



Triangle  
Innovation  
Point

# CLASS A INDUSTRIAL & MANUFACTURING AVAILABLE

1,000,000 SF PROPOSED BUILDING  
PAD READY WITH 25MW OF POWER ON-SITE



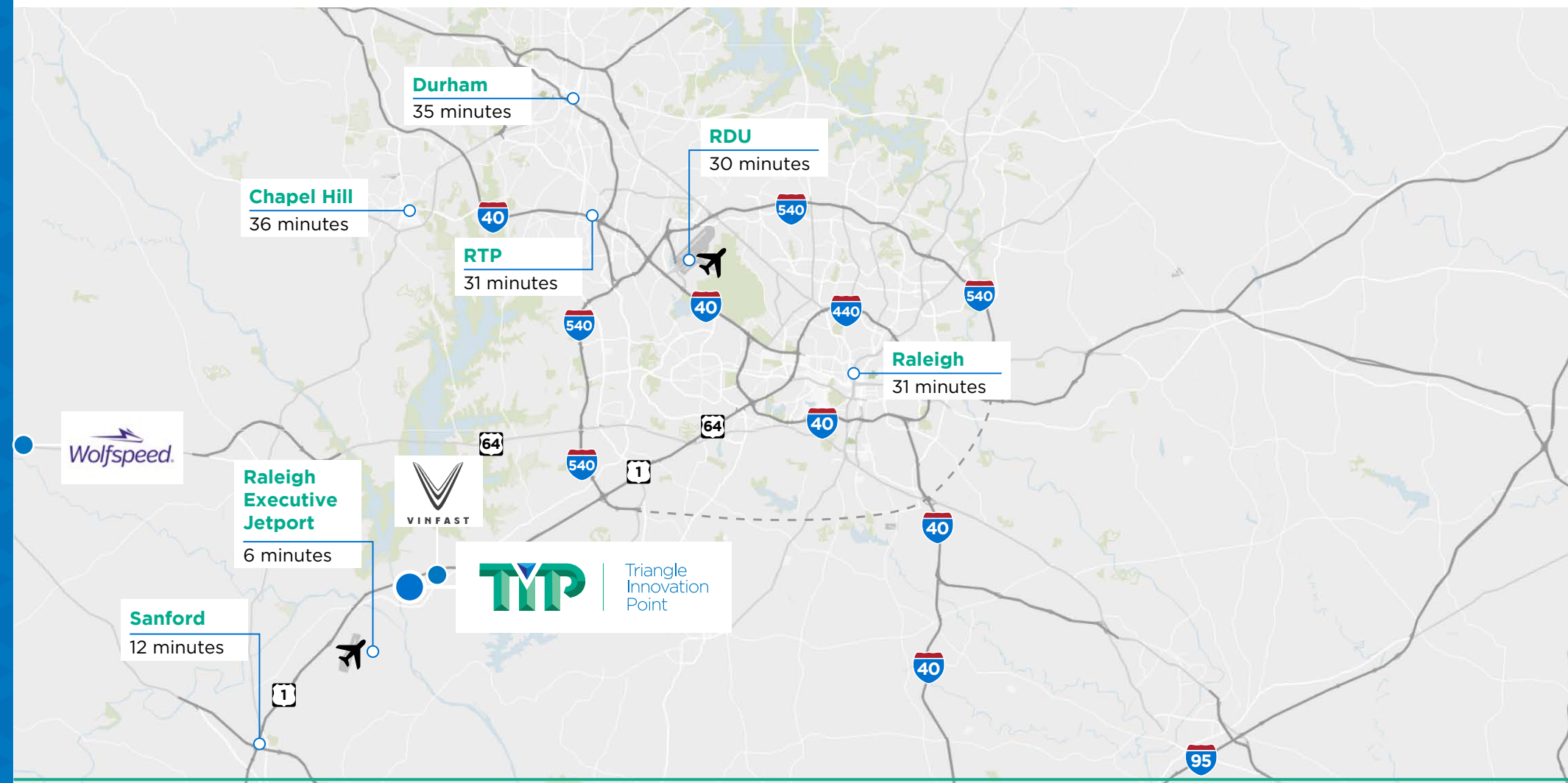


# Triangle Innovation Point

CHATHAM COUNTY, NC

Triangle Innovation Point provides a one-of-a-kind opportunity to tap into the thriving Raleigh-Durham economy, a hotbed of innovation for biotech and life science companies, with an unrivaled speed to development. The Triangle region has thrived over the past decades anchored by its three Tier One Research Universities, dynamic Research Triangle Park, and superb workforce and quality of life. TIP is ideally located to capitalize on the continuing growth of the area while benefiting from the synergies of the RTP region.

- 450 ACRE LIFE SCIENCE, ADVANCED MANUFACTURING & INDUSTRIAL PARK
- LESS THAN 30 MINUTES TO THE HEART OF RESEARCH TRIANGLE PARK (RTP)
- BUILDING LAYOUTS FROM 35,000 SF - 1,000,000 SF+
- 10 MINUTES TO I-540 LOOP
- ACCESS TO A LABOR FORCE OF MORE THAN 1.5M
- 20 COLLEGES & UNIVERSITIES WITHIN 60 MILES, PRODUCING 44,000+ GRADUATES ANNUALLY

