

**POTENTIAL REDEVELOPMENT OPPORTUNITY
11.36 AC DIRECTLY OFF I-40/I-85**



**5420 MILLSTREAM ROAD
McLeansville, NC 27301
(Greensboro Submarket)**

PROPERTY INFORMATION

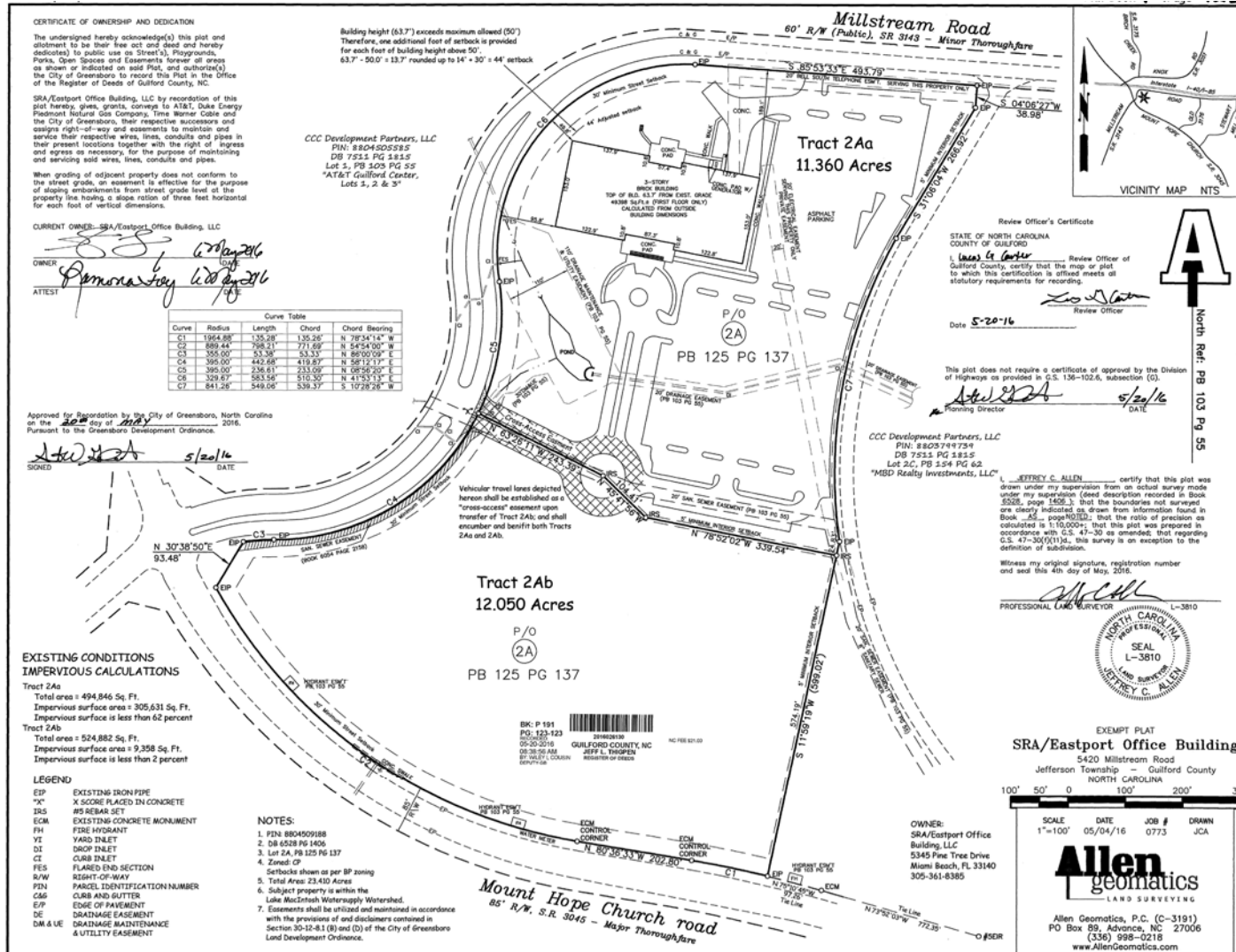
ADDRESS	5420 Millstream Rd, McLeansville, NC 27301
OWNERSHIP ENTITY	Eastport Ventures, LLC
PARCEL NUMBER	88046014690
COUNTY	Guilford
BUILDING SQUARE FOOTAGE	±147,301 SF
STORIES	3
TYPICAL FLOOR	±49,100 SF
YEAR BUILT/RENOVATED	1990
ACREAGE	±11.36
CONSTRUCTION	Masonry
CURRENT ZONING	BP - Business Park (City of Greensboro)
TENANCY	Multi-Tenant
OCCUPANCY	GSA/US Dept. of Defense exp. 2028
SIGNAGE	Visible from I-40/I-85
DRIVE IN DOOR	1 large door at first floor loading dock
PARKING	605 surface spaces

