



**±14 ACRES ON WRIGHT WAY**  
TROY, NORTH CAROLINA 27371



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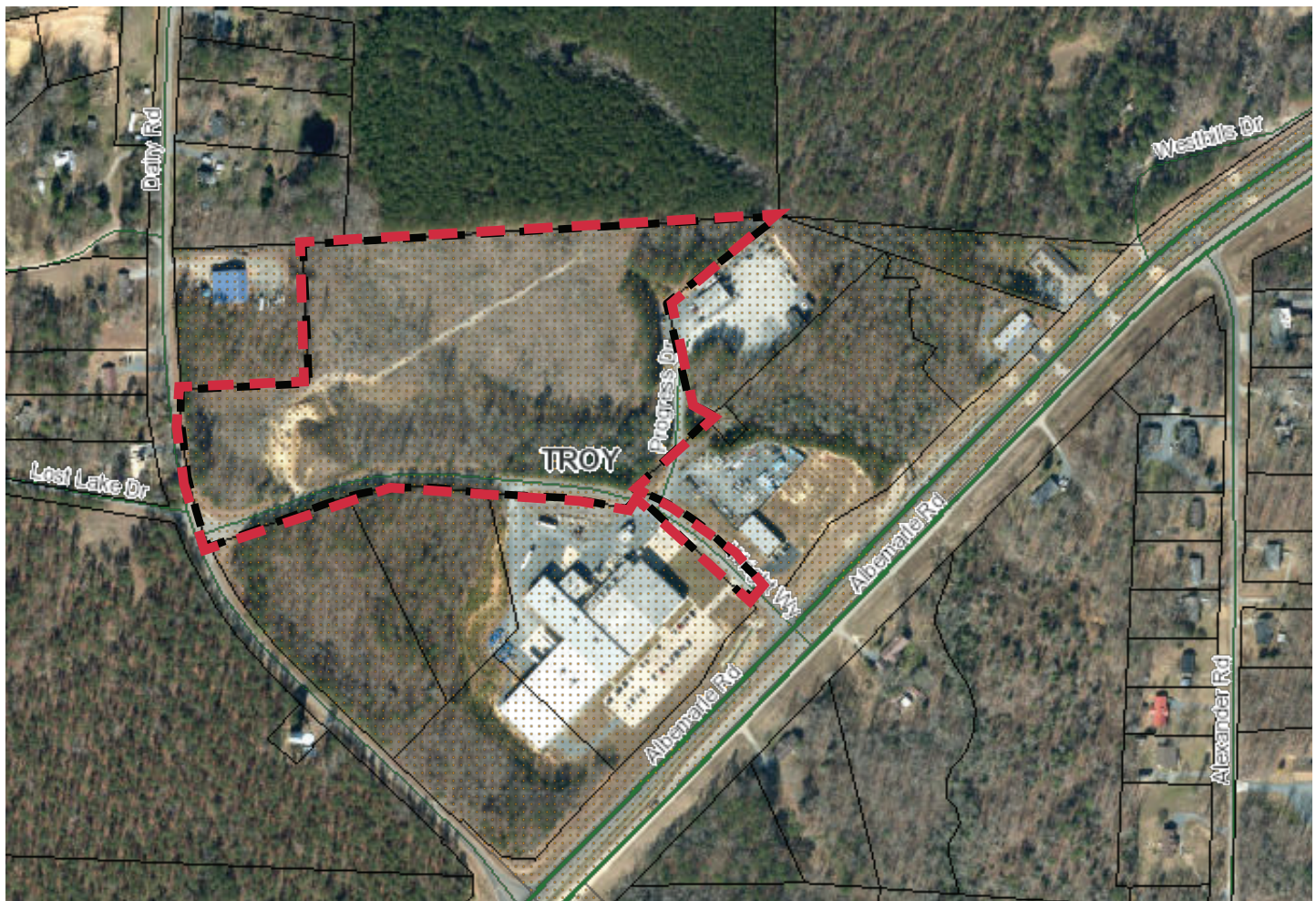


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<b>LEASE RATE:</b>	<b>TBD</b>
<b>SALES PRICE:</b>	<b>Call for Pricing</b>
<b>ZONING</b>	General Industrial
<b>SITE AREA</b>	±14 Buildable Acres
<b>BUILDING SIZE</b>	±200,000 SF (2 Building Options)
<b>OFFICE</b>	5 - 10%
<b>DRIVE IN DOORS</b>	12' x 14'
<b>OVERHEAD DOORS</b>	20 - 10 Knockouts Up
<b>CEILING HEIGHT</b>	32' Clear (minimum)
<b>SLAB THICKNESS</b>	6 - 7" or 4000 PSI
<b>UTILITIES</b>	Water, Sewer
<b>POWER</b>	480 - 227 volt, 3 phase
<b>SPRINKLER</b>	ESFR
<b>PARKING</b>	112 Spaces (expandable)
<b>STRUCTURE</b>	Tilt Up Construction







**THOMAS HUTTON**  
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**EXHIBIT 2-1A**  
**WRIGHT WAY ROAD**  
 TROY, MONTGOMERY COUNTY, NC

