

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

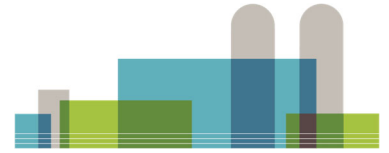
Zoned for HQ, Office, Data Center, R&D,
Life Sciences & Advanced Manufacturing



- 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.

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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

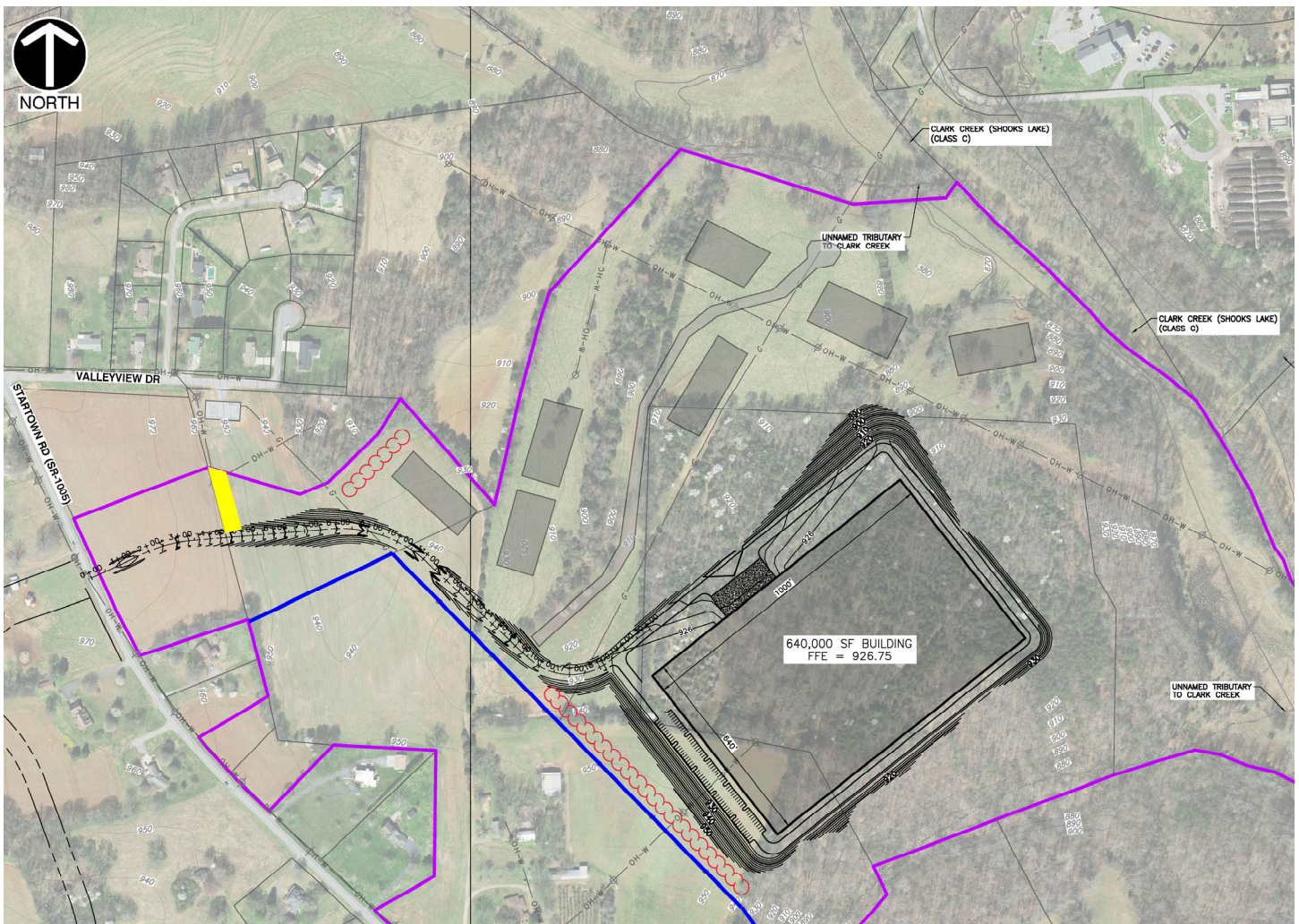
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American Fuji Seal, Inc.

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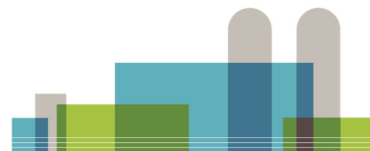
CATALER

Conceptual Site Plan



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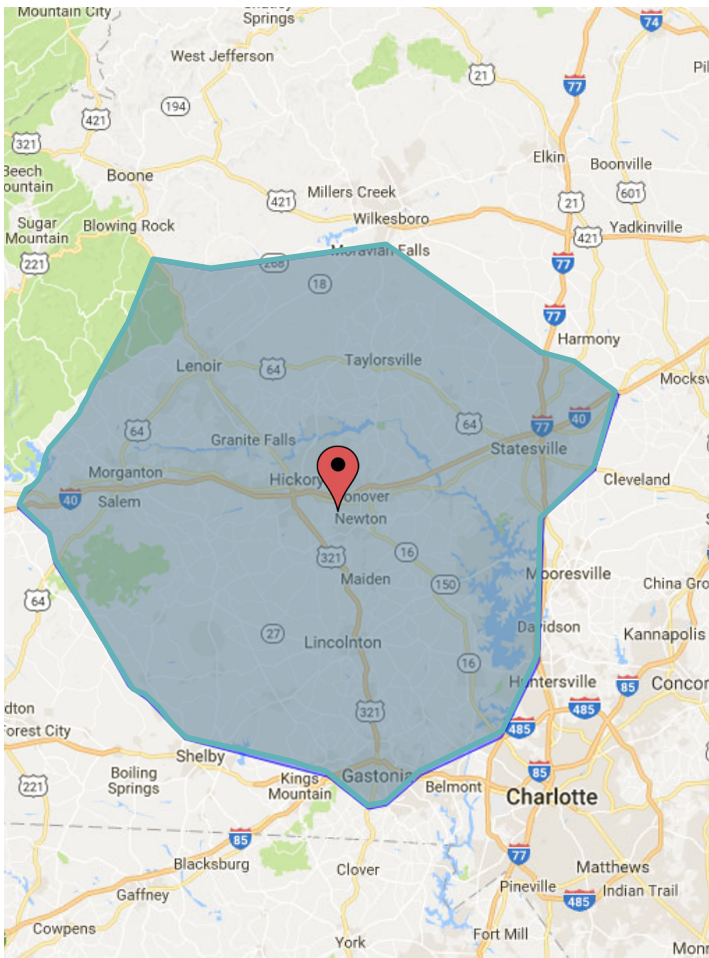
Conceptual Site Plan



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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