HIGHLIGHTS

- Property is paved with all stormwater in place.
- Excellent visibility and location directly off exit.
- High visibility from I-40/I-85 with 119,000 VPD.
- Within 3 miles of I-40/I-85, I-840/I-785, and US-70.
- Easy access to Greensboro, Raleigh-Durham, Charlotte and beyond.
- All utilities on site.
- Wrap-around glass for abundant natural light.
- Redundant power solutions.
- Open floor plan for versatile options.
- Cafeteria on first floor.
- Loading dock on first floor.
- 3rd floor terrace.



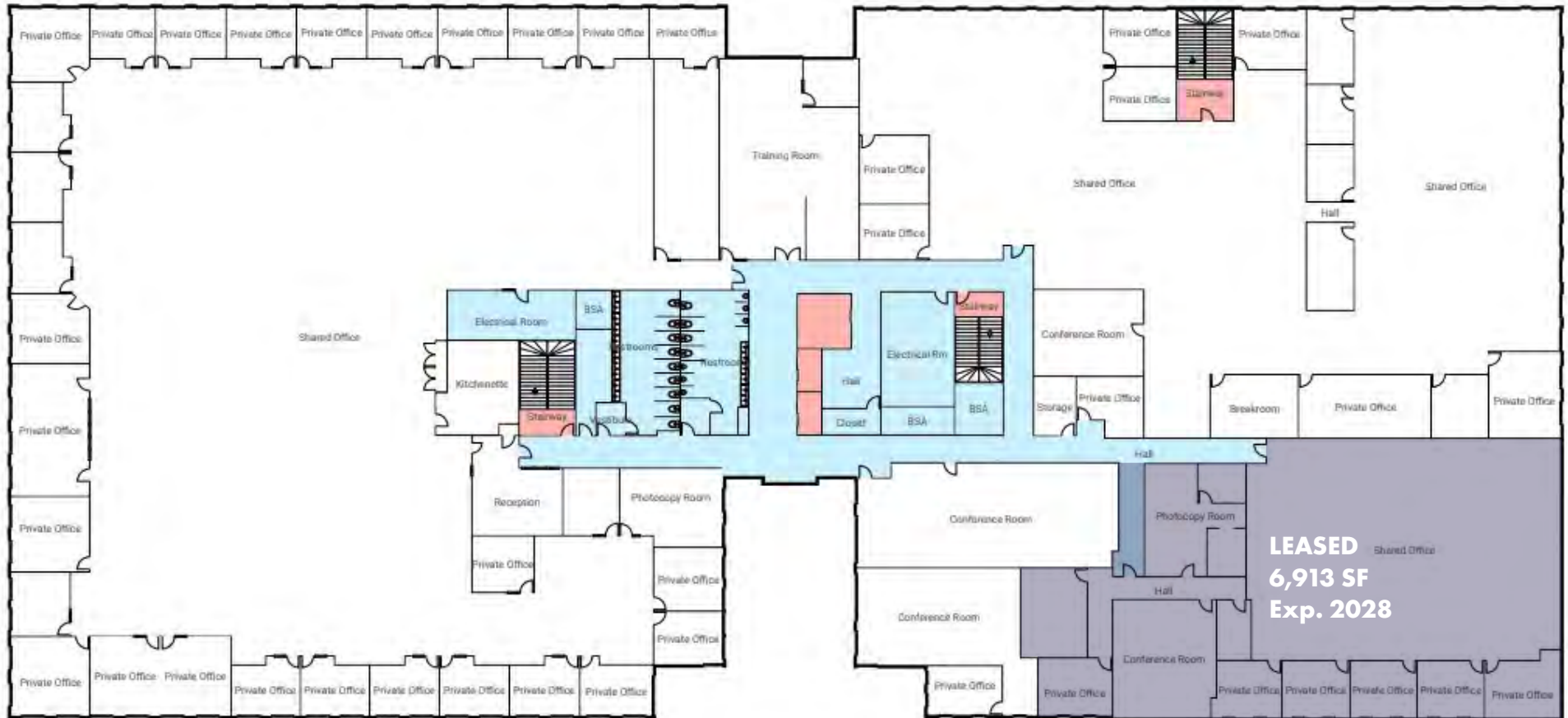
PLAT MAP



FLOOR PLANS - 1ST FLOOR



FLOOR PLANS - 2ND FLOOR



FLOOR PLANS - 3RD FLOOR



PROPERTY PHOTOS



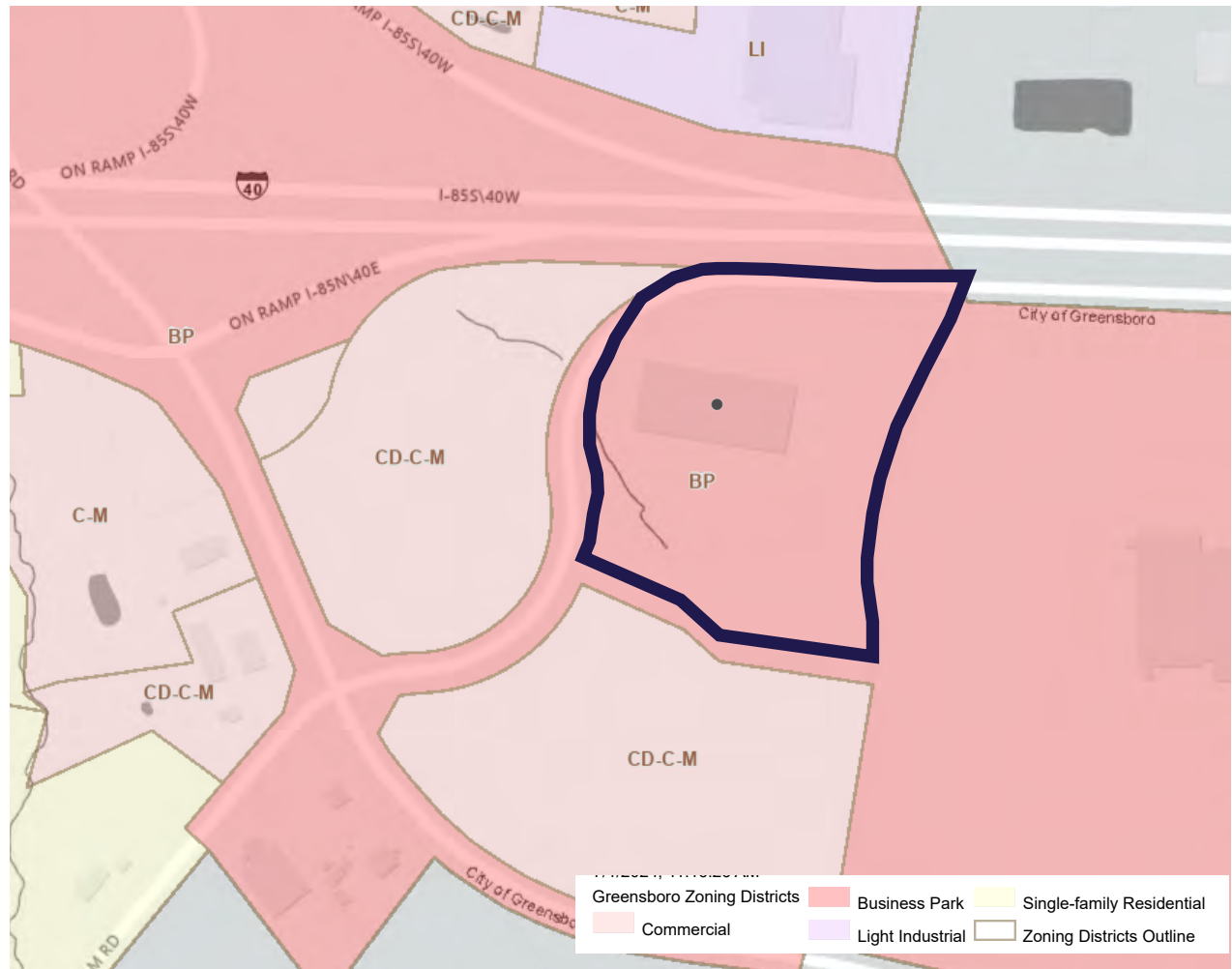
PROPERTY PHOTOS



CURRENT ZONING

BP - Business Park

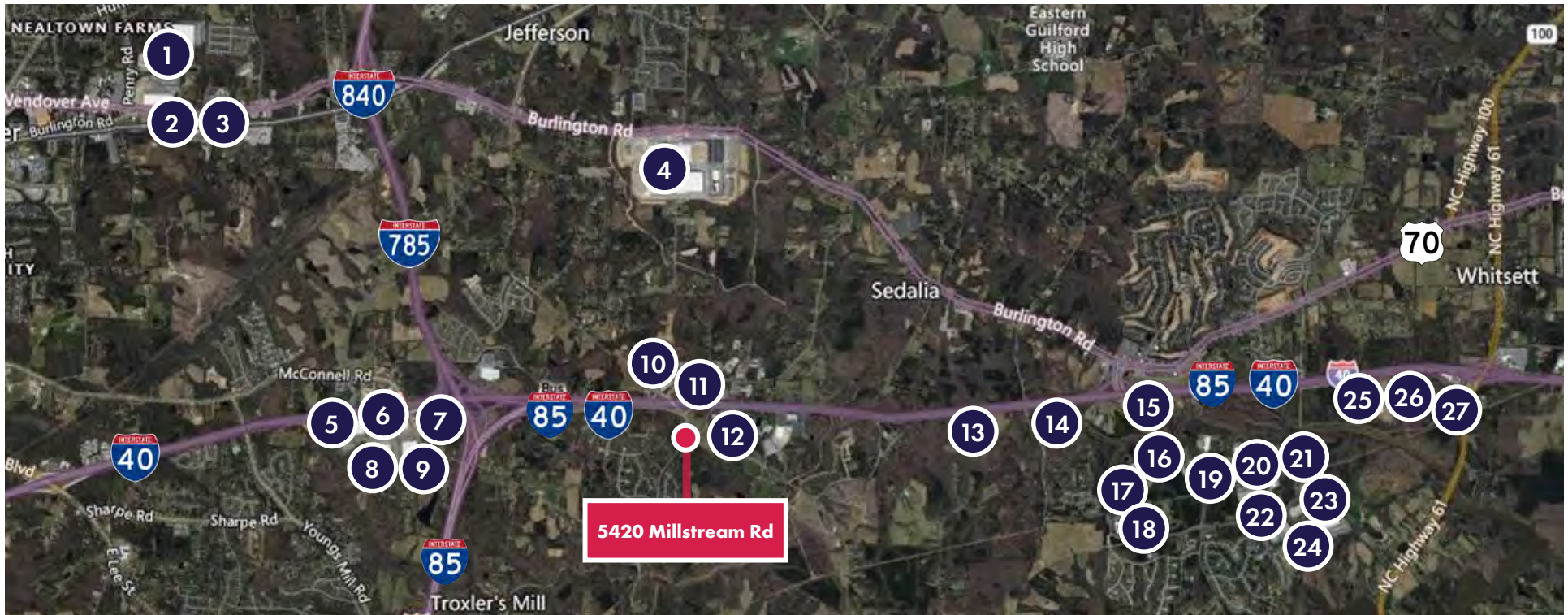
The BP, Business Park district is primarily intended to accommodate office, warehouse, research and development, assembly and other uses on larger sites in a planned, setting that emphasizes natural characteristics and landscaping. The district may also contain retail, service and higher density residential uses which customarily locate within or adjacent to planned employment centers. Design and the orientation and operation of uses should ensure compatibility with adjacent residential uses. Standards are intended to foster originality and flexibility.