October 24, 2022

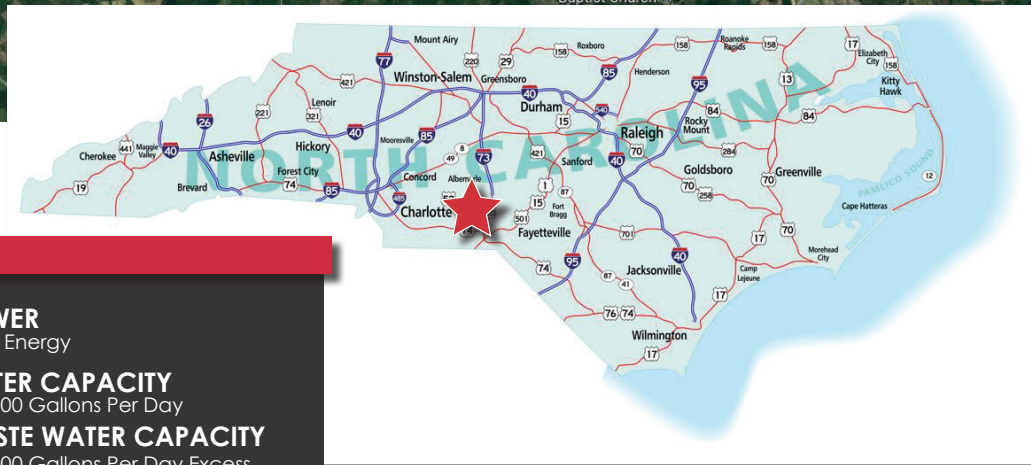
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PREPARED FOR:












## LOCATION SUMMARY

Hwy 24/27	±1 Mile	 <b>POWER</b> Duke Energy
I-73/74	±10 Miles	 <b>WATER CAPACITY</b> 100,000 Gallons Per Day
Hwy 52	±20 Miles	 <b>WASTE WATER CAPACITY</b> 500,000 Gallons Per Day Excess, Future Expansion to 2.2 Million Gallons Per Day
Route 1	±45 Miles	 <b>ZONING</b> General Industrial Zoning
I-85	±45 Miles	
I-40	±65 Miles	
I-95	±80 Miles	





## MONTGOMERY COUNTY

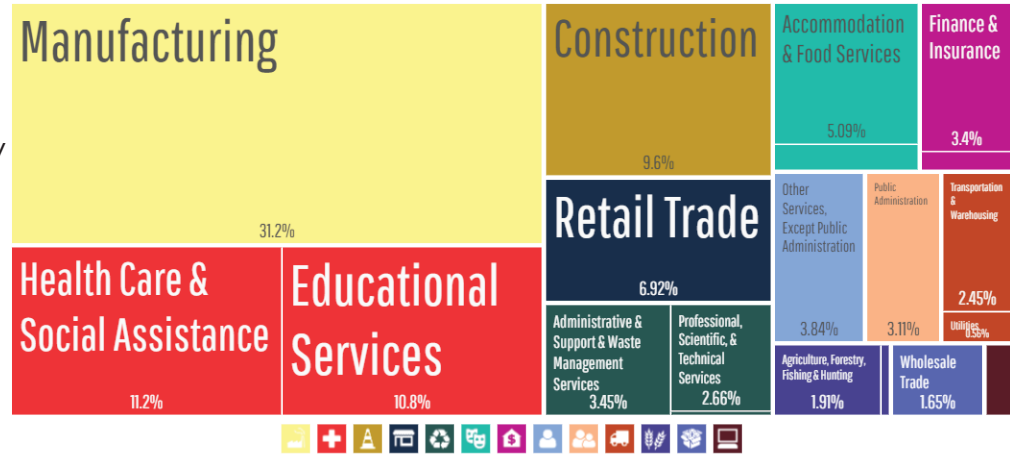
Manufacturing jobs accounts for almost 1/3 of the workforce in Montgomery County. Montgomery County High School and Montgomery County Community College offer an impressive range of programs and coursework designed to prepare the workforce for the future needs of industry through the Joint Career Technical Education Center. New and expanding companies may be eligible for free customized training programs that will prepare residents for the specific processes on a particular company.

The Career Technical Education Center Initiative includes programs such as:

- Air Conditioning & Heating
- Automotive Systems Technology
- Culinary Arts
- Facility Maintenance Technology
- Electrical Systems Technology
- Computer Aided Machining
- Mechatronics
- Sustainable Agriculture
- Welding

## LARGEST EMPLOYERS

MONTGOMERY COUNTY SCHOOLS	FIRST BANK
MPG	FIRSTHEALTH MONTGOMERY MEM.
JORDAN LUMBER & SUPPLY, INC.	TROY LUMBER COMPANY
SOUTHERN CORRECTIONAL CENTER	MOUNTAIRE FARMS
REALISTIC FURNITURE, INC.	LANCER
McRAE INDUSTRIES	AUTUMN CARE OF BISCOE
MONTGOMERY COUNTY	SANDY RIDGE ASSISTED LIVING
MOHAWK	INTERNATIONAL AUTOMOTIVE
WAL-MART	LONGWORTH INDUSTRIES
WRIGHT FOODS	PAPERWORKS PACKING GROUP
CAPEL, INC.	KLAUSSNER FURNITURE



**1.4M**

People within a 60-min drive

**\$44,146**

Median Household Income

**24.2 min**

Average Commute Time

**25,751**

Population

**4.4%**

Unemployment Rate (October 2021)

**43.6**

Median Age in Montgomery County