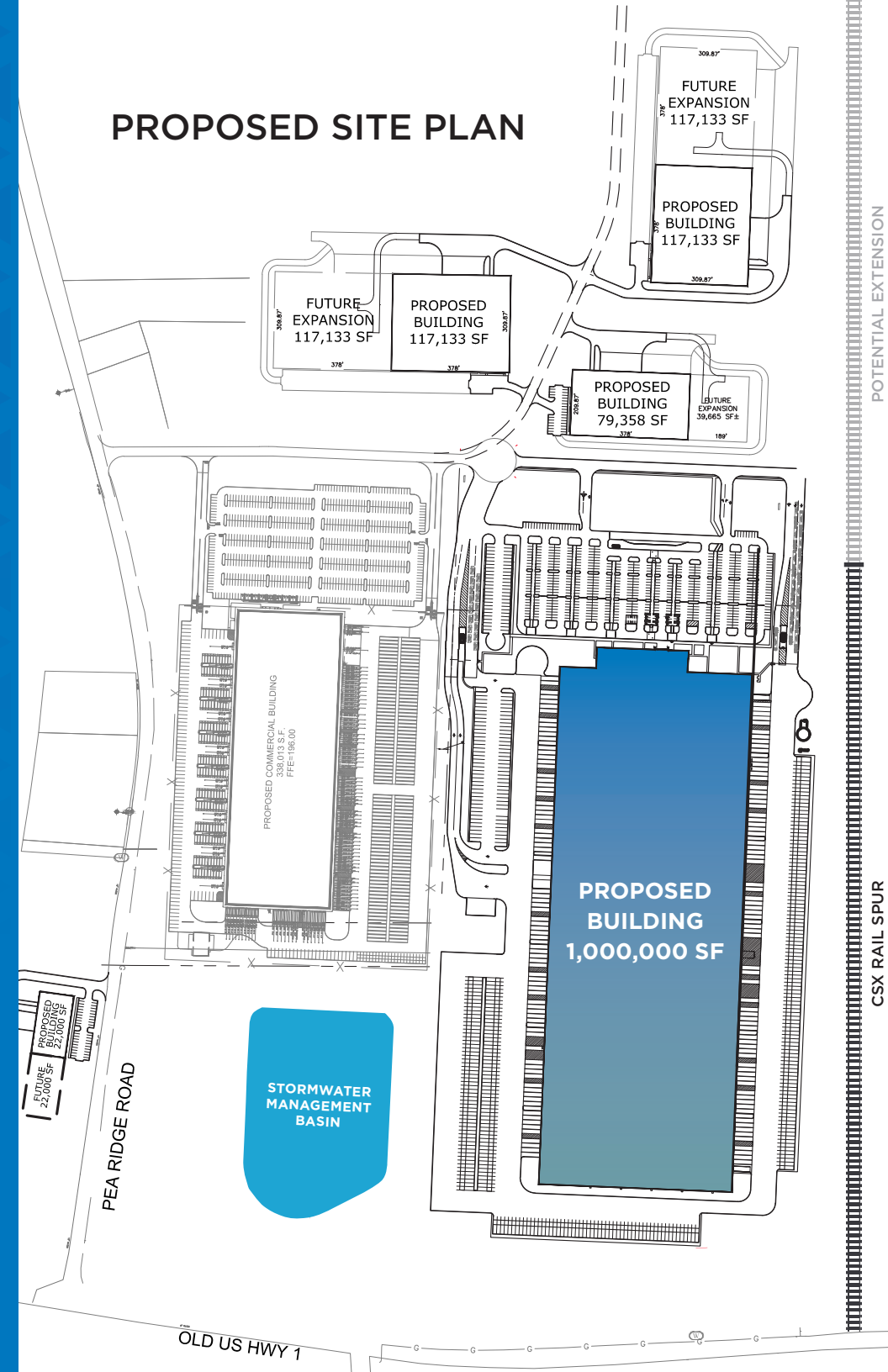


- ZONING: IND-H HEAVY INDUSTRIAL DISTRICT
- BUILDING LAYOUTS 35,000 SF - 1,000,000 SF+
- FLEXIBLE LOT SIZES (10 ACRES TO 450 ACRES)
- 30 MINUTES TO RTP AND RDU
- UTILITIES IN PLACE
- EXISTING RAIL SPUR WITH RAIL ACCESS FROM CSX
- LOCATED NEAR FULLY CONTROLLED 4-LANE HIGHWAY (U.S. 1)
- APPROXIMATELY 10 MINUTES AWAY FROM THE I-540 LOOP



# BUILDING SPECS

- BUILDING SIZE: 1,000,000 SF
- OFFICE SF: BUILD-TO-SUIT
- CLEAR HEIGHT: 40'
- SLAB THICKNESS: 8" CONCRETE
- SPRINKLER SYSTEM: ESFR
- EXTERIOR MATERIAL: TILT CONCRETE
- INTERIOR MATERIAL: STEEL FRAME
- AUTO PARKING: +/- 657
- TRAILER PARKING: +/- 354



