

SOUTH ROCKINGHAM COUNTY CORPORATE PARK CHAMPION SITE

13 Highway Miles from Jet Zero | 1.3M +/- SF Buildable on 110 Acres



AVAILABLE FOR LEASE

PRESENTED BY | CARROLL INDUSTRIAL DEVELOPMENT & NAI PIEDMONT TRIAD

246 SYLVANIA ROAD
STOKESDALE, NC

TABLE OF CONTENTS

02 TOC

03 EXECUTIVE SUMMARY

04 SITE PLAN I

05 SITE PLAN II

06 AERIAL PHOTOS

07 EXTERIOR PLANS

08 FLOOR PLAN I

09 FLOOR PLAN II

10 ABOUT ROCKINGHAM COUNTY

11 NC CAROLINA CORE

12 REGIONAL CONNECTIVITY

13 REGIONAL EDUCATION

14 MARKET OVERVIEW

15 CONTACT US

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Broker | NAI Piedmont Triad
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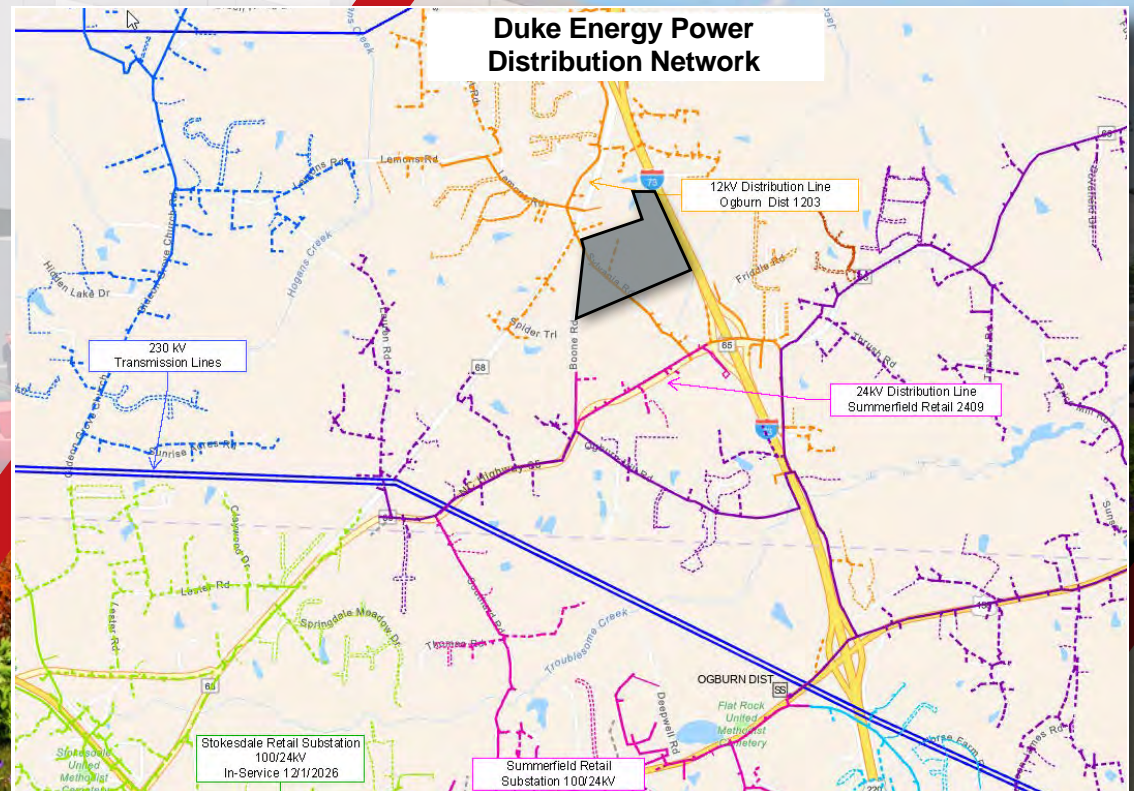
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EXECUTIVE SUMMARY

The Champion Site is in South Rockingham County Corporate Park on a 110-acre site. The Class A, master planned development is home to Ontex Global Manufacturing, a leading International personal hygiene group and PowerSecure, one of the nation's leading microgrid energy solutions providers and a subsidiary of Southern Company. The business park is located on future I-73 in southern Rockingham County, eleven miles north of Piedmont Triad International Airport. Park infrastructure includes public water and sewer on site, a 500,000 gallon water tower, and a soon to be constructed fire station.