FLOOD ZONES



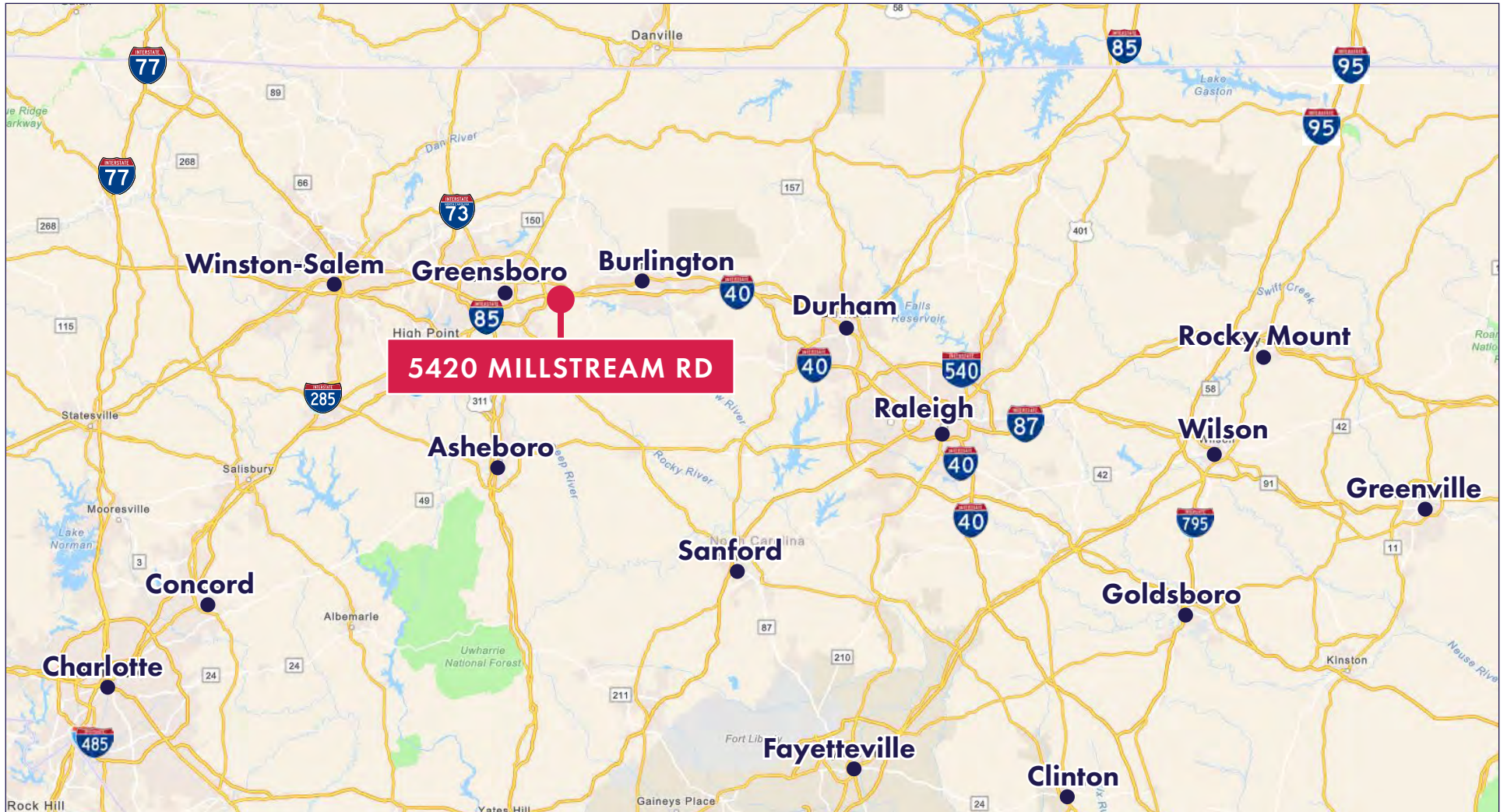
NEARBY INDUSTRIAL MAP



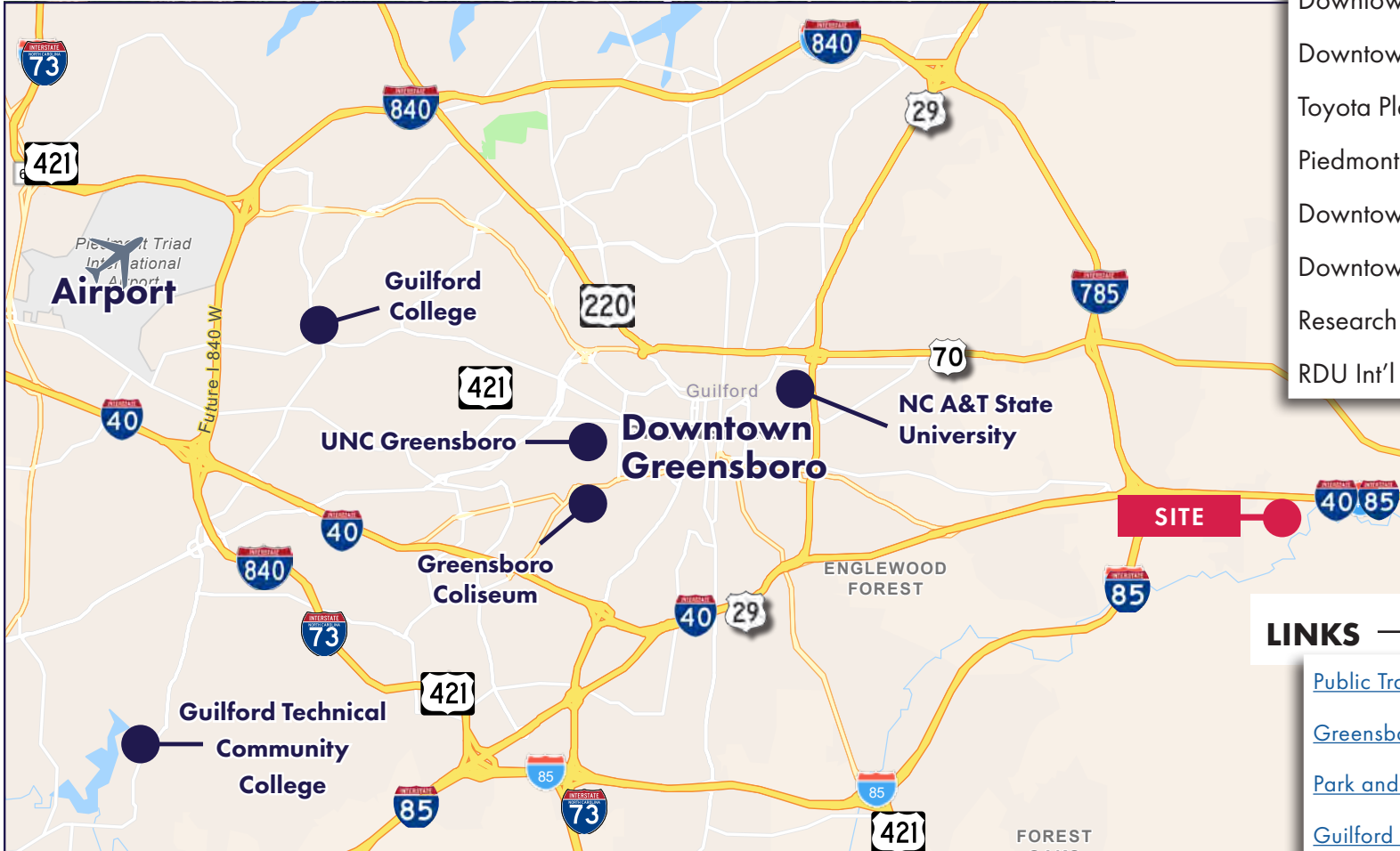
- | | | | | | |
|-------------------------------|-----------------------------------|--------------------------|------------------------------|------------------------------|-----------------|
| 1 Lowe's Distribution Center | 6 Coca-Cola Bottling Company | 11 Quick Color Solutions | 16 Amazon Delivery Station | 21 Machine Specialties | 26 Zink Imaging |
| 2 Imperial Dade | 7 Sunlight Batteries USA | 12 General Dynamics | 17 Avantis | 22 Lenovo Fulfillment Center | 27 Ametek |
| 3 Highline Warren & South/Win | 8 O-Reily Auto Parts Distribution | 13 Precor Career | 18 medi USA | 23 Del Monte Fresh Produce | |
| 4 Publix Distribution Center | 9 Vistar of Greensboro | 14 Fock & Company | 19 Engineered Controls Int'l | 24 FedEx Ground | |
| 5 Wayfair Distribution Center | 10 Hard Knox Mechanical Svcs | 15 Prepac | 20 Paperworks Greensboro | 25 Duke Energy | |