**25** MEGAWATTS OF POWER NOW

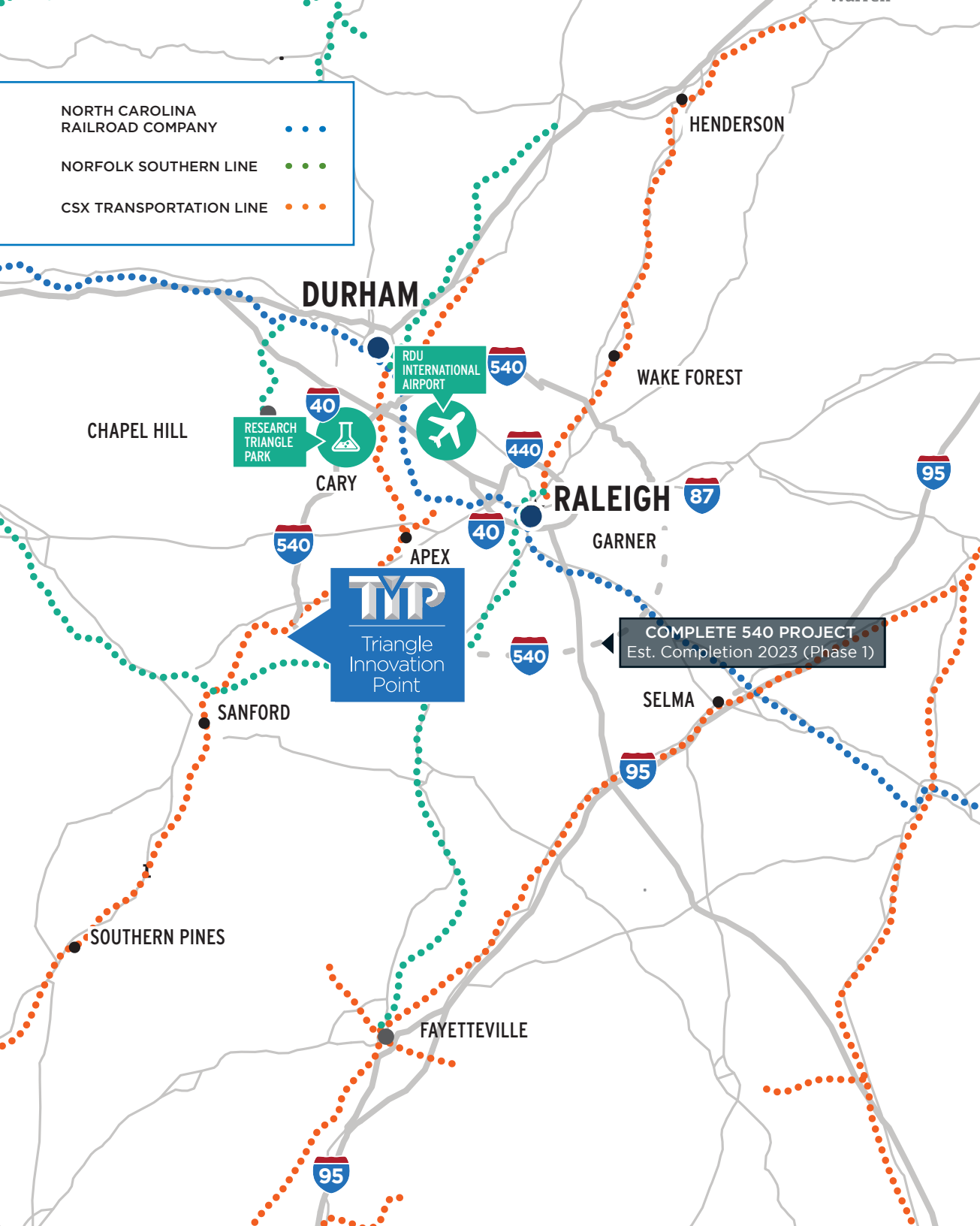


**CONSTRUCTION**

+/- 12 MONTHS FROM TENANT COMMITMENT







# ACCESS

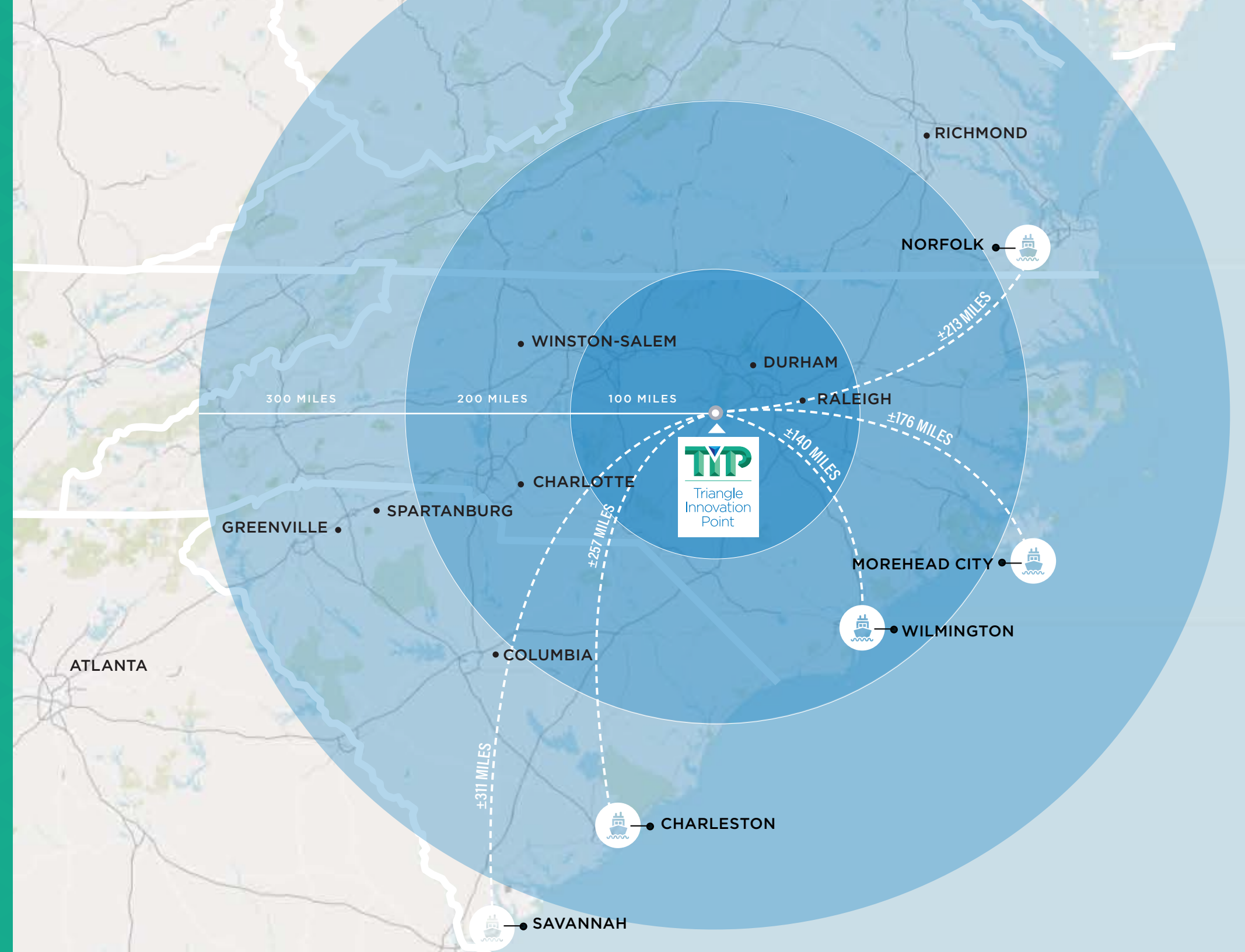
**HIGHWAYS/INTERSTATES**  
 Triangle Innovation Point can be easily accessed by multiple existing highway interchanges on US Highway 1. Additionally, the site is 13 miles from NC 540, (Raleigh's outer loop) and less than 25 miles from I-40 and I-440.