Address	246 Sylvania Rd., Stokesdale, NC
Acreage	110
Total Buildable	1,300,000 SF
Proposed Building Size	500,000 SF
Zoning	Light Industrial
Water and Sewer	Public Water and Sewer at Site
Power	10-12MW direct power available to site
Development	For Lease, Build-to-suit
Interstate Access	Adjacent to I-73 15min from Greensboro



SITE PLAN I



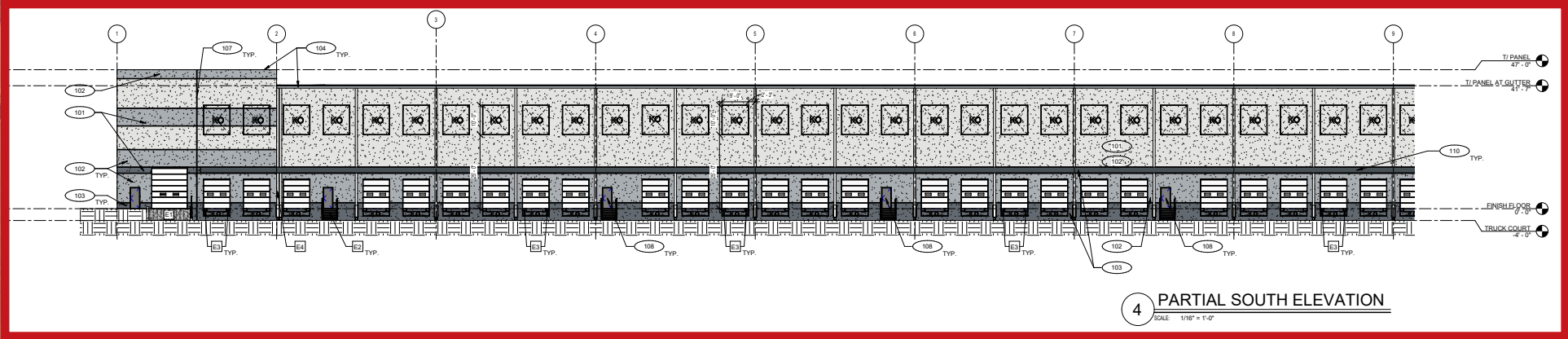
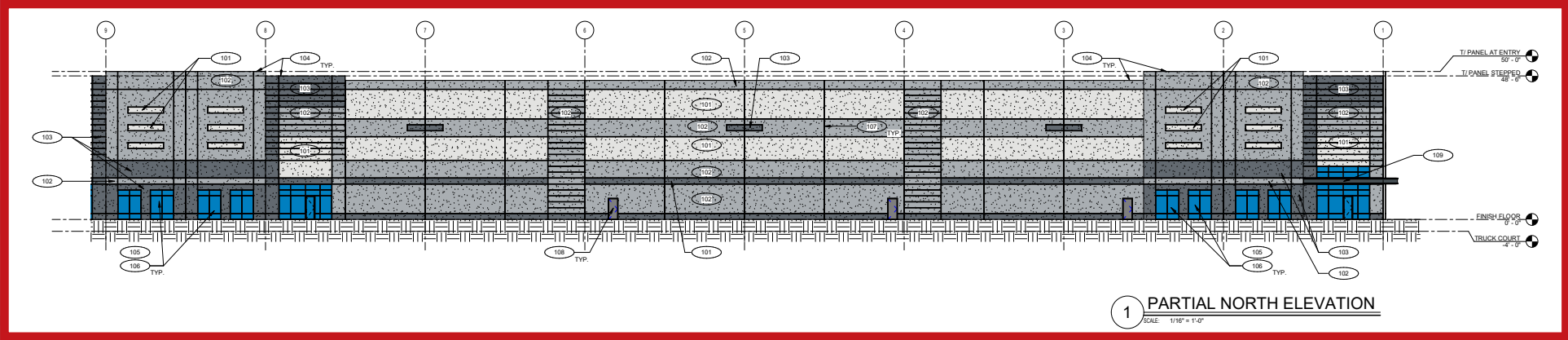
SITE PLAN II



