



# 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,  
Technical & Advanced Manufacturing

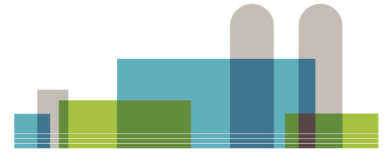


- 2 miles to I-40; 30 miles to I-85; 27 miles to I-77
- 1.5 miles to hotels, restaurants & shopping
- Less than 1 mile to Catawba Valley Community College & Workforce Solutions Complex
- 50 minutes to the Charlotte-Douglas International Airport
- Within one-day drive of 60% of the US population
- City 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, Preliminary Ecological Investigation, ALTA Survey completed; Wetlands Delineation, Threatened and Endangered Species Report commissioned
- Broker Protected
- Price: \$55,000/acre unimproved
- Extensive training available from the NC Community College Systems including robotics, mechatronics, computer integrated machining; NSA Certification and Certified Network Engineer programs
- Low Tax Rate—Combined \$0.8535/\$100 valuation
- North Carolina & local incentives available
- 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)
- US News rated the Hickory MSA **#1** in the US for Most Affordable Places to Live.
- Hickory MSA named 8th MSA in the US for Mid-Size Manufacturing Hubs.



# 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

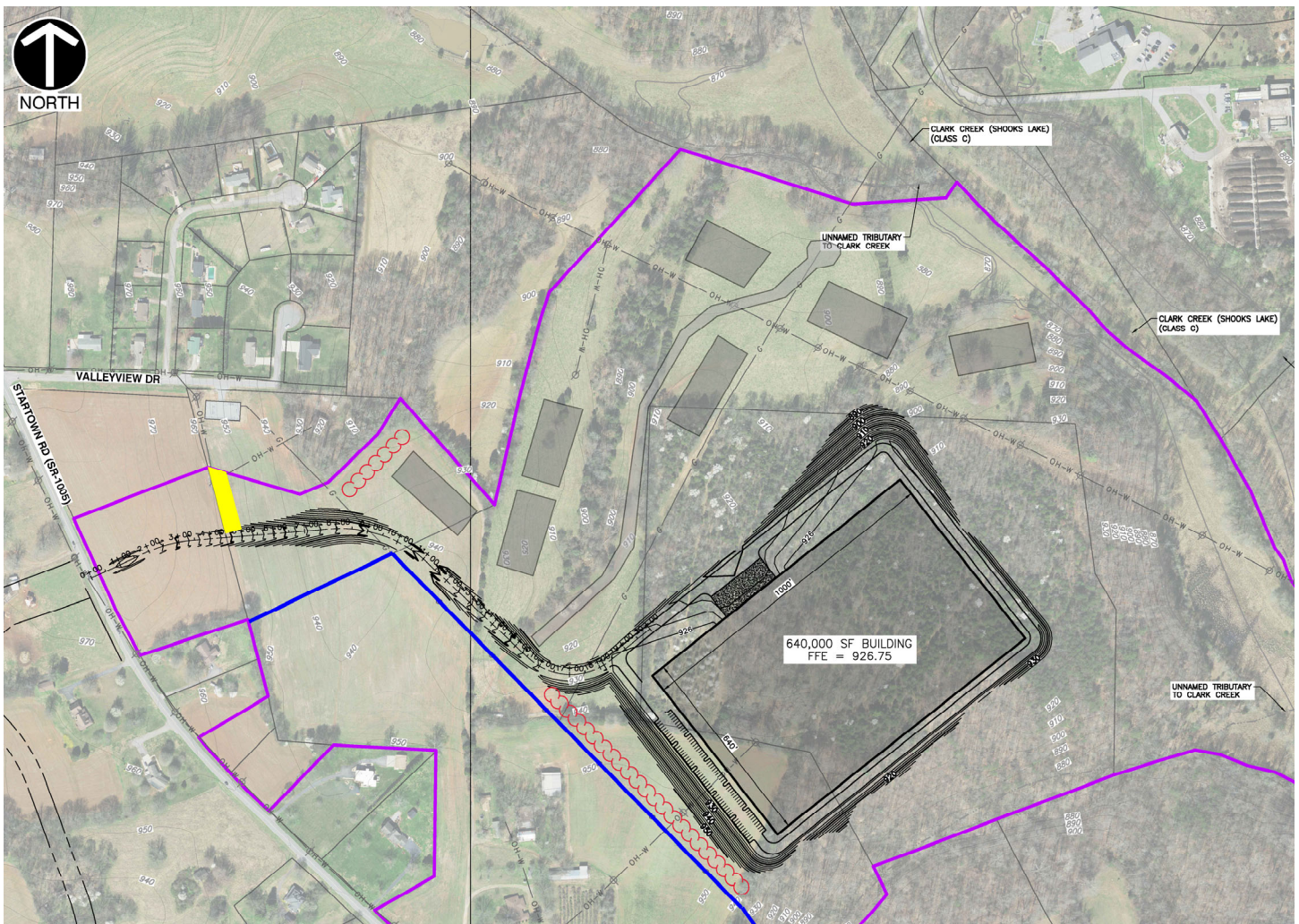
itm

American Fuji Seal, Inc.

Gusmer  
Enterprises, Inc.®

CATALER

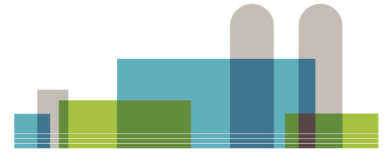
### Conceptual Site Plan





# TRIVIUM

CORPORATE CENTER EAST



## Conceptual Site Plan

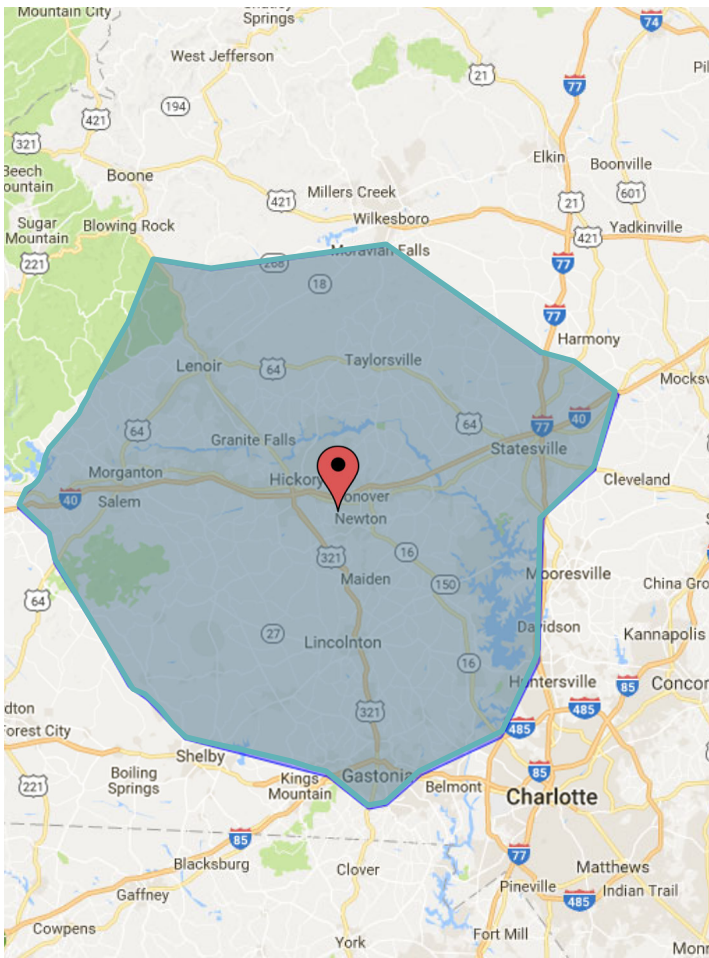




# TRIVIUM

## 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