CASH CORPORATE CENTER

Trinity Partners is pleased to offer this 120-acre NC Certified Site located in Apex, North Carolina (a suburb of Raleigh). Zoned for Light Industry, the Cash Corporate Center site is the largest developable industrial site in Apex/Wake County and is uniquely positioned between US-1 and NC-540, just south of the existing Pinnacle Business Park. Water, sewer, and electrical services are provided to the site by the Town of Apex.

INVESTMENT HIGHLIGHTS

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>2100 Production Drive Apex, NC 27539</th>
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</thead>
<tbody>
<tr>
<td>SIZE</td>
<td>121.3 acres</td>
</tr>
<tr>
<td>PIN</td>
<td>0751-13-7742</td>
</tr>
<tr>
<td>ZONING</td>
<td>Light Industrial - Conditional Zoning</td>
</tr>
<tr>
<td>PRICING</td>
<td>Call for pricing</td>
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TRAFFIC COUNTS

<table>
<thead>
<tr>
<th>ROAD</th>
<th>TRAFFIC</th>
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</thead>
<tbody>
<tr>
<td>E. Williams St</td>
<td>49K</td>
</tr>
<tr>
<td>US-1</td>
<td>46K</td>
</tr>
<tr>
<td>TEN-TEN RD</td>
<td>36K</td>
</tr>
<tr>
<td>NC-55</td>
<td>26K</td>
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</table>
Easy access to US-1, I-540, NC-55, Hwy-64, Ten-Ten Rd, and E. Williams St.
**APEX MARKET OVERVIEW**

**TOWN OF APEX AT A GLANCE**

The Town of Apex, North Carolina is perfectly positioned in the Research Triangle area and has a well-deserved reputation for being the best place to live in the United States. Not only is Apex a great place to live and raise a family, it is an outstanding business location. Companies benefit from the access to a highly educated workforce, and the dynamic local and regional economy.

Downtown Apex offers one-of-a-kind specialty shops, inviting restaurants, and a variety of services. Downtown Apex is not merely a destination but serves as the heart of this expanding and thriving community. Successful efforts by the Town of Apex have revitalized this jewel of the community, which boasts one of the best examples of intact historic structure restorations in Wake County. This small but vibrant section furthers the Town’s reputation as “The Peak of Good Living.”

**APEX TOP 10 EMPLOYERS**

01. Wake County Public School System
02. Dell Technologies
03. Apex Tool Group
04. Town of Apex
05. ATI Industrial Automation
06. Super Target
07. CostCo
08. Bland Landscaping
09. Tipper Tie
10. Polyzen INC.
“The improvement in construction employment follows rebounds in the residential and office markets,” reads Dr. Michael L. Walden’s forecast in the Chamber’s annual report. “The addition of manufacturing jobs will be related to growth in the area’s strong technological, pharmaceutical and instruments industries.” Walden’s report cites the area’s “core economy (being) built for the 21st century on higher education, technology and innovation.” Those are industries and disciplines that will always be needed regardless of economic fluctuations.

No city or region is recession-proof, but Raleigh weathered better than most, and the recovery has been robust. New jobs have been announced in the region by major companies such as MetLife, Citrix, Conduent Incorporated, Corning, Credit Suisse, Infosys, Syneos Health, and Trilliant. Some were corporate expansions; others were new employers establishing a presence here. In 2016, every major industry category added workers, reflecting a 2.6% gain.

The area’s stable employment base means unemployment numbers are typically lower than the national average. As the overall economy has improved since the recession, the Raleigh unemployment rate has lowered from 4.1 percent (as of Dec. 2014) to 3.6 percent (Sept. 2017) within the past three years. The Raleigh area ranks in the top 25 percent of major markets for lowest unemployment.

Coincident with employment growth in the area, the region’s population has swelled as individuals gravitate to where jobs are located. Wake County has grown at more than twice the rate of the state and nation since 2012:

Wake County: 2.1%  
North Carolina: 1%  
United States: 0.7%
POTENTIAL USES

- Security or Caretaker quarters
- Government Service
- Heliport or Helipad
- Transportation Facility
- Utility, minor
- Regional Recreation complex
- Broadcasting Station (radio and television)
- Radio and television recording studio
- Medical or dental office or clinic
- Medical or dental laboratory
- Office, business or professional
- Pilot plant
- Research facility
- Laboratory, industrial research
- Machine or welding shop
- Woodworking or cabinetmaking
- Wholesaling, general
- Brewery
- Distillery
- Dry cleaning and dyeing plant
- Laundry plant
- Manufacturing and processing
- Microbrewery
- Microdistillery

*subject to change per the re-zoning process
contact

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sdifranco@trinity-partners.com