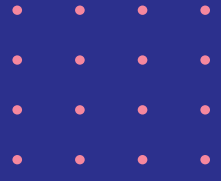


SOUTH
EAST
85
POWERPLEX



SOUTH EAST 85 POWERPLEX :: POWERING INNOVATION ALONG I-85



POWERING
INNOVATION
ALONG I-85

POWER • WATER • RAIL • LOCATION



WHERE INNOVATION MEETS LOCATION

One of the preeminent industrial and manufacturing hubs in the region, Southeast 85 PowerPlex offers the full package of robust power, size and water capacity, while providing multi-modal connectivity to major markets across the Southeast via direct access to the I-85/I-40 corridor. 85 PowerPlex represents an exciting opportunity to join the list of major businesses that have located to the booming Triad region with proven success in economic growth, including companies like Toyota, Boom, Honda Aircraft Co, Qorvo, and many more.



HIGHLIGHTS

1.5 million SF industrial site

Can accommodate a single, 1 million SF contiguous user

Direct access to Interstate 85 in Greensboro, NC

Robust power supply, up to 60MW

On-site Norfolk Southern rail access

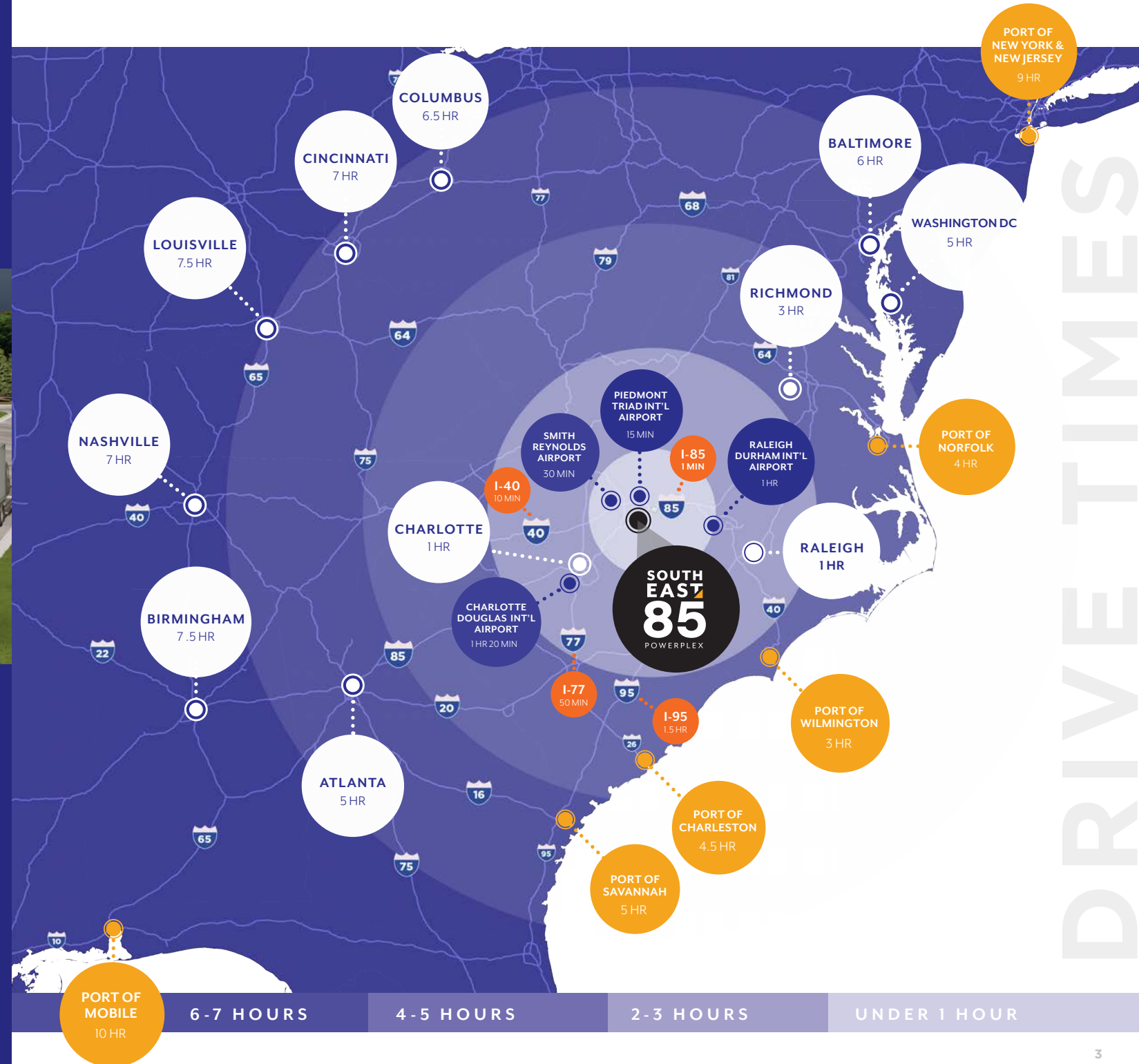
More than 1/2 mile of interstate frontage