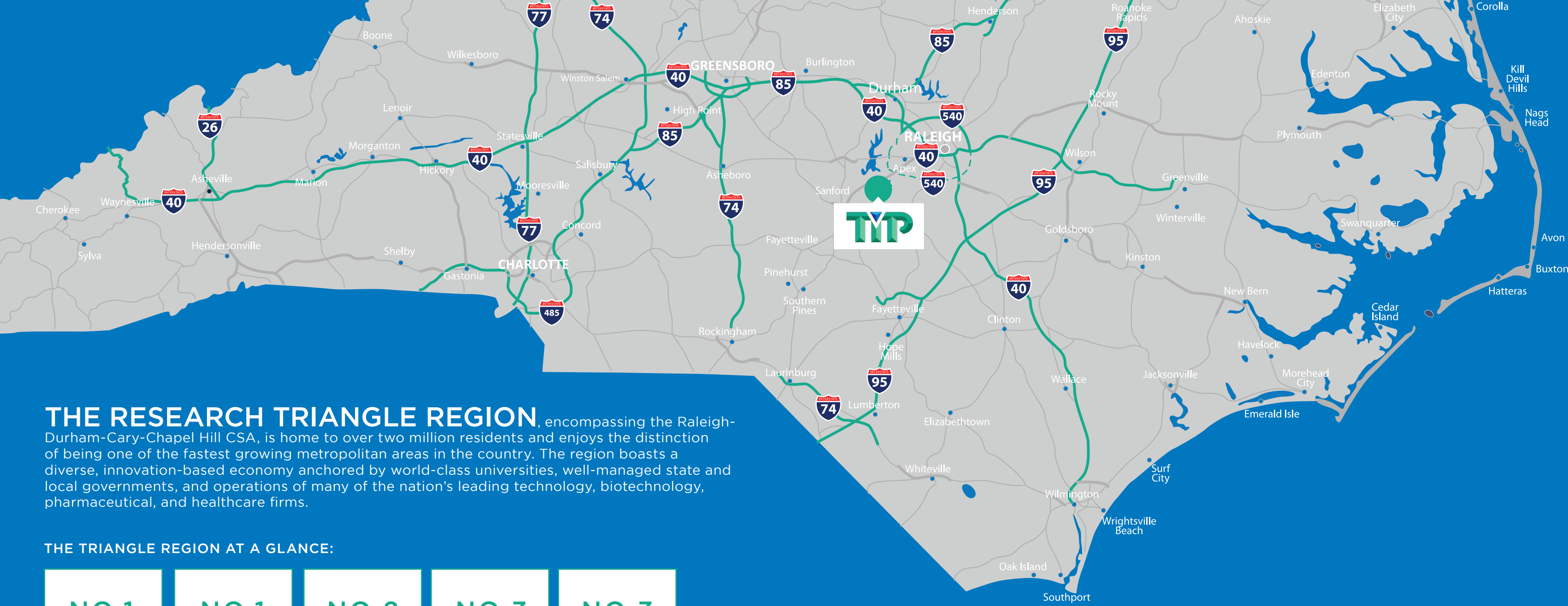
**RAIL ACCESS**  
 A CSX rail line runs along the northern edge of the property, and existing Norfolk Southern and CSX rail lines intersect just southeast of the site.

**AIR ACCESS**  
 Raleigh-Durham International Airport is 30 minutes northeast of the site and continues to grow with the market. Additionally, just seven miles from Triangle Innovation Point is the Raleigh Executive Jetport.

**PORT ACCESS**  
 Triangle Innovation Point is ideally located to utilize five East Coast deep water ports. All five ports can be accessed by road and rail.

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA





**THE RESEARCH TRIANGLE REGION**, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over two million residents and enjoys the distinction of being one of the fastest growing metropolitan areas in the country. The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.

**THE TRIANGLE REGION AT A GLANCE:**

<b>NO.1</b> METRO FOR LIFE SCIENCE CLUSTERS	<b>NO.1</b> MARKET FOR HOMEBUILDING PROSPECTS	<b>NO.2</b> MARKET OVERALL REAL ESTATE PROSPECTS	<b>NO.3</b> MARKET FOR TECH INDUSTRY EMPLOYMENT	<b>NO.3</b> FASTEST GROWING MARKET IN THE U.S.
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**NORTH CAROLINA AT A GLANCE:**

<b>NO.1</b>	<b>BEST STATE FOR BUSINESS</b> <i>- Forbes</i>
<b>NO.4</b>	<b>STATE FOR FISCAL STABILITY</b>
<b>10.3%</b>	<b>POPULATION GROWTH (2010-2020)</b>
<b>10.53</b>	<b>MILLION POPULATION</b>
<b>\$566</b>	<b>BILLION GDP</b>



## LEASING

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## PROJECT TEAM



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