



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

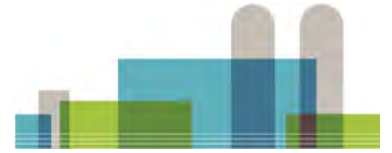
Zoned for HQ, Office, Data Center, R&D,
Technical & Advanced Manufacturing



- 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 water line main—12"
- City of Hickory wastewater main—20"
- 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 & Preliminary Ecological Investigation completed
- Wetlands Delineation, Threatened and Endangered Species Report & Aerial Topo Survey 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 \$1.2025/\$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)
- 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.

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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

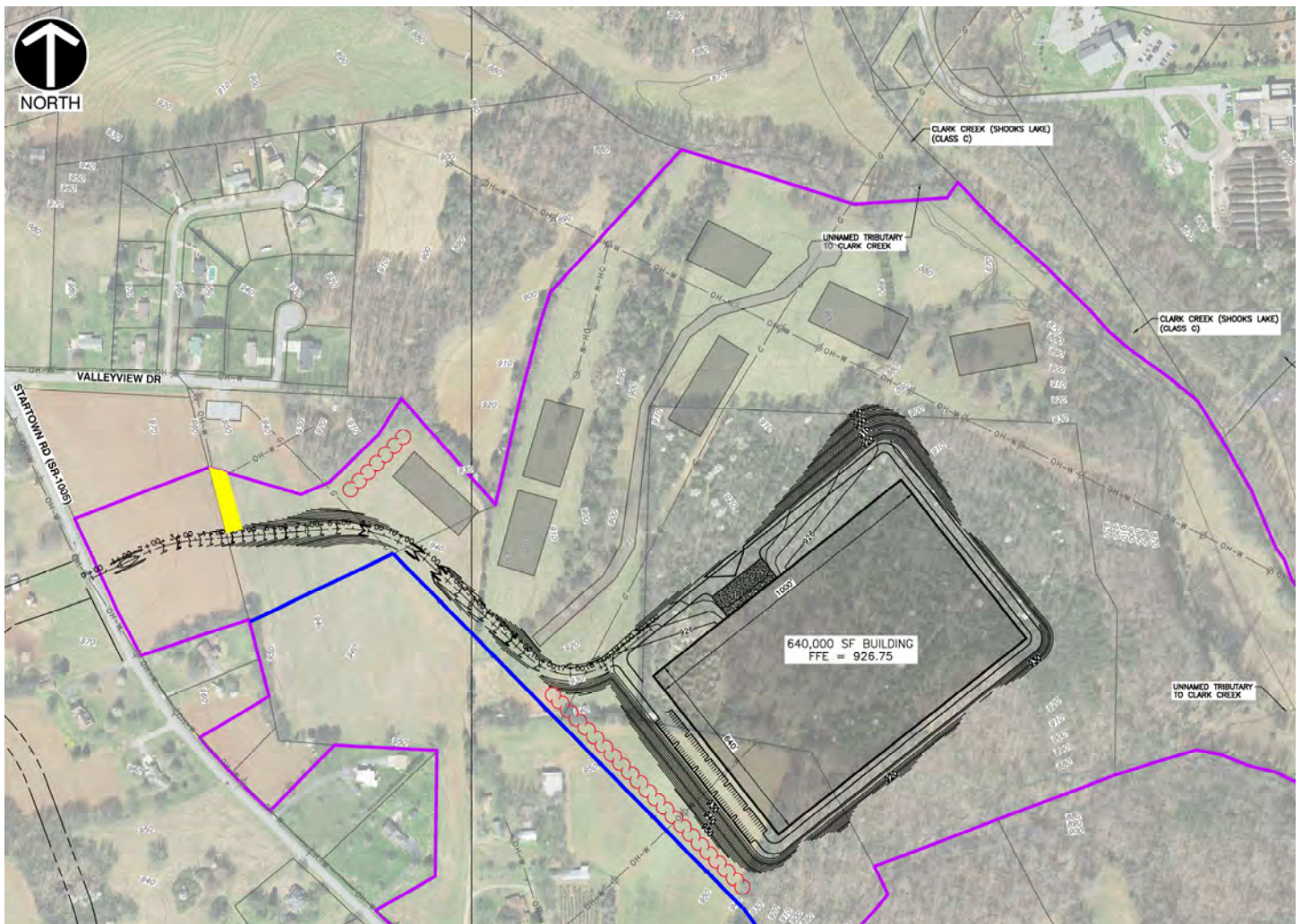
itm

American Fuji Seal, Inc.

Gusmer Enterprises, Inc.

