



## Stonemont Spec Building

2020 Trivium Court; Newton, NC 28658

192,000 s.f. expandable to 348,000 s.f.  
32' interior clear height  
600' x 320' on 30.4 acres

**\$13,430,000**



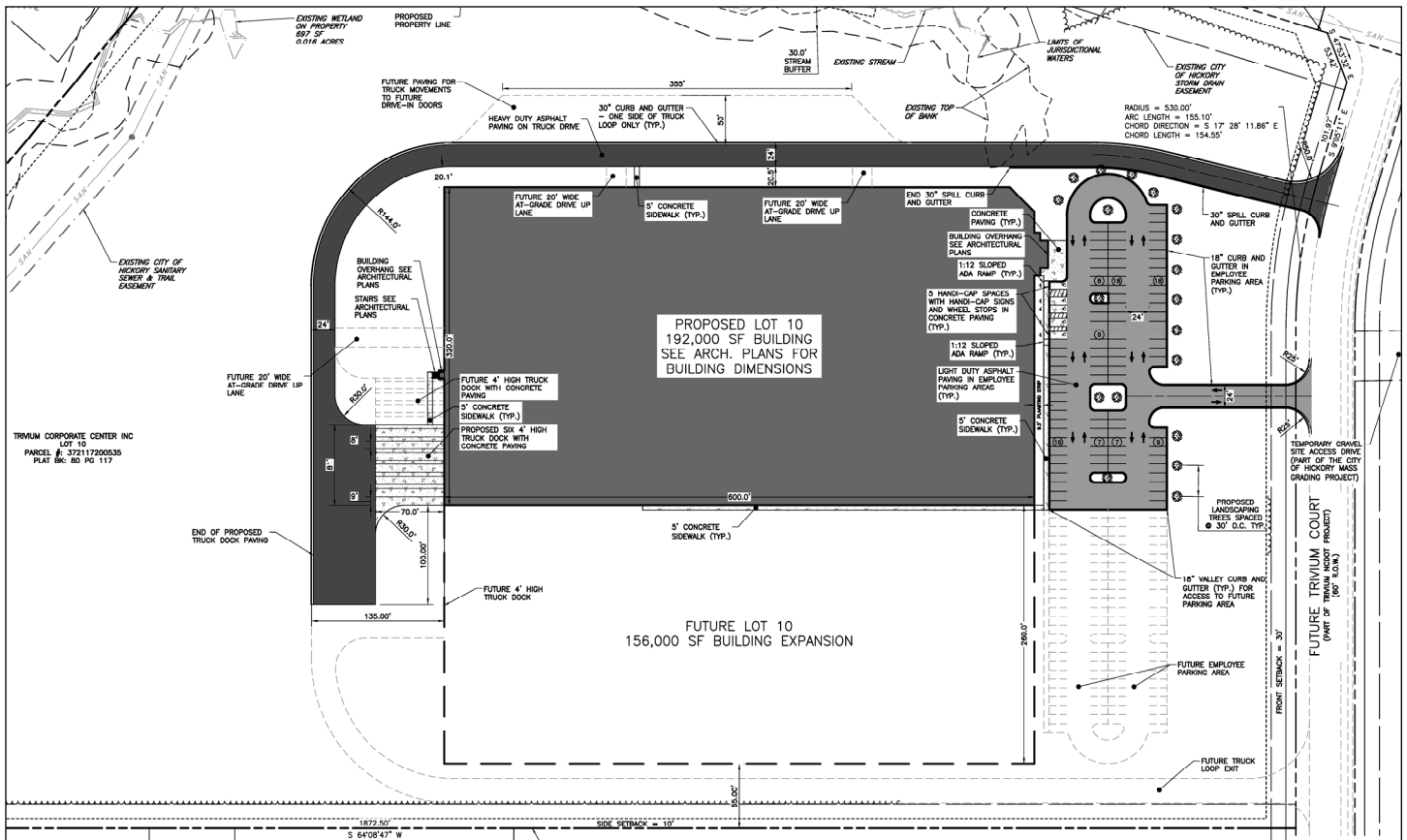
- 192,000 s.f., expandable to 348,000 s.f. on 30.4 acres
- 32' clear ceiling height
- Building dimensions—600' x 320' with 40' x 50' column spacing
- Zoned for HQ, Office, Data Center, R&D, Industrial, Technical & Advanced Manufacturing
- Duke Energy three-phase 12kV feeder line to site
- Piedmont Natural Gas 4", 60psi line adjacent
- City of Hickory 12" water and 16" wastewater lines adjacent
- Concrete tilt-up construction; 0.45 TPO membrane roofing, gravel floor can be finished to client's specifications
- Paved employee/visitor parking for 100; paved truck court
- 6 dock doors with four additional knockout panels
- 1 drive-in door with two additional knockout panels
- Less than 1 mile to Catawba Valley Community College & Workforce Solutions Complex
- 1.5 miles to hotels, restaurants & shopping
- 2 miles to I-40; 30 miles to I-85; 27 miles to I-77
- 50 minutes to the Charlotte-Douglas International Airport
- Within one-day drive of 60% of the US population
- Extensive training available from the NC Community College Systems including robotics, mechatronics, computer integrated machining
- Low Tax Rate—Combined \$1.1625/\$100 valuation
- North Carolina & local incentives available including specific incentives focused on Critical & Essential businesses
- Fast-track soil and erosion control & building construction permitting available
- Metro Area ranked #1 in the US for Cost of Doing Business by Forbes.com (no lower than 6th since 2006)
- Inc. ranked Hickory among its 6 cheapest US cities in which to start a business.
- National Geographic ranked Hickory in the top 30 best small cities in the US.

