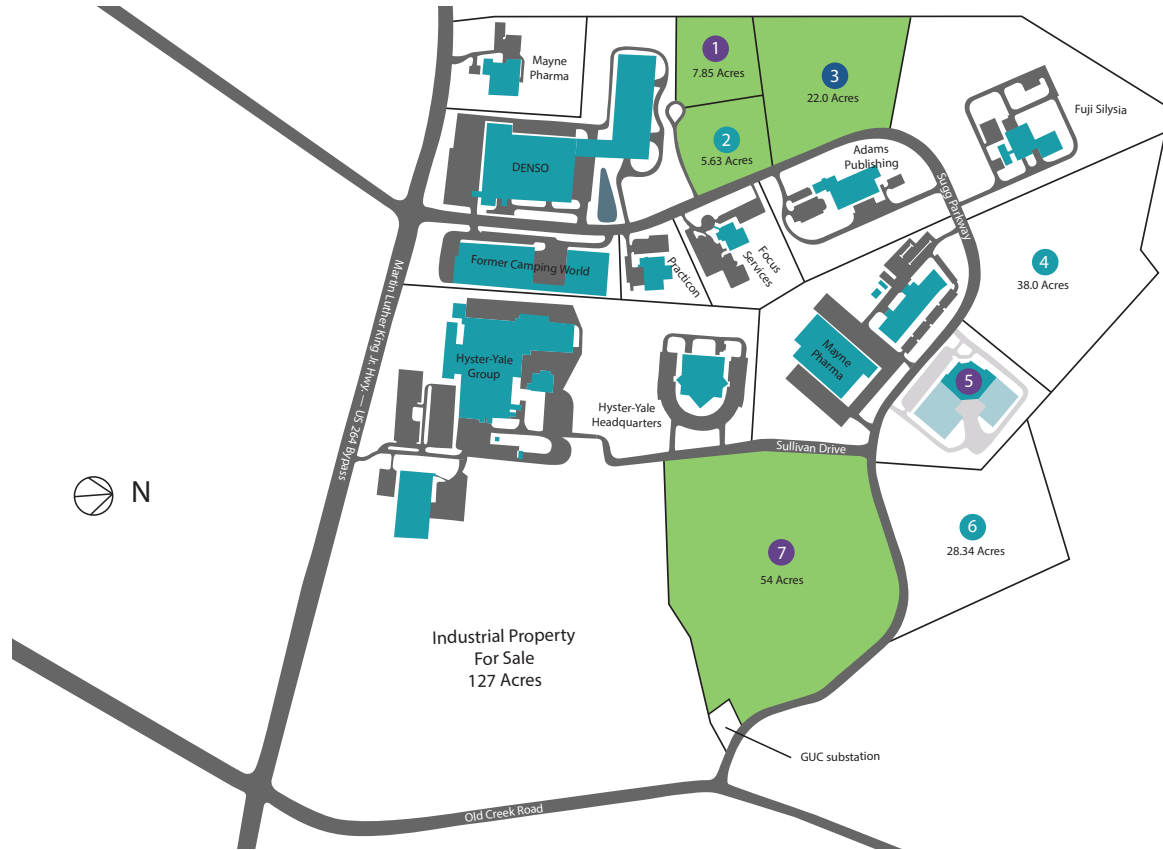


INDIGREEN CORPORATE PARK

Sugg Parkway, Greenville, NC



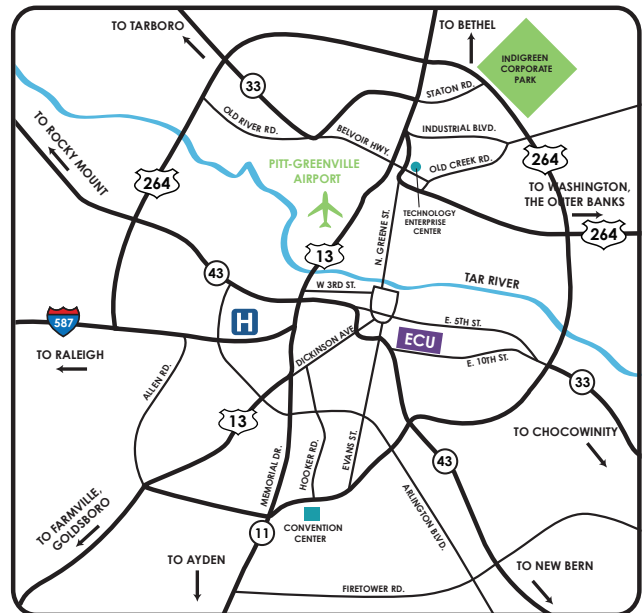
LOCATION

Indigreen Corporate Park is located in Greenville, NC, between Raleigh and the Outer Banks, is less than 5 miles/5 minutes north of Uptown Greenville, East Carolina University, Pitt-Greenville Airport, and Vidant Medical Center.

The Greenville, NC MSA is a growing metro area with a population of approximately 180,000. The laborshed, representing a 30 minute commute, totals approximately 250,000. East Carolina University and Pitt Community College both participate and collaborate to deliver free customized industrial training, part of the State's typical incentives package.

The Park is one mile east of US Highway 264, Future I-587, connecting Greenville to Raleigh, RDU Airport, I-95, and I-40. The park is also approximately 2 hours from the Port of Norfolk in Virginia as well as 2 hours or less from the two North Carolina Ports, Morehead City and Wilmington.

Home to notable companies such Thermo Fisher Scientific, DSM Dyneema, DENSO, Grady White Boats, Hyster-Yale, and Mayne Pharma, the Greenville, NC MSA is in the top 20% of the **Milken Institute's Best Performing Small Cities in the US.**



SHOVEL READY LOTS AVAILABLE

Available Land: 90 acres

Size: Subdivided or combined

Zoning: PIU

County: Pitt (Tier 2)

Pricing: \$30,000/ acre

All Utilities: Greenville Utilities Commission

Lots Available: 1 – 3 & 7 – 10

Interstate/Hwy Access: Future I-587 | US Hwy 264

Ownership: Greenville ENC Alliance



GENERAL

Acreage: 353 total acres

Adjacent Property: 127 acres available

Park Tenants: DENSO, Focus Services, Adams Publishing, Fuji Silysia, Mayne Pharma, Hyster-Yale, Practicon

PHYSICAL

Elevation: 32' to 40' above MSL

Appearance: Slightly elevated above road grade

Soils: Bladen/Exum fine sandy loams with load bearing capacities of 3000 lbs. per sq. ft. Preliminary soil test results are available

Drainage: Drainage ditches on reserved easements

Environmental: Phase I Environmental, Geotech available
Wetland delineation available

Covenants: Available upon request

TRANSPORTATION

Access: Sugg Parkway (28' pavement on 80' R/W) to US 264 Bypass & Old Creek Rd.

Interstate: Designated I-587 (US 264) controlled access, interstate quality highway
Distance: 1 mile west of site, I-95 | Distance: 40 miles via US 264 (40 minutes)

Regional Air: PGV Airport | Distance: 2 miles (2 minutes)

International Air: RDU Airport | Distance: 90 miles (90 minutes)

Closest Port: Morehead City | Distance: 80 miles (80 minutes); FTZ 214 within 200 miles of
Wilmington, NC and Port of Norfolk

UTILITIES: Greenville Utilities Commission

Water: 12"

Sewer: 12" and 15"

Gas: 4" and 6"

Electric: 12.5 KV Distribution; Substation within 1000 feet; 2 Transformers @ 20,000 KVA

Data: Up to 1G speeds