CATALER

Conceptual Site Plan





Conceptual Site Plan

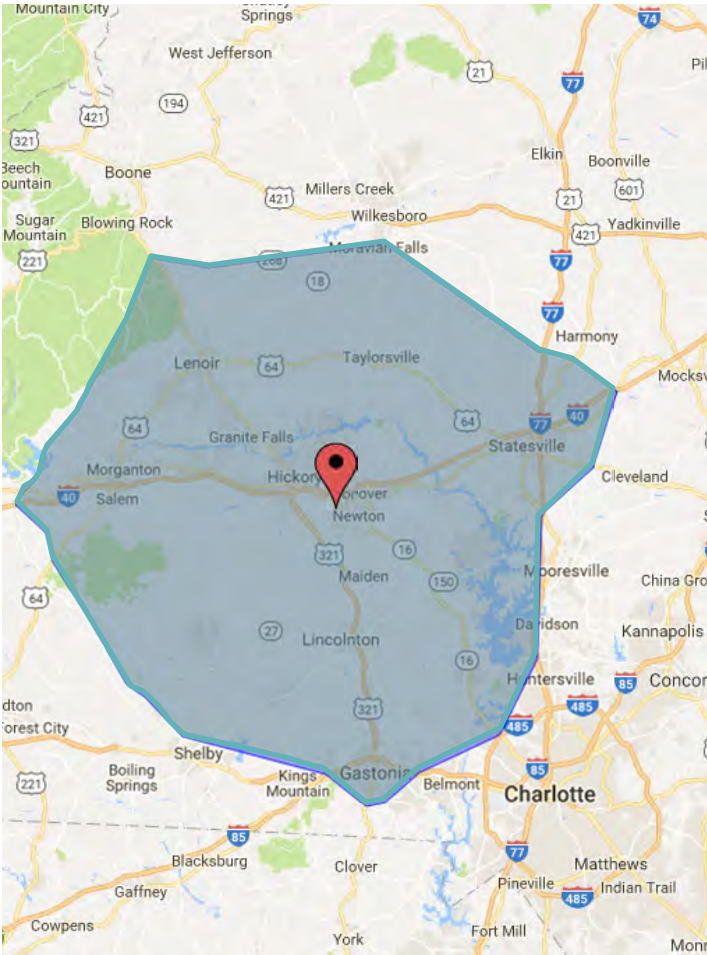


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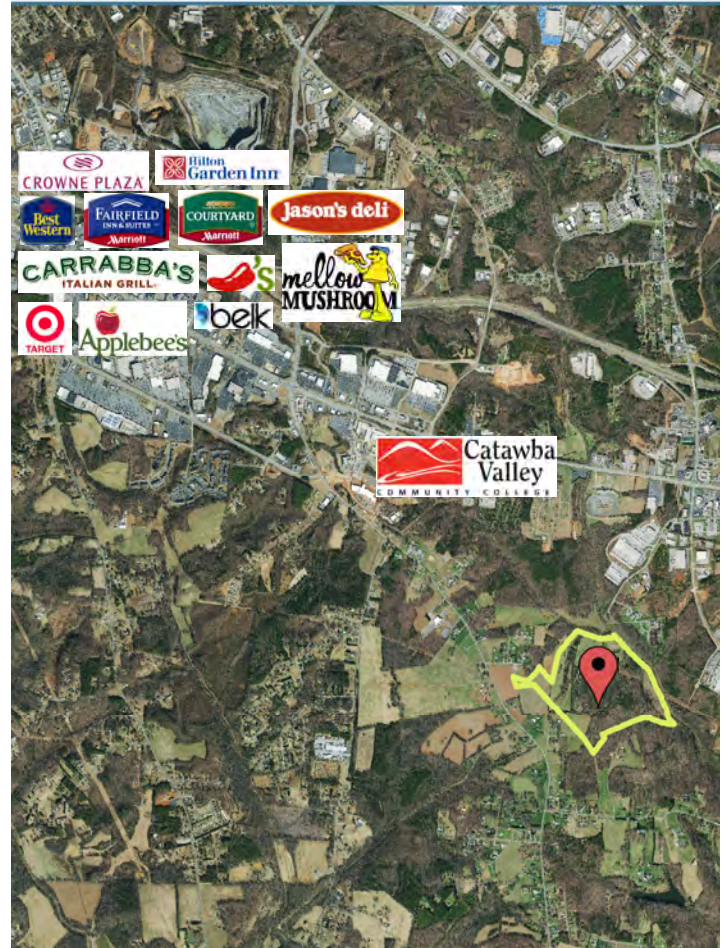
CORPORATE CENTER EAST



45-minute Drive Time



Area Map



- Population of over 808,000 within a 45-minute drive time including a labor force of over 396,000
- 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

- 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