LOCATION OVERVIEW



Area Map



EASE OF ACCESS

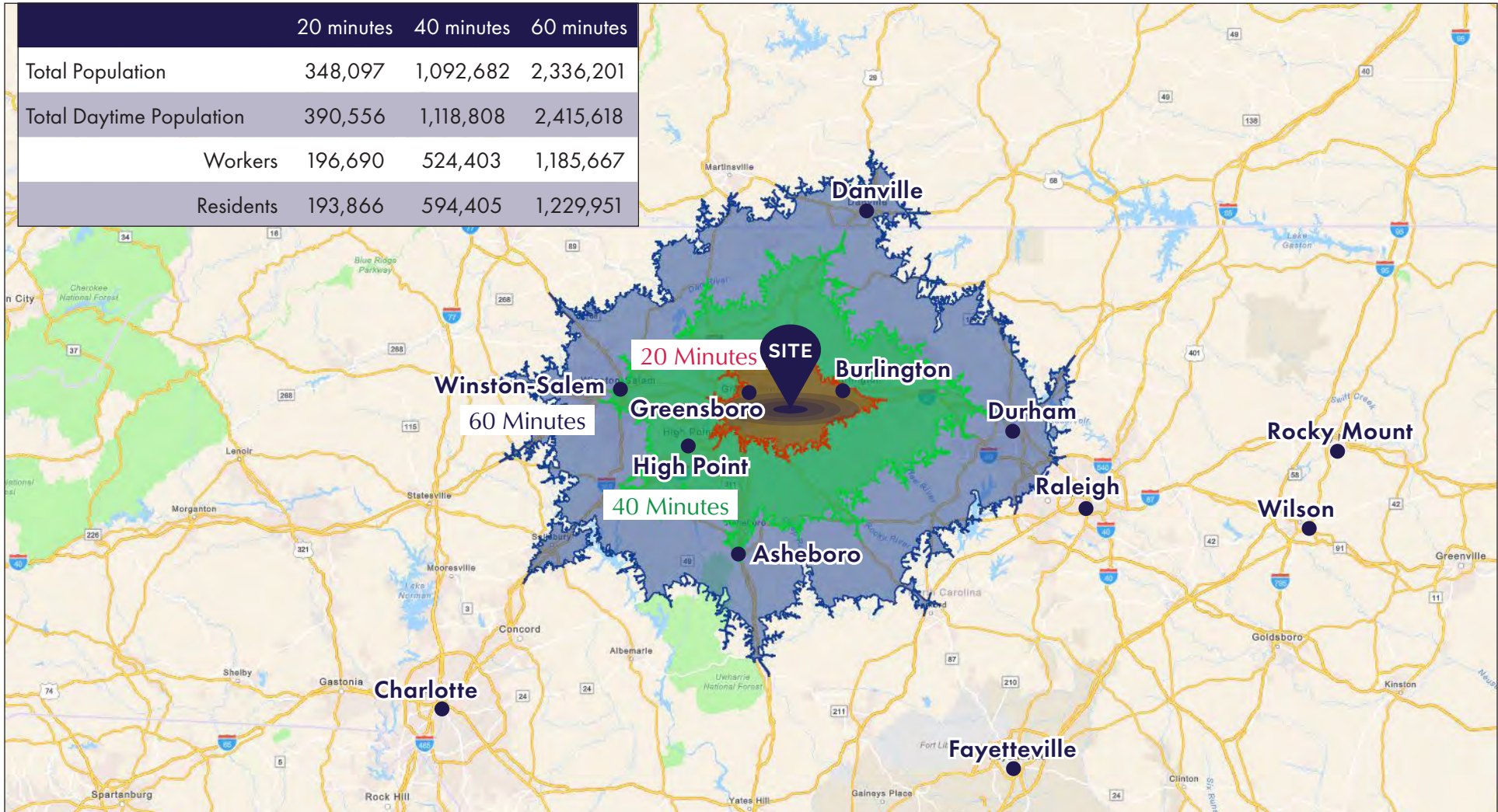
I-40 / I-85	1.2 miles
Downtown Greensboro	9.7 miles
Downtown Burlington	15 miles
Toyota Plant	17 miles
Piedmont Triad Int'l Airport	25 miles
Downtown Chapel Hill	41.9 miles
Downtown Durham	44.5 miles
Research Triangle Park	52.3 Miles
RDU Int'l Airport	56.8 miles

LINKS

- [Public Transportation](#)
- [Greensboro Chamber of Commerce](#)
- [Park and Ride](#)
- [Guilford Co. Economic Development](#)



DRIVE TIME MAP



ACCESS INFORMATION



HIGHWAYS

Interstate 40/85	0.8 Miles
Interstate 840/785	2.2 Miles
US Highway 70	2.9 Miles

AIRPORTS

Piedmont Triad Int'l Airport	25 Miles
RDU Int' Airport	55 Miles
Charlotte Douglas Int'l Airport	102 Miles

PORTS

Wilmington, NC	187 Miles
Morehead City, NC	220 Miles
Norfolk, VA	228 Miles
Charleston, SC	281 Miles



GUILFORD COUNTY QUICK FACTS

Guilford County, located in North Carolina, is a vibrant county that boasts a rich blend of economic opportunities and cultural experiences. Covering an expansive area, spanning approximately 646 square miles, Guilford County is home to a population exceeding 546,457 residents. The county comprises a collection of unique communities, each contributing to the rich tapestry of Cumberland County’s cultural heritage

Guilford County, with its strategic location and thriving economic landscape, offers a compelling proposition for individuals seeking a prosperous and culturally rich community. As the county continues to flourish, it is poised to become one of the premier destinations for both residents and businesses, cementing its place as a noteworthy region in North Carolina.



