

FAIRGROVE INDUSTRIAL PARK SPEC BUILDING

40,000 sf with 28' ceilings



SOUTHEASTERN INDUSTRIAL SOLUTIONS

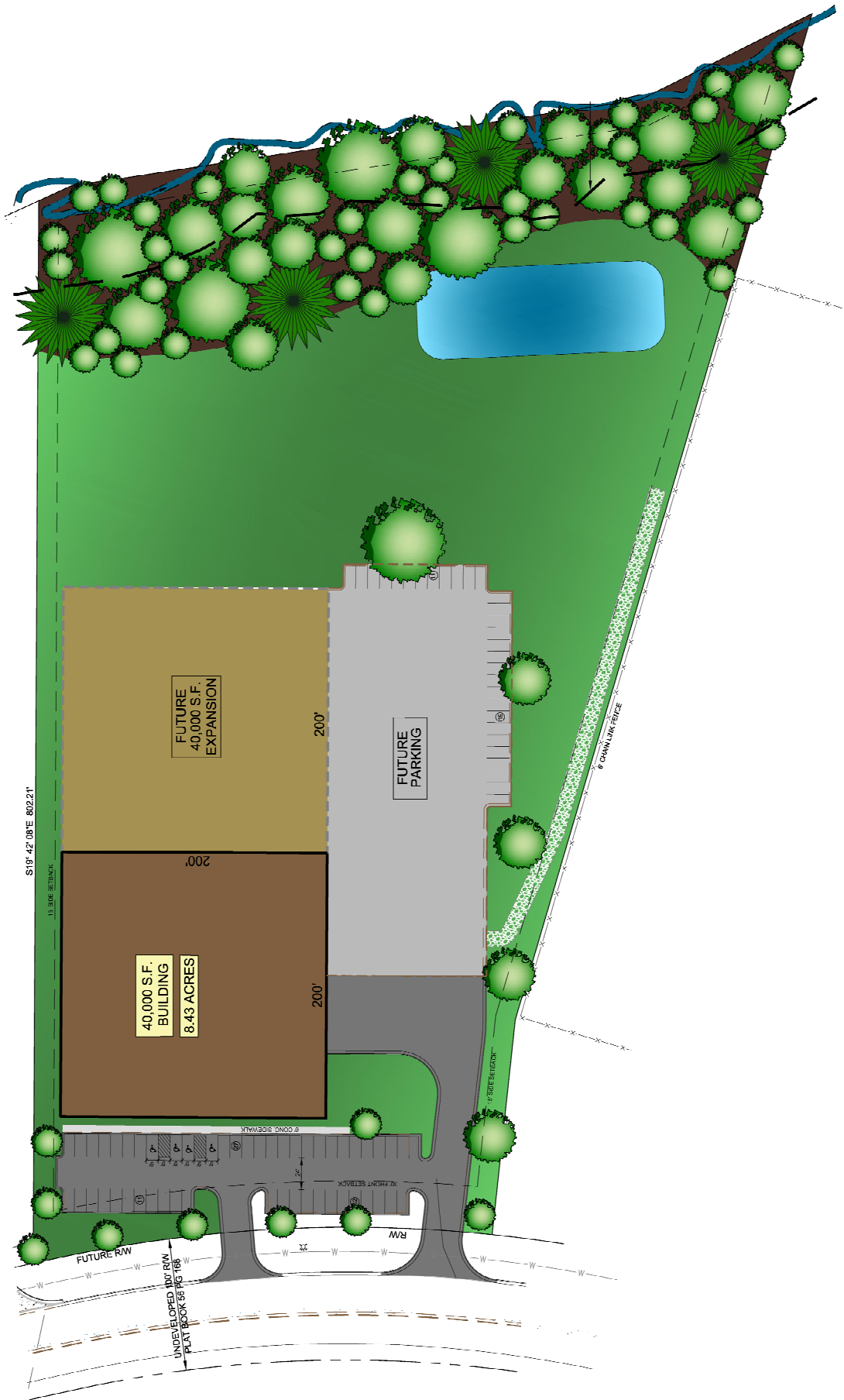
Photo as of February 2024
Expected completion—early April 2024