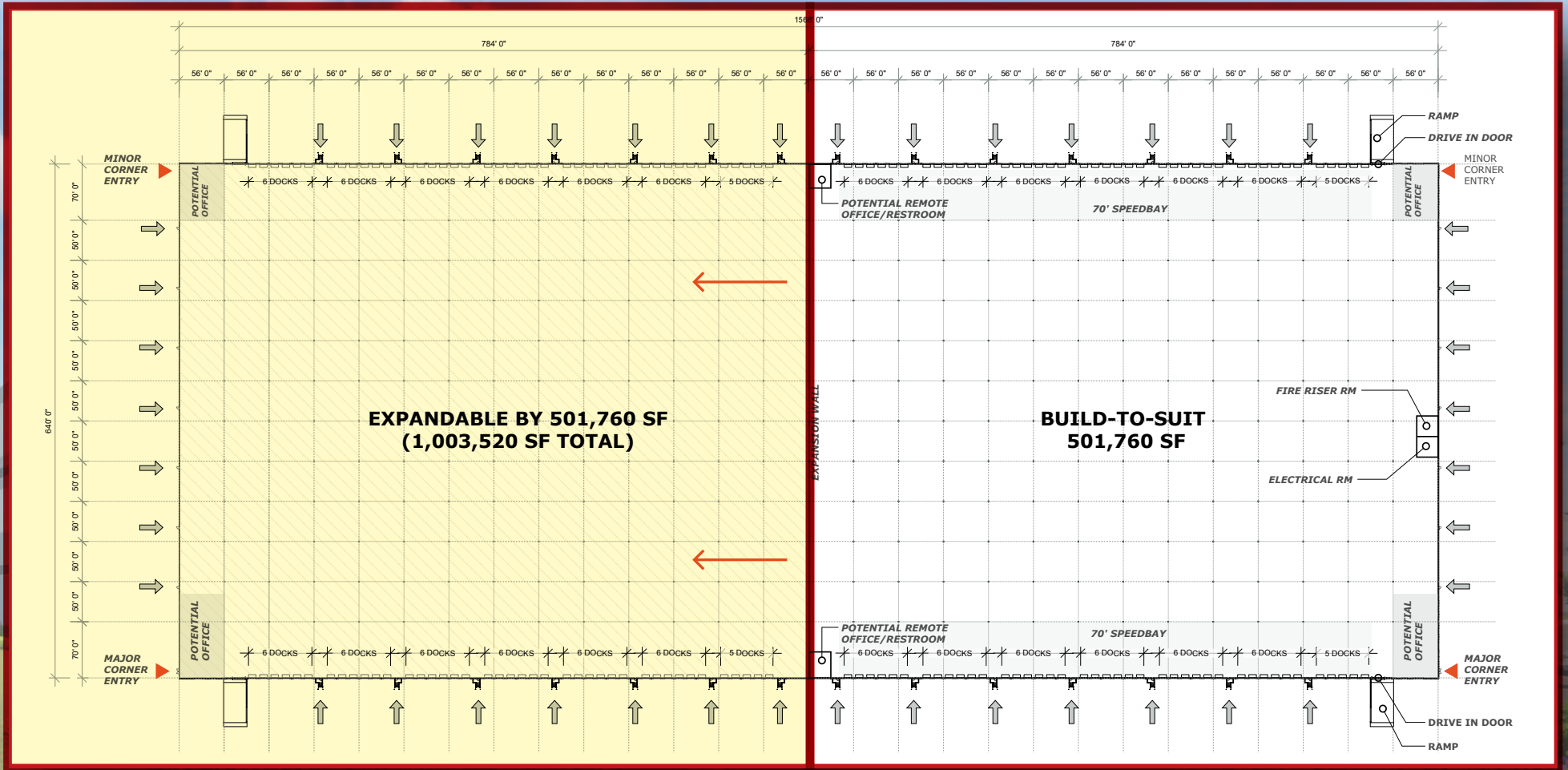
AERIAL PHOTOS



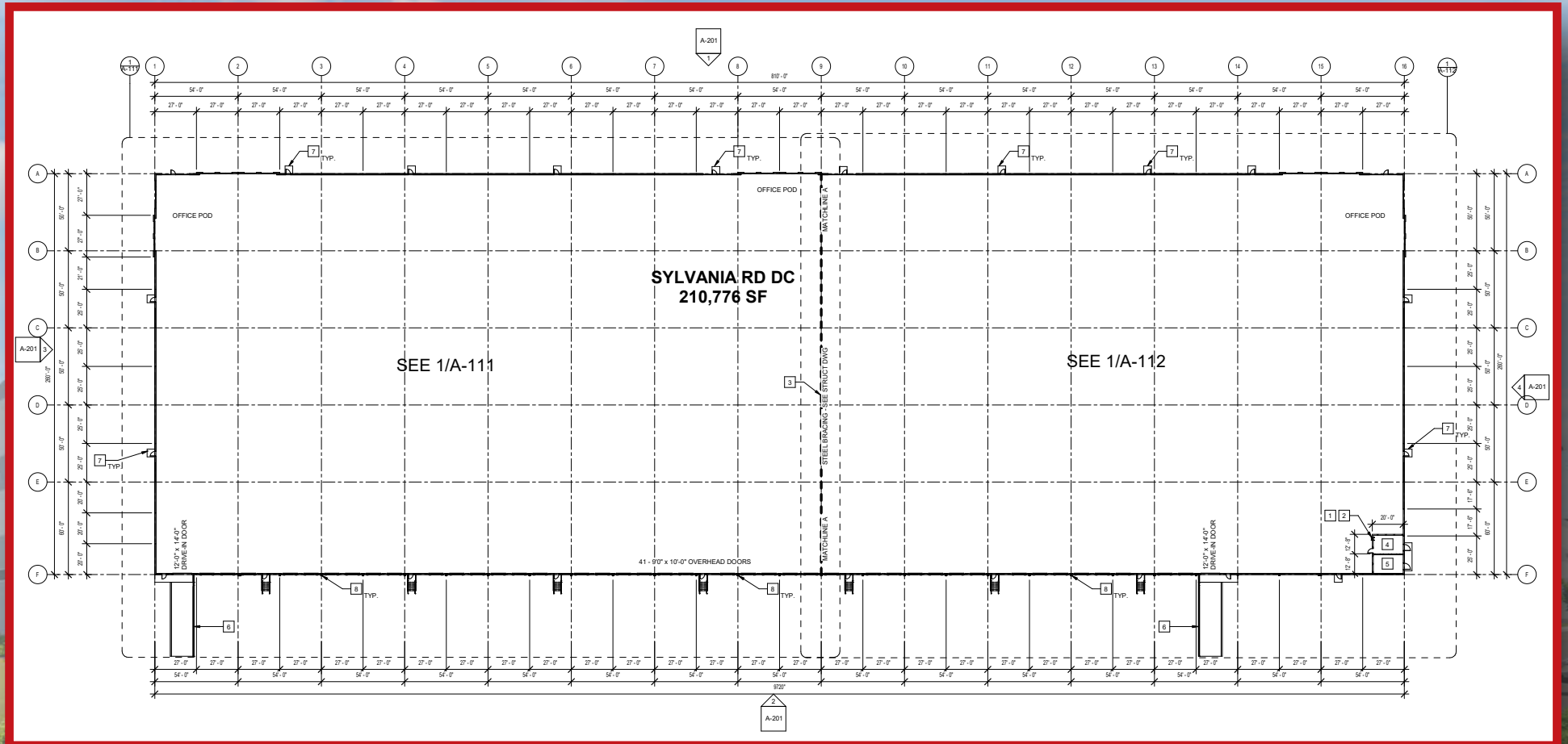
EXTERIOR PLANS



FLOOR PLAN I



FLOOR PLAN II



ROCKINGHAM COUNTY

CLOSE PROXIMITY TO MAJOR CITIES AND HIGHWAYS

If you want to grow your business in a low tax, business friendly, logistically connected area in central North Carolina, Rockingham County is the place to be. Tax