Access to 12+ major markets within a day

Up to 1 million gallons per day supplied by City of Greensboro 16" water main

MULTI-MODAL CONNECTIVITY

Centrally located in Greensboro, North Carolina, Southeast 85 PowerPlex delivers critical multi-modal connectivity to all corners of the Southeastern United States and beyond. With immediate access to the I-85 corridor and a Norfolk Southern rail line, 85 PowerPlex is strategically positioned within 650 miles of half the US population with single-day access to several major markets across the Southeast, multiple international airports and five of the busiest container ports in North America.



DRIVETIMES

BUILT TO POWER

INDUSTRY-DEFINING INITIATIVES

FEATURES & SPECS

Designed to fuel the biggest industry changing initiatives,

Southeast 85 PowerPlex packs an impressive list of critical features into an expansive 165-acre, 1.5 million SF industrial campus, including a robust power supply and water/sewer access.

Total Buildable Area: 1,500,000± SF

On-site access to Norfolk Southern rail line

Total Acreage: 165 acres

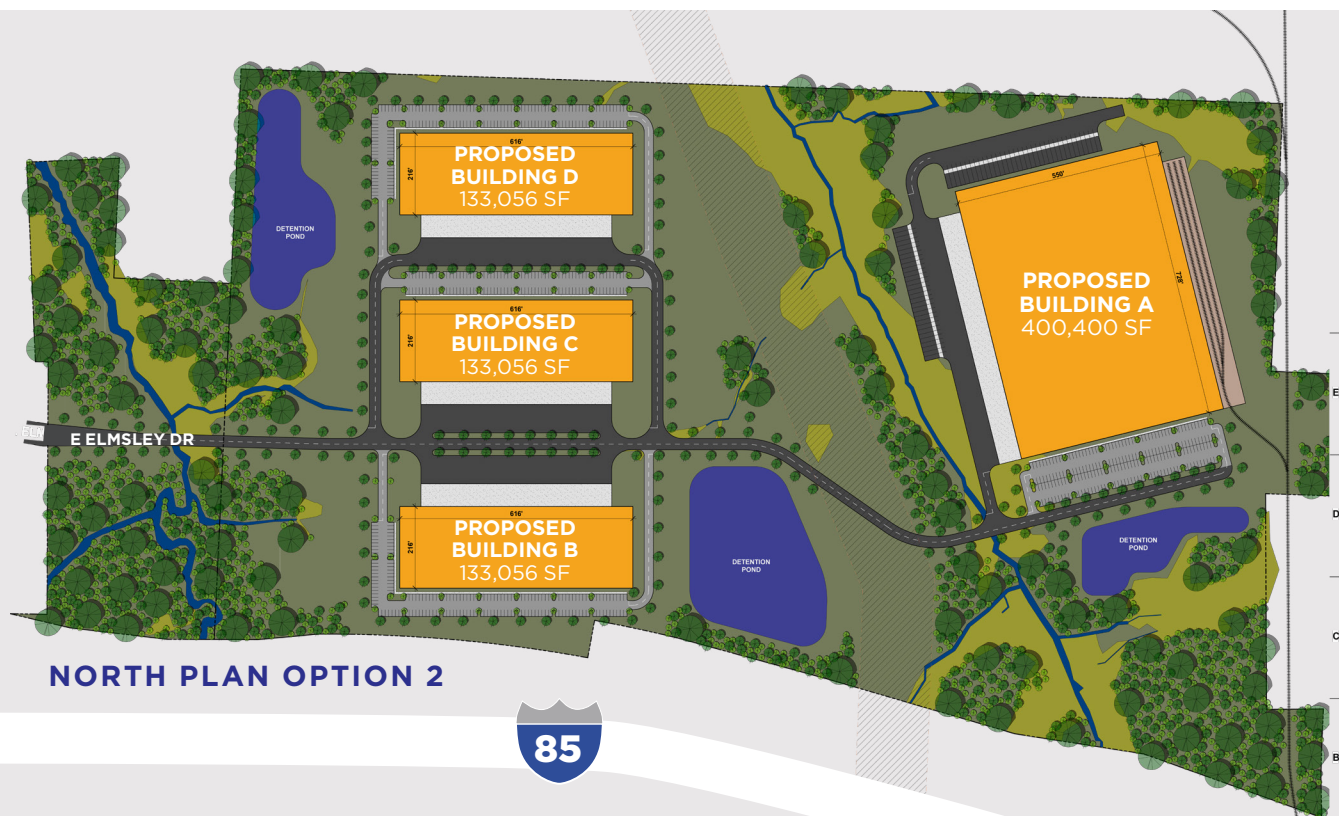
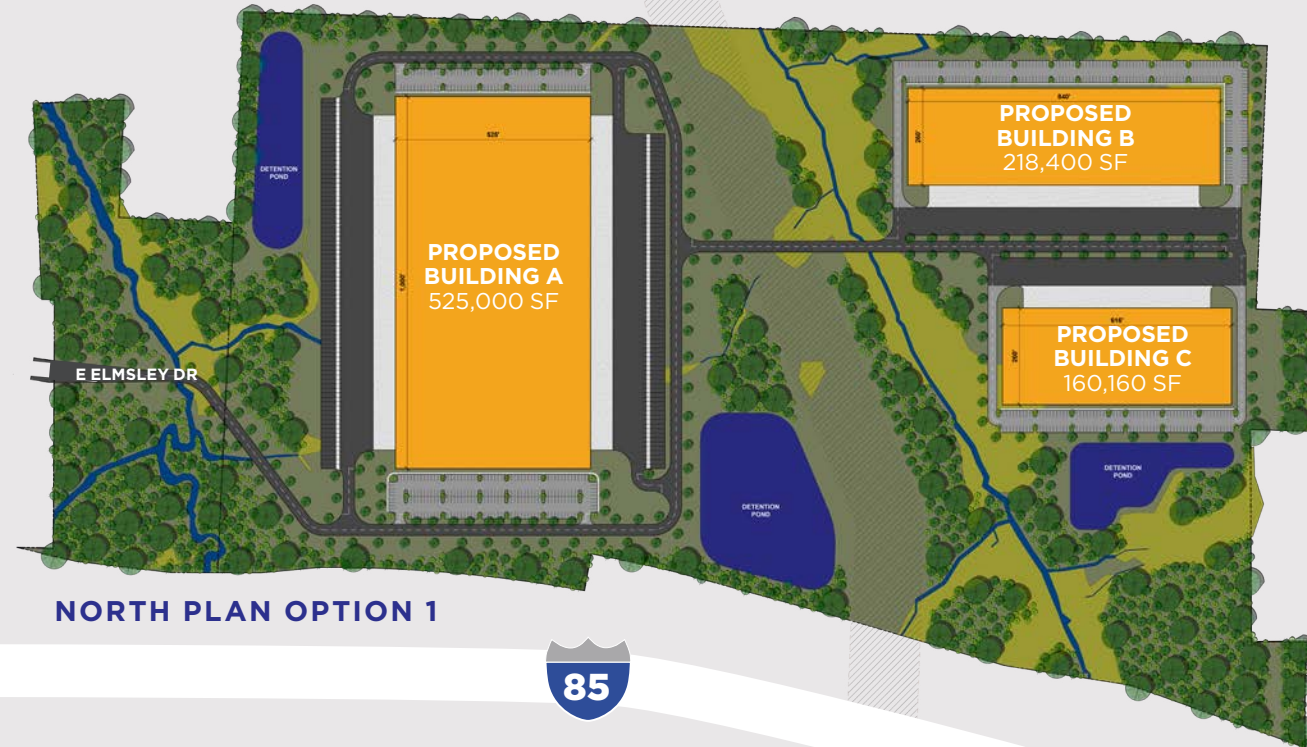
Access to Duke Energy served 100 KV transmission line

