

BIRCH CREEK

B U S I N E S S P A R K



AVAILABLE FOR LEASE

PRESENTED BY | CARROLL INDUSTRIAL DEVELOPMENT & NAI PIEDMONT TRIAD

749 KNOX ROAD
MCLEANSVILLE, NC

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EXECUTIVE SUMMARY

268,800 SF ●

CLASS A INDUSTRIAL ●

PRIME LOCATION ●

DELIVERY 2027 ●

ADDRESS:	749 Knox Rd., McLeansville, NC 27301
PARCEL SIZE:	38± Acres
BUILDING SIZE:	268,800 SF
BUILDING DIMENSIONS:	896' x 300'
TRAILER PARKING SPOTS:	54 (option to add a additional 146 Trailer Parking Spots)
AUTO PARKING SPACES:	172 (option to add additional 30 auto parking spaces)
COLUMN SPACING:	56'x 60'
DOCK HIGH DOORS:	44
DRIVE IN DOORS/ RAMPS:	2 Oversized 14'x16'
POWER:	3000 Amps (Expandable to 5,000 amps)
BUILDING CLEAR HEIGHT:	36'
WATER:	City of Greensboro water at site
SEWER:	City of Greensboro sewer at site
FLOOR THICKNESS:	7"

EXTERIOR PLANS I



EXTERIOR PLANS II



ABOUT GREENSBORO

With a population of over 300,000 residents, Greensboro is the 3rd most populous city in North Carolina after Charlotte and Raleigh, the 69th-most populous city in the United States, and the most populous city in the Piedmont Triad metropolitan region.



ATTRACTIONS

- Greensboro Coliseum Complex - With 8 venues and 22,000 seating, it is a major economic generator for the city of Greensboro.
- Tanger Family Bicentennial Garden - A 7.5-acre garden known for its artistic sculptures, variety of flora, and breathtaking views.
- Shopping Centers - Includes Four Season Town Centre and the Friendly Center. Four Seasons Town Centre is a three-story shopping center, with over 140 stores and restaurants. Friendly Center is an open-air mall that features over 140 stores and restaurants.
- International Civil Rights Museum - The building formerly housed the Woolworth's, the site of a nonviolent protest in the civil rights movement.
- Steven Tanger Center for the Performing Arts - A state-of-the-art, \$94 million venue in downtown Greensboro that hosts Broadway productions, concerts, and more, attracting nearly 1.3 million guests in its first two years.

ECONOMY

- There are approximately 900,000 jobs in the Piedmont Triad.
- It serves over 1.6 million people.
- Twelve counties and 62 municipalities comprise the Piedmont Triad Regional Council.
- Piedmont Triad International Airport is located in the center of the region.
- The airport has attracted many aerospace companies to the area such as Collins Aerospace, HondaAero, and Triumph Aerospace.
- Boom Supersonic, the Overture Superfactory will be a state-of-the-art manufacturing facility, including the final assembly line, test facility, and customer delivery center for the Overture supersonic airliner.
- JetZero has announced a \$4.7 billion investment to build its first U.S. manufacturing facility at Piedmont Triad International Airport, creating over 14,500 high-paying jobs. This will further solidify Greensboro's role as a major aerospace hub by producing their groundbreaking Z4 blended-wing-body aircraft, designed for significantly improved fuel efficiency and reduced emissions.

EMPLOYERS

Guilford County Schools	Education	10,130
Cone Health	Health care	8,410
City of Greensboro	Government	2,990
U.S. Postal Service	Shipping	2,800
UNCG	Education	2,540
Guilford County	Government	2,440
High Point Regional Hospital	Health care	2,245
American Express	Financial services	2,000
Bank of America	Financial services	2,000
Tyco Electronics	Electronics	2,000
UPS	Shipping	2,000
Lorillard Tobacco	Tobacco products	1,800
AT&T	Telecommunications	1,600
Citicorp	Financial services	1,500
TIMCO	Aviation	1,500
Volvo Trucks North America	Truck production	1,410
VF Corp.	Apparel	1,400
RF Micro	Microchips	1,380
Lincoln Financial	Financial services	1,350
Thomas Built Buses Bus	manufacturing	1,280
TE Connectivity	Auto components	1,250
FedEx	Shipping	1,000