rates in Rockingham County are significantly lower than adjacent urban counties. Permitting time is based on days, not months. Future I-73 provides four lane access to Piedmont Triad International Airport (11 miles) and I-40(12 miles). A strong community college system that provides a highly trained workforce makes Rockingham County ideal for business expansion. Join the 429,000 sf of tenants already working in South Rockingham Business Park.



LOCATION & ACCESSIBILITY	
	INTERSTATE 73 1.2 MILES
	INTERSTATE 40 11.8 MILES
	INTERSTATE 840 23 MILES
	INTERSTATE 85 24.7 MILES
 11 MILES

Distances are the distance to the champion site and not the county.

NC CAROLINA CORE

MARKET MAP

THINK IT.

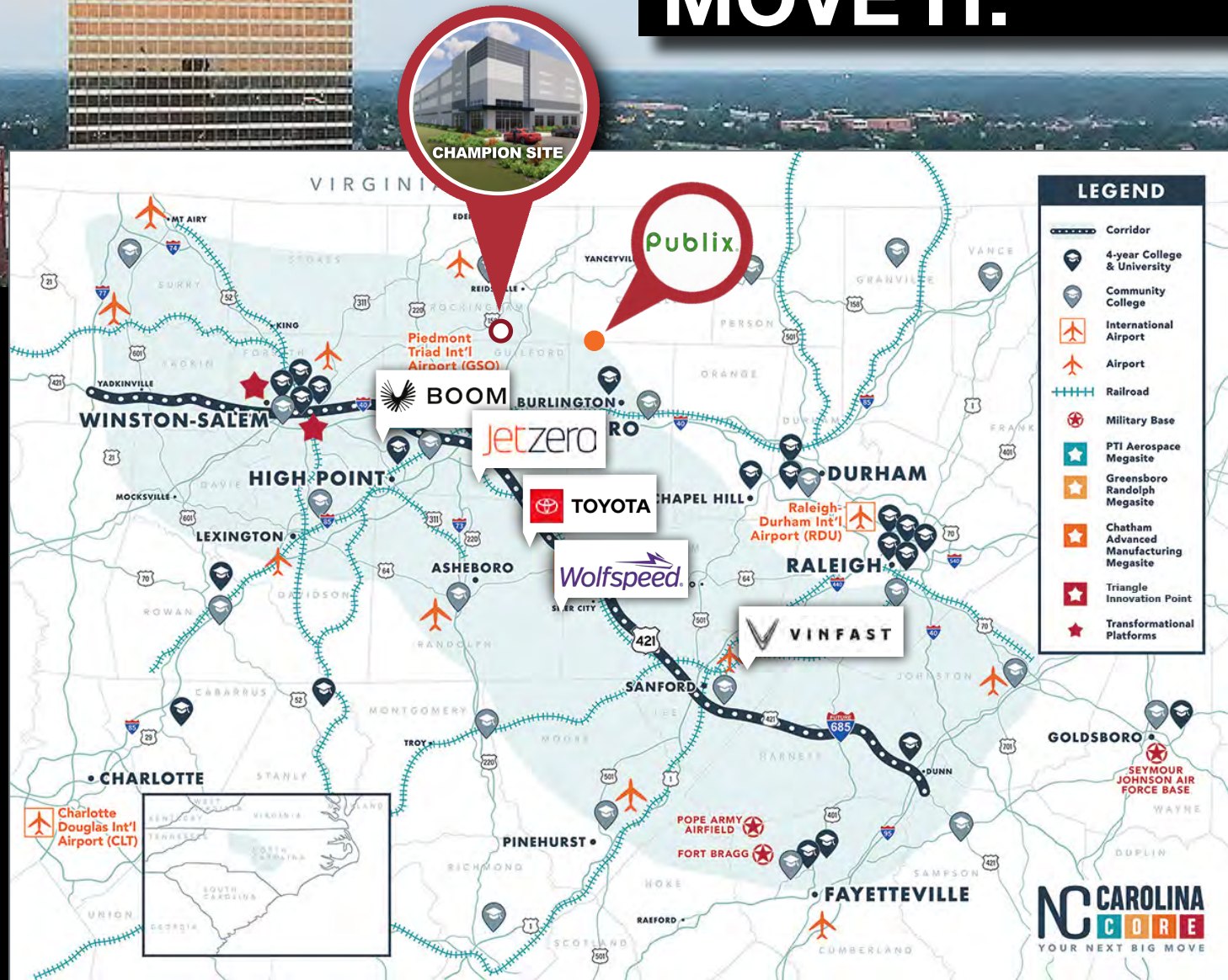
MAKE IT.