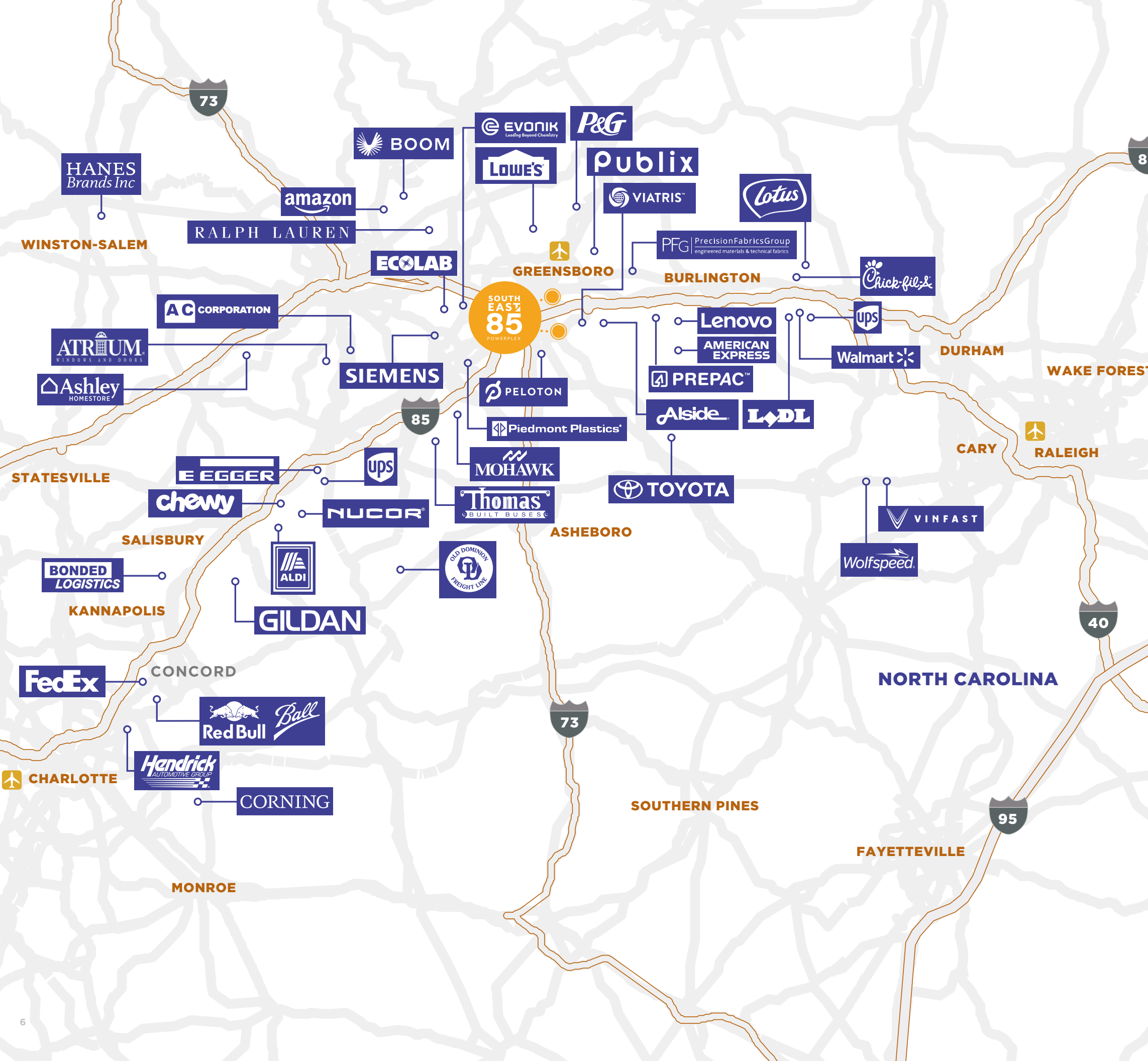
1/2 mile of Interstate-85 frontage

Public water and sewer

Direct access to Highway 421 Carolina Core from Pleasant Garden Road

Abundant power (10+MW Currently) to accommodate 50-60 megawatts of power





THE CAROLINA CORE

AN ECONOMIC POWERHOUSE

Stretching 120+ miles across central North Carolina, encompassing Greensboro, the Research Triangle and more, the Carolina Core represents a robust tech and manufacturing hub quickly on the rise, attracting major investments from corporations like Toyota, currently building a new EV factory just 20 minutes south of the 85 PowerPlex.

With a booming, future-ready workforce and critical access to major markets all over the Southeast, the Carolina Core offers a globally competitive hub for companies looking to grow and succeed in an innovative and dynamic business environment.

TALENT POOL
2 MILLION
PEOPLE

COLLEGES/
UNIVERSITIES
30+

BY THE NUMBERS

STUDENTS
250,000+

INT'L AIRPORTS
3

AIRPORTS
14

MILITARY BASES
3

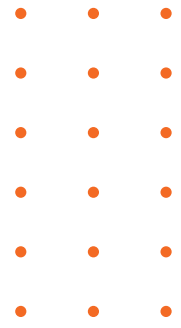


ACCESS TO A

TALENTED PIPELINE

Higher-education institutions and businesses within the Carolina Core are dedicated to fostering talent and connecting its skilled workforce with a growing list of businesses in the region.

