



TRIVIUM

CORPORATE CENTER EAST

Hickory's Class A Business Park
Startown Road, Hickory, NC 28602

108-acre Phase II of
378-acre Master-planned Class A business park

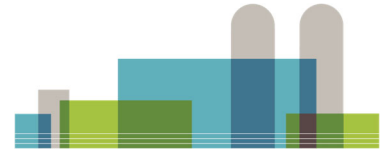
Zoned for HQ, Office, Data Center, R&D,
Life Sciences & Advanced Manufacturing



- 2 miles to I-40; 30 miles to I-85; 27 miles to I-77
- 1.5 miles to hotels, restaurants & shopping
- Less than 1 mile to Catawba Valley Community College & Workforce Solutions Complex
- 50 minutes to the Charlotte-Douglas International Airport
- Within one-day drive of 60% of the US population
- City of Hickory 12" water line main & 20" wastewater main
- Piedmont Natural Gas—4" line on Startown Road
- Telecommunications—CenturyLink, Spectrum, & Conterra
- Low-cost, reliable electricity provided by Duke Energy—Service customized to meet client needs
- Phase 1, Geotech Report, ALTA Survey completed, Preliminary Ecological Investigation including Wetlands Determination & Threatened and Endangered Species Investigation
- Price: \$59,000/acre unimproved
- Extensive workforce training available from the NC Community College Systems including BioWork certification, robotics, mechatronics, computer integrated machining; NSA Certification and Certified Network Engineer programs
- Low Tax Rate—Combined \$0.8585/\$100 valuation
- Low Cost of Living—Cost of Living Index is 91, compared to the US at 100, Charlotte at 99, and NC at 94
- North Carolina & local incentives available
- Fast-track soil and erosion control & building construction permitting available
- Metro Area ranked **#1** Most Affordable & Beautiful Place to Live in the US by *Travel & Leisure Magazine*
- *US News & World Report* rated the Hickory MSA **#1** in the US for Most Affordable Places to Live.

TRIVIUM

CORPORATE CENTER EAST



Current Tenants

We invite you to consider Trivium Corporate Center and join these companies who have already chosen Trivium for their new facilities. 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.

CORNING



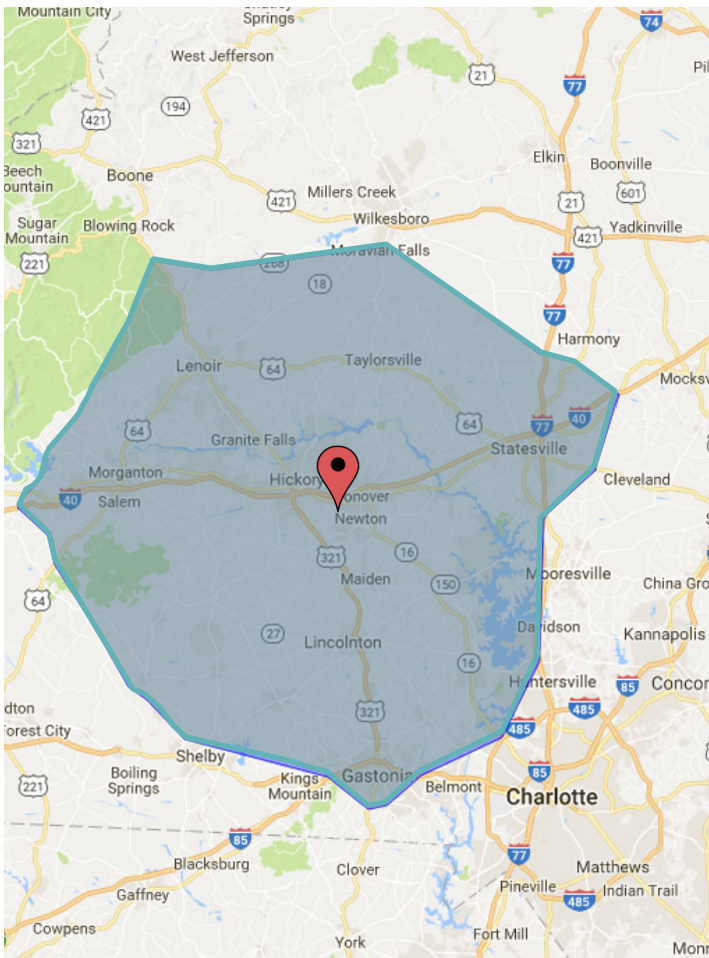
Conceptual Site Plan



TRIVIUM

CORPORATE CENTER EAST

45-minute Drive Time



- Population of over 822,000 within a 45-minute drive time including a labor force of over 413,000
- 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