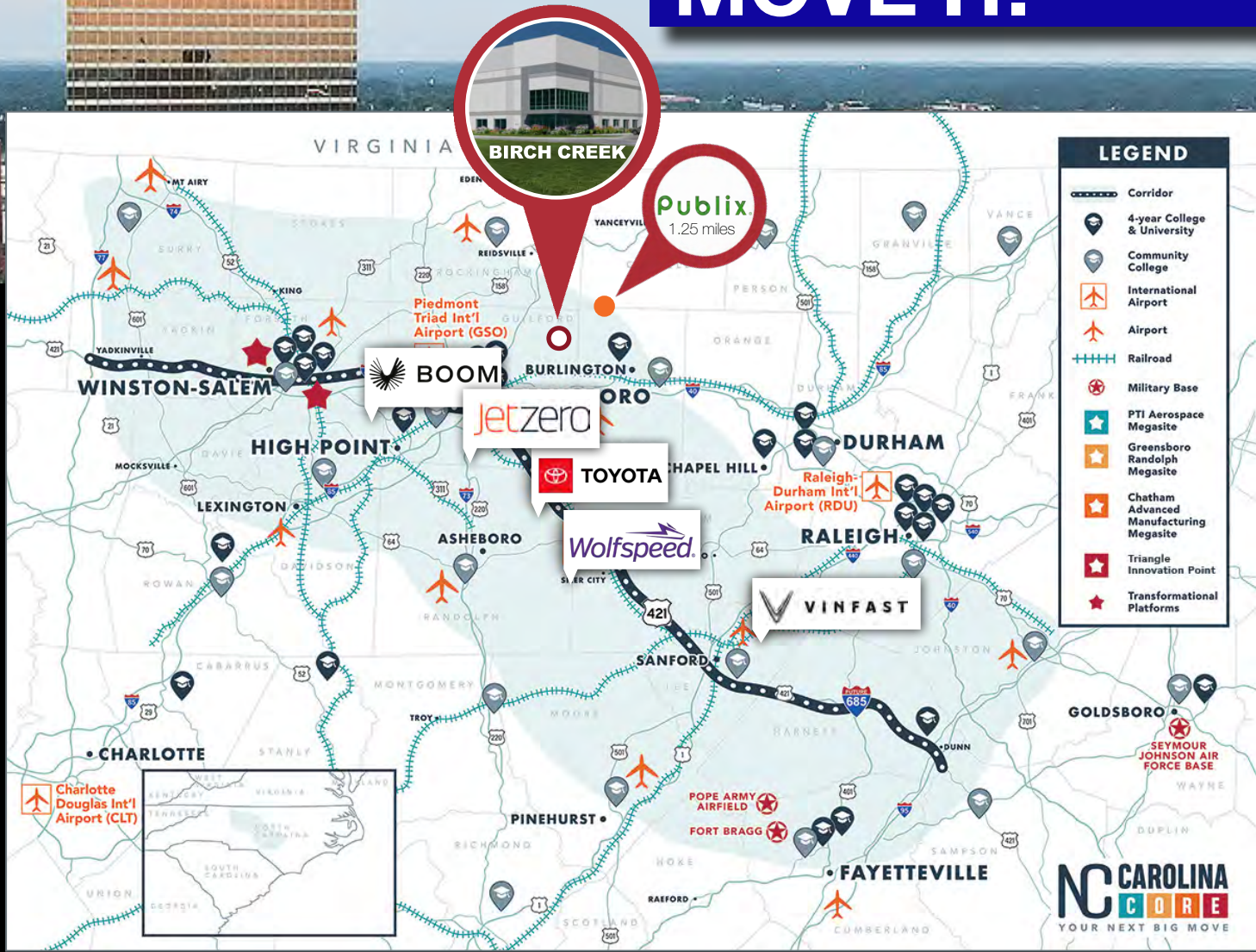
NC CAROLINA CORE

MARKET MAP

THINK IT.

MAKE IT.

MOVE IT.