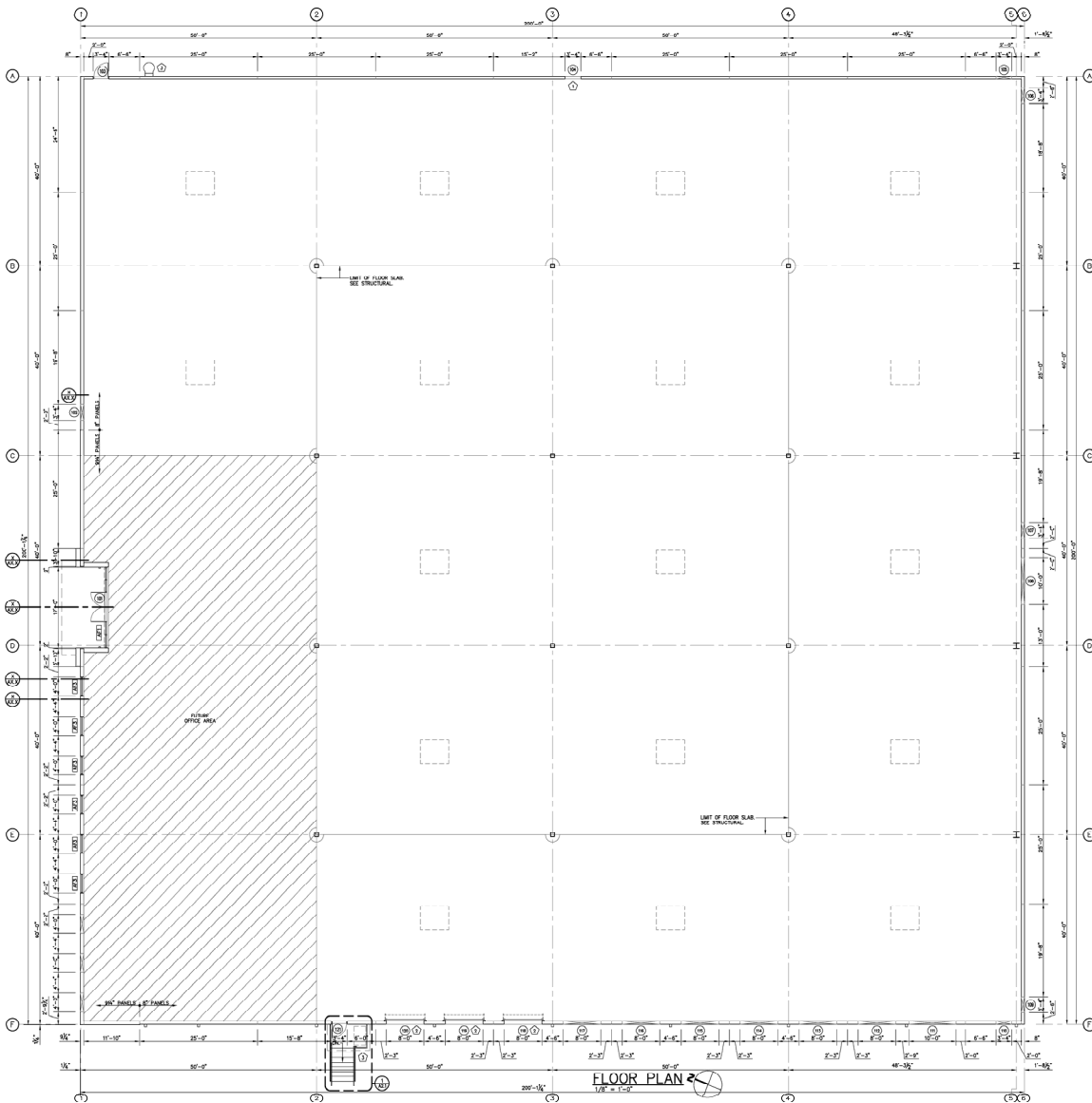
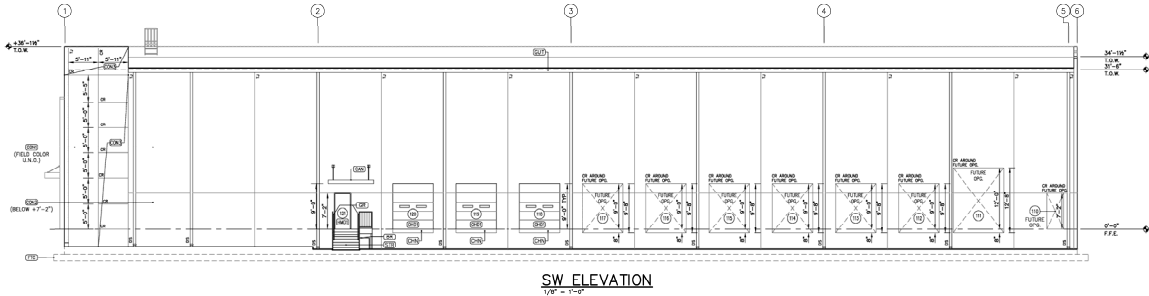
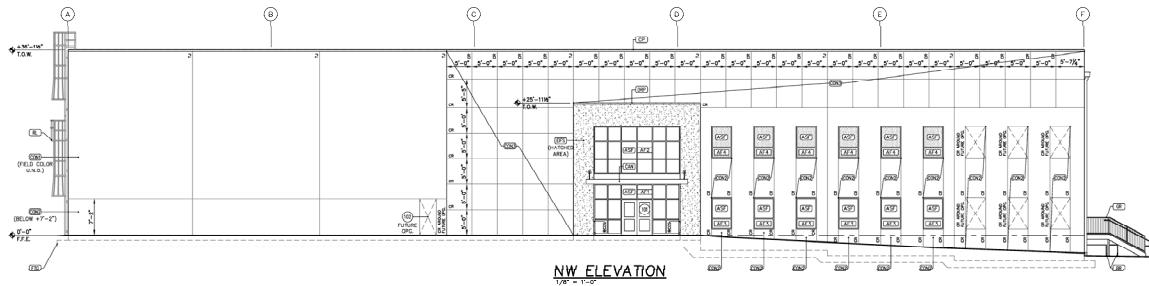
- **40,000 sf with 28' ceilings**; building can be expanded to **80,000 sf**
- Under construction with completion scheduled for **Spring 2024**
- Located in established business park; ideal for **light manufacturing, packaging and/or distribution**
- Tenant improvements may include **ESFR fire protection, office space, full A/C, LED lighting and other options** depending on tenant needs.
- **Concrete Pre-cast** panel walls
- Mechanically attached **TPO membrane roof**, with R-15 insulation
- **Floor slab not installed**, perfect for food manufacturing, heavy production requiring **pits**, or **specialized reinforcement**
- **40' x 50'** column spacing
- **Three 8' x 9' dock doors** with **1 knockout panel** for additional dock door; **one 10' x 10' drive-in door**
- Site plan includes **50 parking spaces**.
- Duke Energy electric service to be **customized to tenant needs**.
- City of Hickory water and wastewater with **4" water line** and **4" wastewater line** stubbed into building
- Piedmont Natural Gas **4" gas line** adjacent to site
- **1 mile to I-40**; 26 miles to I-77; 42 miles to I-85
- **1 hour** to Charlotte Douglas International Airport
- **2 miles** to Catawba Valley Community College & the Workforce Solutions Complex
- **Fast track permitting** with maximum permitting time of 10 days
- **Low tax rate**—total rate of \$0.8535/\$100 valuation
- Population of over 812,000 within a 45-minute drive time including a **labor force of over 405,000**
- **31.5% of the Metro Area workforce employed in manufacturing** (NC is 11.7% & the US is 9.9%)
- **425 manufacturers & 24,978 manufacturing employees** in Catawba County alone
- Metro Area ranked **#1 in the US for Cost of Doing Business** by Forbes.com (no lower than 6th since 2006)
- Metro Area ranked **#1 Most Affordable & Beautiful Place to Live in the US** by Travel & Leisure Magazine
- Catawba County has **\$3.51B in retail sales**—14th highest in NC; MSA has **\$5.97B in retail sales**
- Within **one-day drive of 60% of the US population**
- **1 Hour to Charlotte**, Greensboro/Winston-Salem, Piedmont Triad Airport, Asheville

