60' speed bay)	Concrete Wall Panels, 50'x 50' Column Spacing (60' speed bay)



INTERSTATE 95 = 1.5 MILES
 NC 4 (4 LANE) = 0.75 MILES

SKETCH #10
WHITAKERS SOUTH-EAST TRACT



PRELIMINARY SKETCH PLAN for Dan DiLella Development of Whitakers South East Tract Nash County N.c.



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 114 Southwood Ct.
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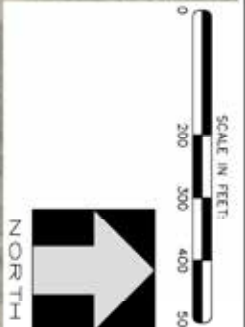
DR. DATE	11/1/2007	DRG.	March 2002	DRN	Bobby Ayler
DR. NAME	N/A	APP. DRN.	Michael Curran	DRN.	-
REVISIONS					
NO.	DATE	BY	DESCRIPTION	BY	DATE

GOLDROCK RD.
N.C. HWY 48

INTERSTATE 95 = 1.5 MILES
NC 4 (4 LANE) = 0.75 MILES



WHITAKERS SOUTH-EAST TRACT



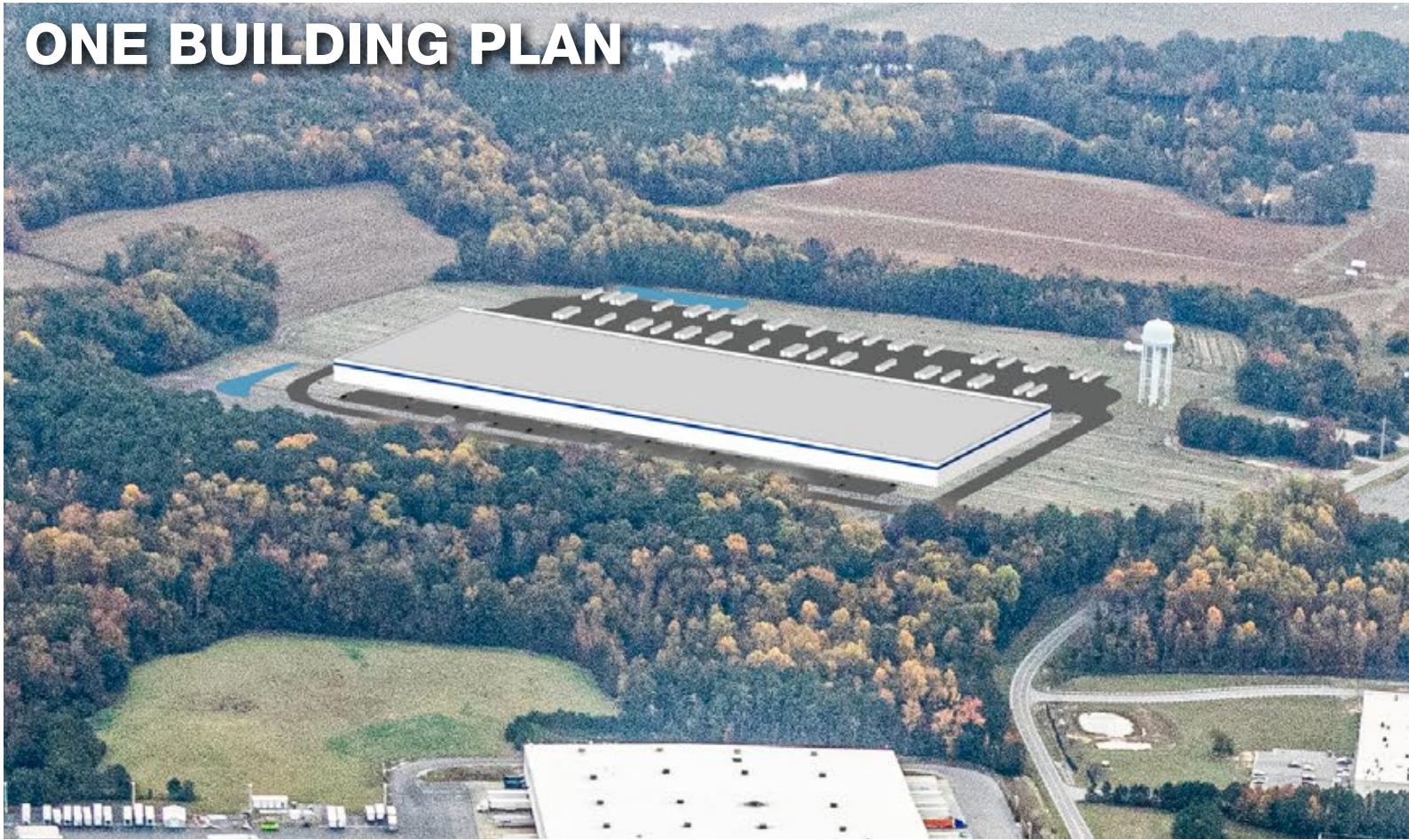
PRELIMINARY SKETCH PLAN for Dan DiLella Development of Whitakers South East Tract Nash County N.c.