Guilford County
STATE of NORTH CAROLINA

Demographics

2022 Population	546,457
Median Age	31.4
Labor Force	249,479
Unemployment Rate	4.20%
Bachelors Degree or Higher	37.9%
Guilford County Land Area	646 Sq Miles
2022 Average Household Income	\$62,880
2022 Average Sale Price for Single Family Home	\$215,700
Home Ownership Rate	59.5%



PIEDMONT TRIAD QUICK FACTS

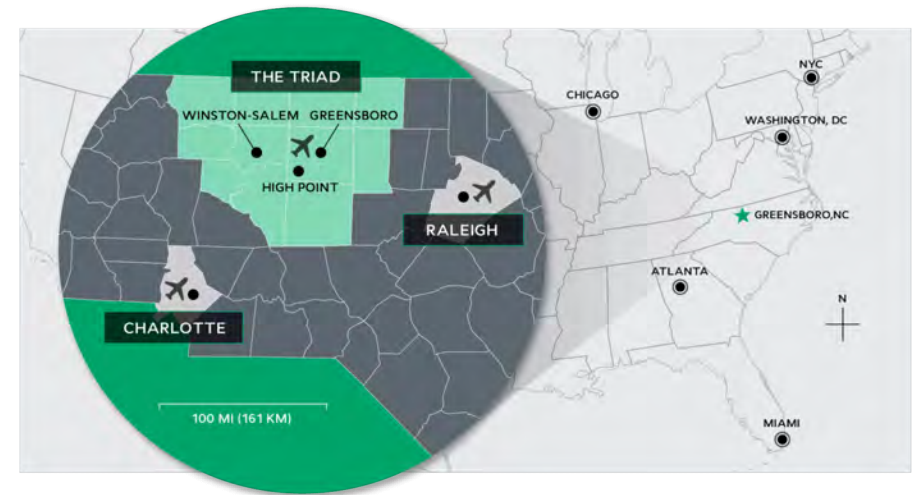
Located 15 minutes from Greensboro, McLeansville is part of the Piedmont Triad, a region in North Carolina encompassing the Greensboro-High Point and Winston-Salem metro areas. Historically, the local economy was centered around textile, tobacco, and furniture manufacturing, but the area has become the center of a wide variety of industries including the aerospace and biomanufacturing sectors over the past few years since the pandemic.

Trade, transportation, and utilities and manufacturing continue to make up a large portion of the workforce, and the industrial sector led the way in terms of job recovery post-pandemic, with trade, transportation, and utilities gaining the most in the initial period following the pandemic.

The widening “battery belt,” which is a stretch of markets from the Midwest to the South that have existing, expanding, or under-construction campuses focused specifically on the electric vehicle and battery industry, has made its way into the region, as well.

Its growing research and technology sector will likely attract more industrial and logistics-related companies looking to capitalize on the market’s workforce and educational infrastructure, likely driving long-term growth.

Educational and industry groups are hoping to continue increasing the life sciences sector, as well. Gateway Research Park, a joint venture between UNC Greensboro and North Carolina A&T, will continue to bring more office and industrial tenants looking for life-science spaces, helping to attract investment and research activity to the entire Triad Region.



- ✈ 19 Min. From Downtown Fayetteville
- ✈ 3 Runways Ranging From 6,380 - 10,001 Ft Long
- ✈ Direct Flights Through New York, Atlanta, & Dallas
- ✈ Averages 280 Takeoffs and Landings Each Day
- ✈ Airlines Include American, Delta, & United

- ✈ 1 Hr. 8 Min From Downtown Fayetteville
- ✈ 400 Daily Domestic & International Arrivals/Departures
- ✈ 10,000 Ft. Runway



CAROLINA CORE

The Carolina Core is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The Carolina Core is defined by the assets that make the region a globally competitive market – a talent pool of more than 2 million people, access to 30+ colleges and universities with 250,000 students, multiple airports, four megasites totaling 7,200 acres of certified land, urban research parks and more.

In the Carolina Core, internship and apprenticeship programs prepare young people for in-demand careers with local employers. Programs include the Alamance County Career Accelerator Program, Apprenticeship Randolph, Campus Greensboro, Guilford Apprenticeship Partners, RockATOP, and Winston-Salem’s internship program, where students get hands-on training in engineering, robotics, cybersecurity and IT, and more.

The Carolina Core has all the ingredients necessary for businesses and families to thrive. With affordable housing options world-class healthcare, excellent public schools and endless entertainment opportunities, the communities in the Carolina Core offer options for everyone.

Source: nccarolinacore.com

RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS



\$5,000 Jobs with a \$14B Investment



1,761 Jobs with a \$500M Investment



1,800 Jobs with a \$5B Investment



280 Jobs with a \$55.7M Investment



DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

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