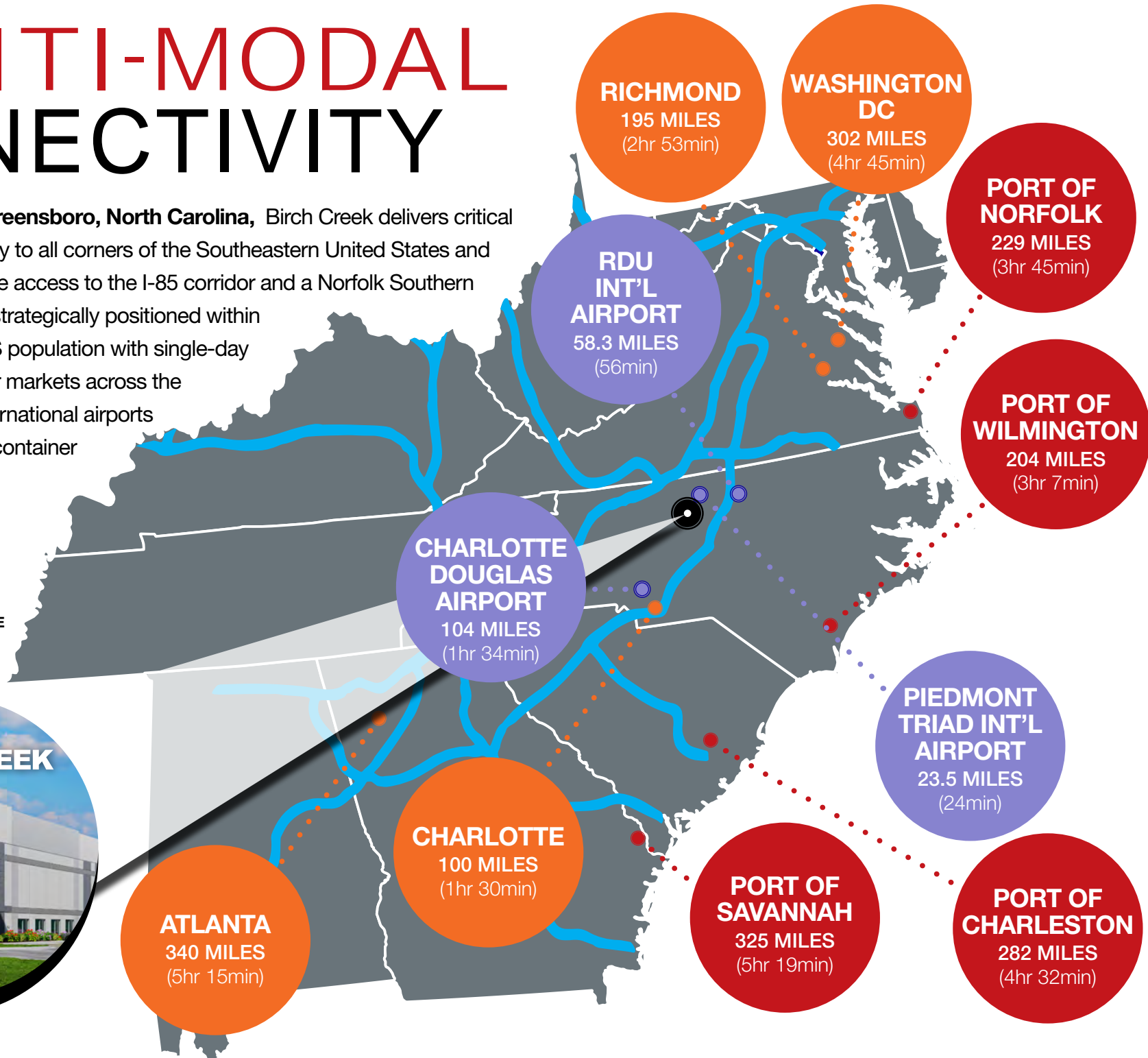


The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

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 Greensboro, North Carolina, Birch Creek 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, Birch Creek 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 shows various universities and colleges across North Carolina, with lines connecting their logos to their respective locations. A red circle highlights the Birch Creek area. The following table lists the institutions shown:

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

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.