Applan
CONSULTING ENGINEER, P.E.
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Raleigh, NC 27602
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www.applan-engineers.com

NO.	DATE	DESCRIPTION	BY	CAD
1	March 2022	Initial Design	Bobby Ayler	

ONE BUILDING PLAN



TWO BUILDING PLAN





LOCATION SUMMARY

I-95	±1.5 Miles
CSX Connector	± 4 Miles
I-64	±10 Miles
I-40	±45 Miles
I-77	±50 Miles
I-85	±65 Miles



POWER
City of Rocky Mount



NATURAL GAS
City of Rocky Mount



WATER CAPACITY

500,000 Gallons Per Day

WASTE WATER CAPACITY

Over 250,000 Gallons Per Day



ZONING

General Industrial Zoning

CSX CONNECTOR INTERMODAL TERMINAL (CCX) – ROCKY MOUNT, NC

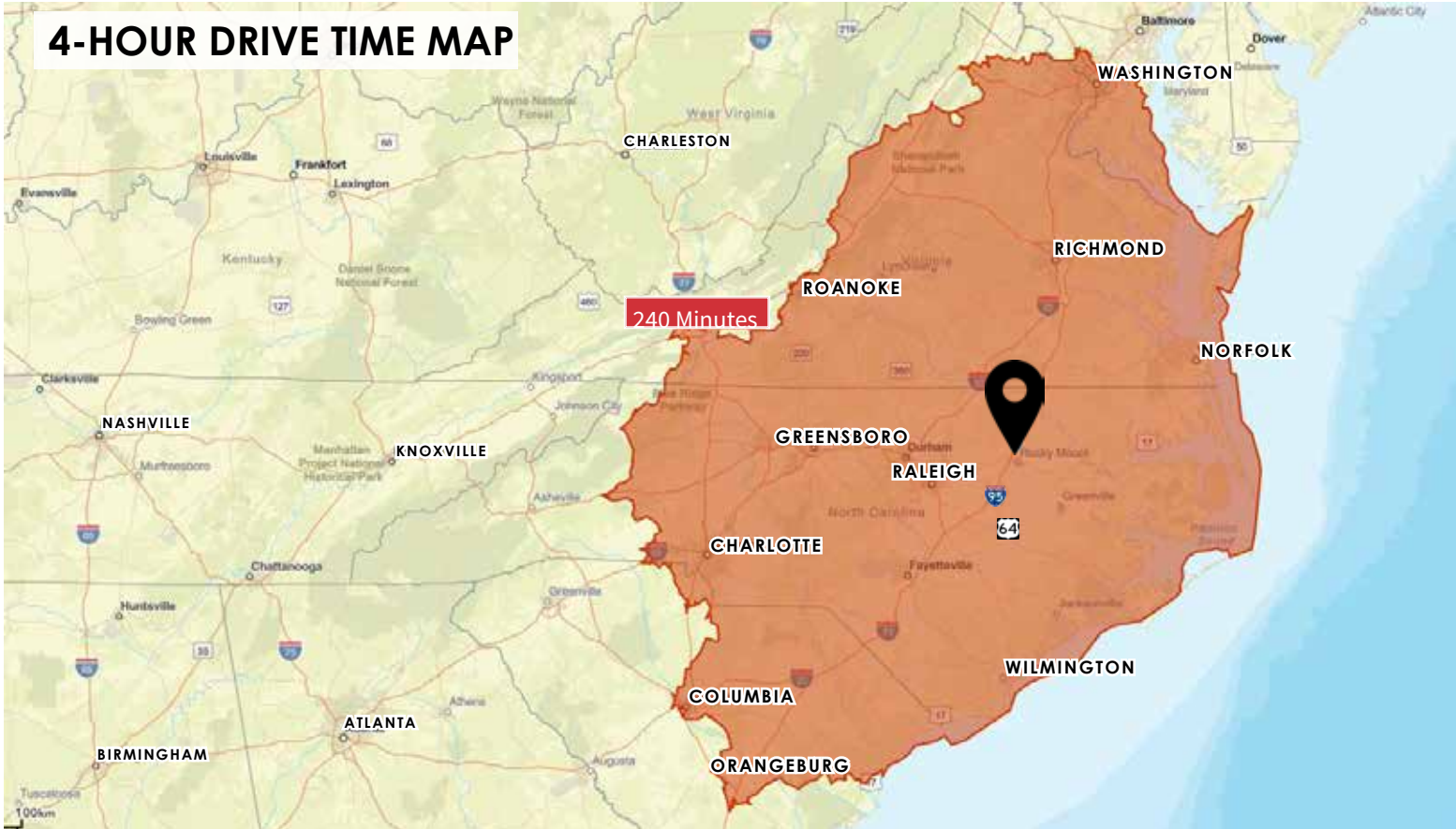
- Featuring 3 Wide-Span, Zero Emission Electric Cranes with Lift Capacity of 110,000 Containers per Year
- Completely Automatic Operations
- Access to over 5 Million Consumers within a 120-Mile Radius
- Connecting the Mid-Atlantic Region to the Mid-West and West Coast
- Direct Connection to (2) CSX Intermodal Terminals – Chicago, IL
- Direct Connection to CSX Intermodal Terminal – Northwest Ohio
- Available Amtrak Services with Passenger Station in Historic Downtown Rocky Mount

AT THE CENTER OF IT ALL