# TRIVIUM

## CORPORATE CENTER



We invite you to consider Trivium Corporate Center, Hickory's new 270-acre Class A business park. It is our intent to develop a business park compatible with the surrounding community and to promote a harmonious development for job creation for Catawba County citizens. Natural lands will be set aside within this park for scenic, natural walking trails.



# TRIVIUM

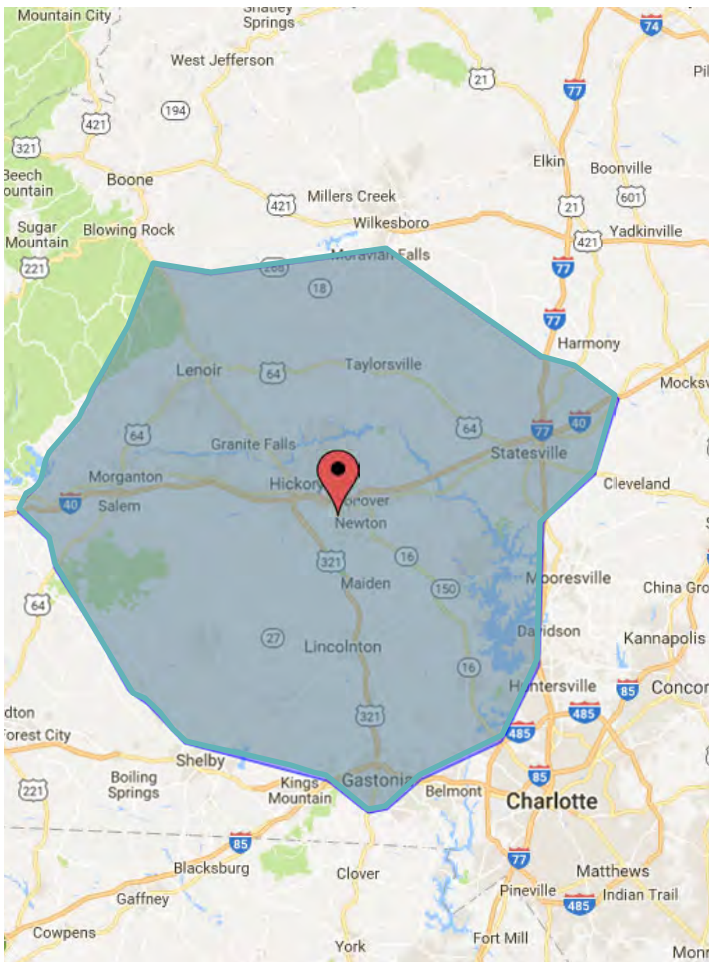
CORPORATE CENTER



# TRIVIUM

## CORPORATE CENTER

### 45-minute Drive Time



- Population of over 807,000 within a 45-minute drive time including a labor force of over 391,000
- 2 miles to I-40
- 27 miles to I-77
- 30 miles to I-85
- 50 minutes to Charlotte Douglas International Airport
- 50 minutes to Charlotte Intermodal Facility
- Less than 4 hours to the Port of Charleston, South Carolina
- 4.5 hours to the Port of Wilmington, North Carolina

### Area Map



- 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