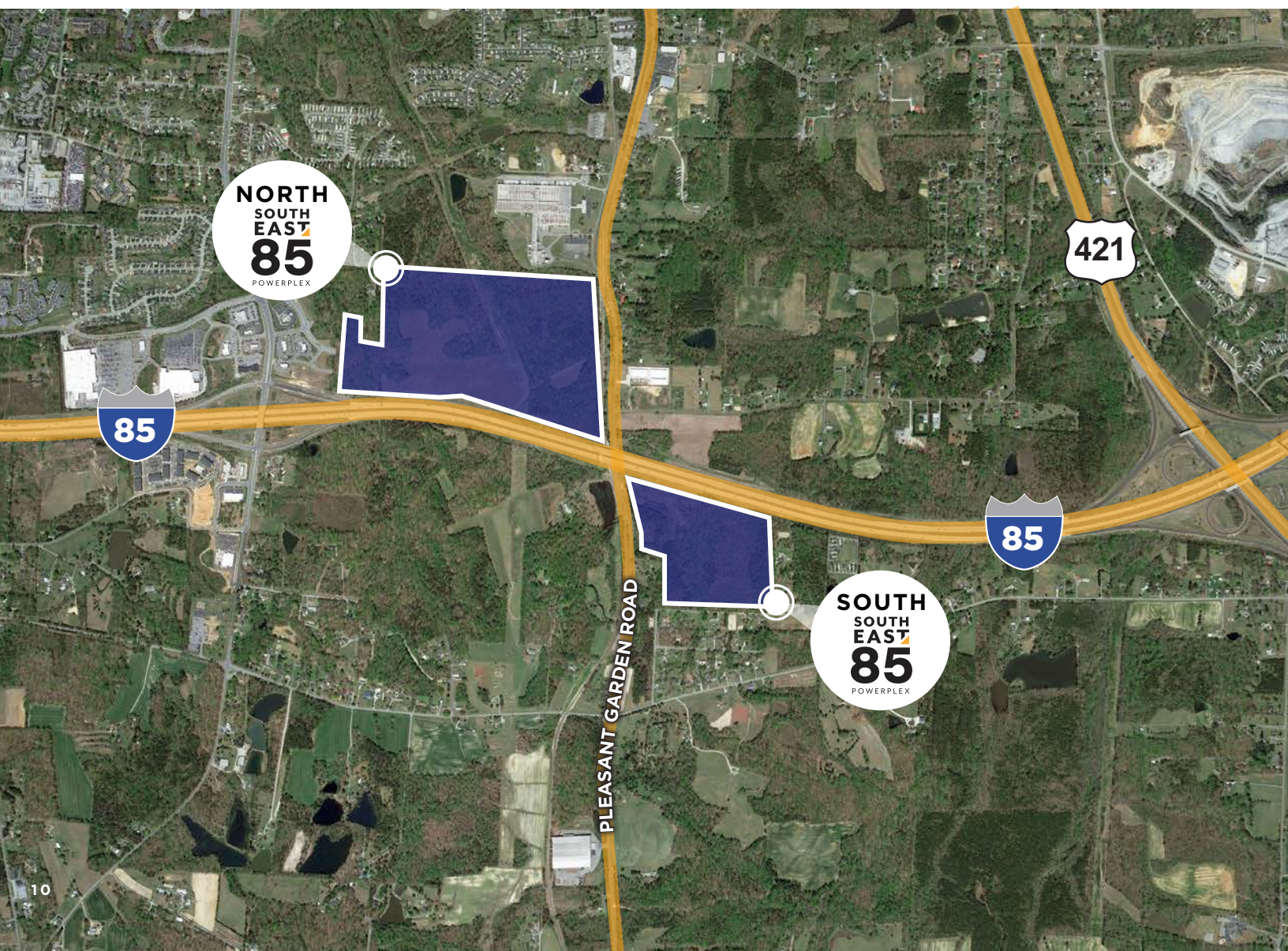
With a growing population of eight million people, Central North Carolina is home to more than 30 colleges and universities offering a range of educational opportunities across a variety of disciplines, all in support of a booming region needing a diversified and talented workforce.



The Economic Development Partnership of North Carolina plays a pivotal role in guiding companies through the incentive process and connecting them with various state and local resources.

Important incentives include the Job Development Investment Grant, One NC Fund, Public Infrastructure and Transportation Programs, and Workforce Development Training Programs. The state supports public infrastructure development through diverse programs like the Community Development Block Grant and NCDOT's Rail Industrial Access Program. Workforce development is facilitated by the Customized Training Program. Additionally, North Carolina offers various incentives such as the Golden Leaf Foundation, NC Biotechnology Center Economic Development Award, Recycling Business Development Grants, and Building Demolition Programs.

North Carolina holds the lowest corporate income tax rate among the 44 states with such a tax, and the state provides numerous sales and property tax exemptions, including those for manufacturing, large fulfillment facilities, data centers, franchise tax, personal income tax, and more.



THE PLACE TO BE

#1

2022 Top State for Business
(CNBC)

#1

2022 Competitive State
(Site Selection Magazine, Prosperity Cup)

#1

2022 State of the Year
(Business Facilities Magazine)

#3

2021 Lowest Effective Tax Rate for New Firms
(Location Matters)

#5

2021 Lowest Effective Tax Rate for Mature Firms
(Location Matters)

ECONOMIC EMPOWERMENT

UNLOCKING OPPORTUNITIES IN NORTH CAROLINA

SOUTH EAST 85

POWERPLEX

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