The East Carolina 95 Logistics Center is strategically positioned within a 4-hour drive of 10 Southeastern Regional Cities that are thriving with Industrial users:

Washington, DC • Richmond, VA • Norfolk, VA • Roanoke, VA • Raleigh, NC • Greensboro, NC • Charlotte, NC • Wilmington, NC • Columbia, SC • Orangeburg, SC

This site is located in Foreign Trade Zone #214, offering individuals and businesses in Nash County the opportunity to import foreign goods and raw materials into a duty-free zone.



DRIVE TIME POPULATION	30 MINUTE DRIVE	60 MINUTE DRIVE	2 HOUR DRIVE	4 HOUR DRIVE
TOTAL POPULATION	160,887	1,447,726	3,252,786	21,840,115
POPULATION IN LABOR FORCE	76,388	739,721	1,648,368	11,152,273
MEDIAN AGE	41	38	37.6	39
MEDIAN HOUSEHOLD INCOME	\$69,539	\$80,695	\$68,111	\$76,849



Central location with I-95, "East Coast's Main Street" traversing the area



US-64 and future I-87 connect to Raleigh and the Virginia Ports



CSX serves the area with one of the largest gravity yards in the system with the new addition of CSX Carolina Connector Intermodal in Rocky Mount

I-95 CORRIDOR IMPROVEMENTS

NCDOT intends to widen the interstate, replace bridges, and add interchanges, increasing accessibility to the site.