MOVE IT.

NC CAROLINA CORE
YOUR NEXT BIG MOVE

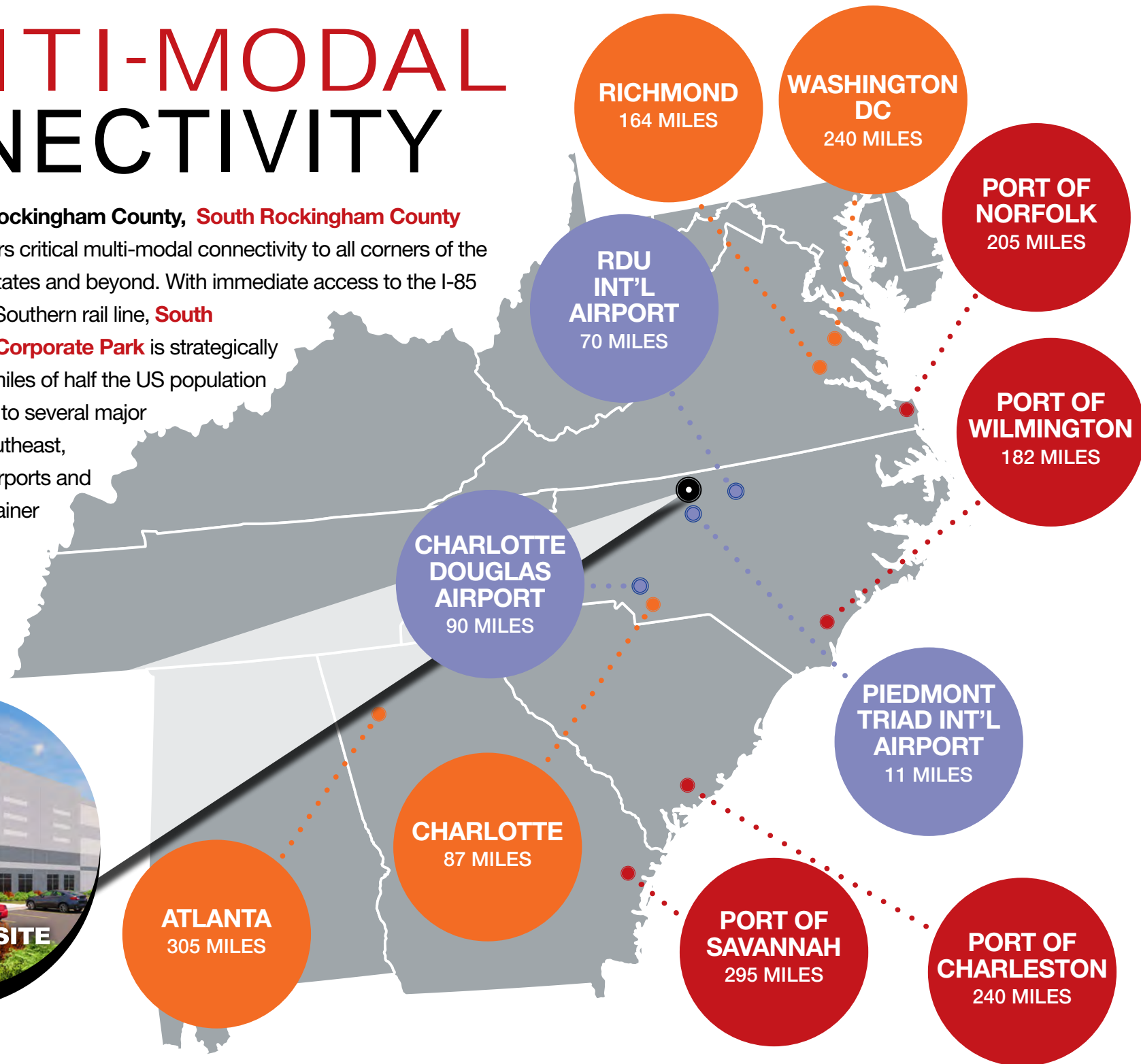
The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