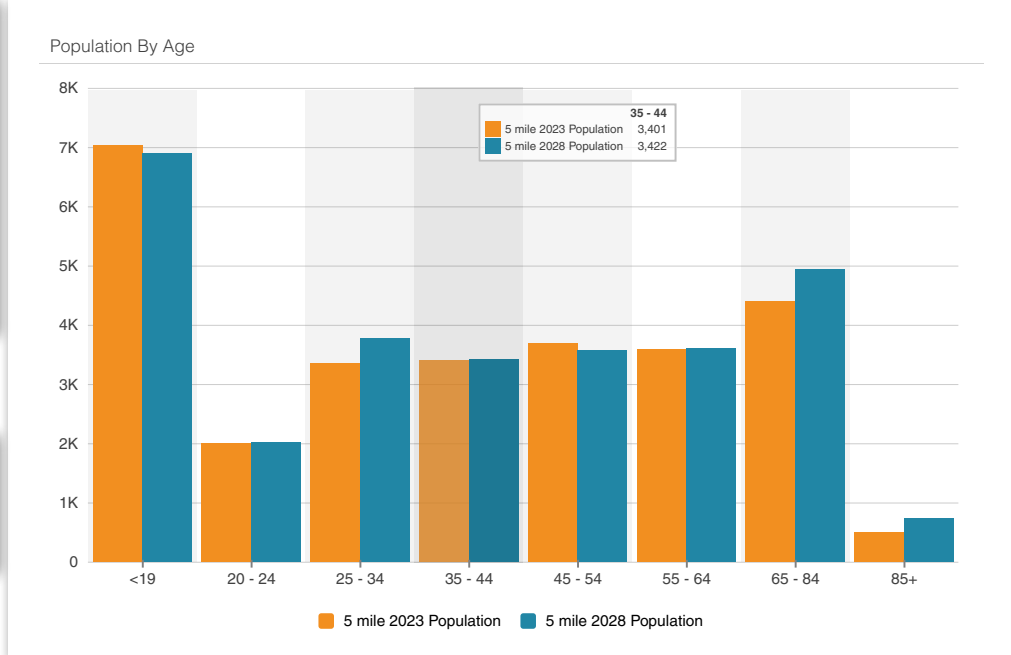
MARKET OVERVIEW

- 546,101 POPULATIONS FOR GREENSBORO AND HIGHPOINT (AS OF 2022)
- 820,000 REGIONAL LABOR FORCE (AS OF 2023)
- 260,500 LABOR FORCE FOR GREENSBORO AND HIGHPOINT (AS OF 2023)

POPULATION	2 mile	5 mile	10 mile
2010 Households	2,861	29,799	212,715
2023 Households	3,701	37,419	252,261
Annual Growth 2010-2023	1.9%	1.7%	1.2%
Annual Growth 2023-2028	0.7%	0.6%	0.5%
Median Age	39.6	38.9	37.2
Bachelor's Degree or Higher	35%	26%	30%
U.S. Armed Forces	0	56	307

HOUSING	2 mile	5 mile	10 mile
Median Home Value	\$168,784	\$168,544	\$176,564
Median Year Built	1996	1992	1980

HOUSEHOLDS	2 mile	5 mile	10 mile
2010 Households	1,141	8,583	79,334
2023 Households	1,496	10,688	91,553
2028 Household Projection	1,557	11,051	93,902
Annual Growth 2010-2023	2.0%	1.6%	0.9%
Annual Growth 2023-2028	0.8%	0.7%	0.5%
Owner Occupied Households	1,314	8,924	54,788
Renter Occupied Households	242	2,126	39,114
Avg Household Size	2.6	2.6	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$49M	\$351M	\$2.5B



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$77,758	\$82,352	\$70,183
Median Household Income	\$71,130	\$72,454	\$51,981
< \$25,000	281	1,589	21,557
\$25,000 - 50,000	249	1,886	22,872
\$50,000 - 75,000	267	2,103	16,156
\$75,000 - 100,000	224	1,639	10,910
\$100,000 - 125,000	312	1,932	8,438
\$125,000 - 150,000	62	560	4,088
\$150,000 - 200,000	69	655	3,954
\$200,000+	33	323	3,579



**BROKERAGE
DEVELOPMENT
INVESTMENTS**

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