2010 Southeastern Industrial Drive; Newton, NC 28658

Site Plan



Floor Plan and Elevations



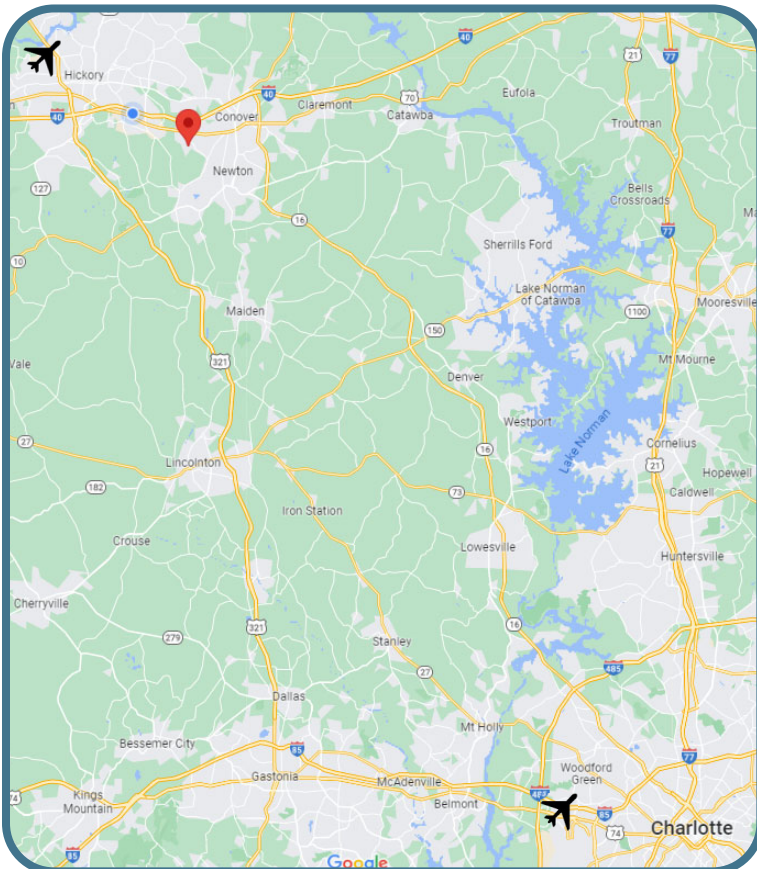
Hickory Trail

Spanning 10 miles across the city, the **Hickory Trail** will provide bicycle and pedestrian safety while connecting popular destinations and amenities. The **Hickory Trail** encompasses the City Walk, River Walk, Aviation Walk, Book Walk, and Old Lenoir Walk.

The **City Walk** has been developed along Main Avenue beginning at Lenoir-Rhyne University and continuing through Downtown Hickory to the **Old Lenoir Walk**. The **City Walk** allows individuals to easily connect to the university, shops, services, and offices, as well as provides a great place for all residents and visitors to enjoy.

The **Riverwalk** will offer on-land connections to existing and future amenities, including the **Lake Hickory Trails**, the **Deidra Lackey Memorial Park**, and the future pedestrian bridge across Lake Hickory. The **Riverwalk** will include a half mile of 10-foot-wide multiuse trails along Lake Hickory with elevated concrete decking supported on columns, metal handrails, landscaping, and other amenities.

The **Aviation Walk** will include a pedestrian bridge over U.S. 321 and an approximately 1.7-mile bicycle and pedestrian trail that will travel by L.P. Frans Stadium, home of the **Hickory Crawdads** baseball team, and continue up to the **Hickory Regional Airport**, the **Hickory Aviation Museum** and the future state-of-the-art **CVCC Workforce Innovation Center**. This new facility will contain educational spaces that could utilize augmented reality, virtual reality and simulation training as well as more traditional educational attainment efforts. The **CVCC Workforce Innovation Center** will also house lab space to facilitate focused existing industrial training for the region.



- 1 miles to I-40 (E/W)
- 26 miles to I-77 (N/S)
- 1 hour to Charlotte-Douglas International Airport
- 1 hour to Norfolk Southern Intermodal Rail Facility
- Less than 4 hours to the Port of Charleston, SC
- 4 hours, 15 minutes to the Port of Wilmington, NC
- Less than one-day drive time to 60% of the US population:
 - 1.5 hours to Spartanburg, SC
 - 3.5 hours to Charleston, SC
 - 3.5 hours to Atlanta, GA
 - 5 hours to Chattanooga, TN
 - 6 hours to Washington, DC
 - 6.5 hours to Cincinnati, OH
 - 9.5 hours to Detroit, MI
 - 9.5 hours to New York, NY
 - 11 hours to Chicago, IL
 - 12 hours to Miami, FL