MULTI-MODAL CONNECTIVITY

Centrally located in Rockingham County, **South Rockingham County Corporate Park** 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, **South Rockingham County Corporate Park** 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.



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES

The map displays the following institutions and their locations:

- Appalachian State University** (Western Piedmont)
- Western Carolina University** (Western Piedmont)
- Wake Forest University** (Central)
- University of North Carolina Charlotte** (Central)
- Johnson C. Smith University** (Central)
- Livingstone College** (Central)
- Wingate University** (Central)
- Bennett College** (Central)
- University of North Carolina Pembroke** (Central)
- Fayetteville State University** (Central)
- Shaw University** (Central)
- UNCW** (Central)
- University of North Carolina Wilmington** (Central)
- High Point University** (Northwest)
- Winston-Salem State University** (Northwest)
- University of North Carolina School of the Arts** (Northwest)
- North Carolina Agricultural and Technical State University** (Northwest)
- UNCG** (Northwest)
- Duke University** (Northwest)
- Elon University** (Northwest)
- NC Central University** (Northwest)
- Chowan University** (Northwest)
- The University of North Carolina at Chapel Hill** (Northwest)
- Saint Augustine's University** (Northwest)
- NC State University** (Northwest)
- ECSU** (Northwest)
- North Carolina Wesleyan University** (East)
- University of Mount Olive** (East)
- East Carolina University** (East)

CHAMPION SITE (Central)

North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

MARKET OVERVIEW

LOCATION



REACH
2/3
OF THE US
POPULATION
WITHIN
A DAYS DRIVE

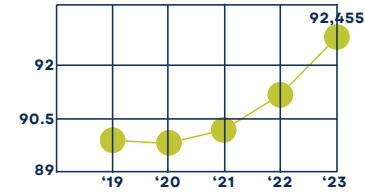
EASY
ACCESS
TO I-73 &
I-785

POPULATION



92,455
total population

Population Growth



1.2% in population growth over 5 years

LABOR FORCE



DIVERSE
LABOR POOL OF
42,151
COUNTY-WIDE



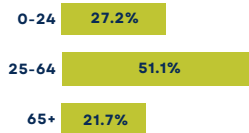
78%
Prime-age Labor Force
Participation Rate

DEMOGRAPHICS



44.56
Median Age

Age Distribution



48.57% FEMALE | **51.43%** MALE



4.0%
Unemployment Rate



21.9%
OF JOBS ARE IN
MANUFACTURING

HOUSING

43,847
total housing units



\$193,470
median home value



36%
COMMUTE
OUT OF THE
COUNTY FOR
WORK



Annual Average Wage
\$43,892

COST OF LIVING



TAX RATE
.695
\$100



**BROKERAGE
DEVELOPMENT
INVESTMENTS**

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