SHOVEL-READY SITES
IN NORTH CAROLINA'S RESEARCH TRIANGLE REGION

CAM MEGASITE
CHATHAM COUNTY
• The Chatham-Siler City Advanced Manufacturing Megasite’s Heavy Industrial zoning is established to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment.
• The megasite has direct access to US 64, a four-lane divided highway.
• 1,818 Acres Across 3 Areas:
  - Northern Area: 431 Buildable Acres
  - Southern Area: 1,059 Buildable Acres
  - Support Park: 290 Acres

MONCURE MEGASITE
CHATHAM COUNTY
• Minutes from Raleigh, the Research Triangle Park, and the nation’s largest military installation at Fort Bragg, the Moncure Megasite creates an unmatched opportunity for major manufacturers looking for the perfect location to build a state-of-the-art production facility.
• 7 Miles from the Raleigh Executive Jetport and 30 Miles from RDU.
• The site can be easily accessed by 4 different existing highway interchanges on US Highway 1.
• 2,500+ Acres with 8 Million+ SF Available and Room to Expand.

= Utilities in Place: Gas, Electricity, Water, Sewer
MCLAMB SITE
HARNETT COUNTY

- The **138.5-Acre** McLamb Site can be seen from I-95, which allows for high visibility to one of the most trafficked portions of interstate in the region, and the site is located just 7 miles south of the I-95 and I-40 interchange.
- It’s located 40 miles south of Raleigh, 35 miles north of Fort Bragg, and 27 miles north of Fayetteville.
- The property is adjacent to the new, 1.4M SF Rooms to Go facility which opened in October 2015.

EASTFIELD CROSSING BUSINESS PARK
JOHNSTON COUNTY

- The Business Park is a **307-Acre** master planned manufacturing and distribution community.
- This NC Certified Site is located on I-95 just 6.2 miles north of I-40.
- The 719,812 SF East Coast Distribution Center for Becton, Dickinson and Company is under construction. Additionally, Phase I road & utilities are complete with Phase II under construction.
- With 7 tracts of land available, sites are for sale or build-to-suit from 8 to 170 acres.

FOUR OAKS BUSINESS PARK
JOHNSTON COUNTY

- Four Oaks is a **307-Acre** master planned manufacturing and distribution community.
- This NC Certified Site is located on I-95 just 6.2 miles north of I-40.
- The 719,812 SF East Coast Distribution Center for Becton, Dickinson and Company is under construction. Additionally, Phase I road & utilities are complete with Phase II under construction.
- With 7 tracts of land available, sites are for sale or build-to-suit from 8 to 170 acres.

PERSON COUNTY MEGA PARK
PERSON COUNTY

- Person County, which boards Virginia, is home to the **1,394-Acre** Mega Park.
- The site is situated between two Duke Energy power plants, which positions the site best for a nanotechnology company, such as a semiconductor manufacturer.
- It’s located within a Federal Opportunity Zone and a Foreign Trade Zone.
### FOUNDRY REGIONAL COMMERCE CENTER

- Located 3 miles north of the Research Triangle Park and 2.5 miles from downtown Durham, the Regional Commerce Center provides uninterrupted distribution to every major market in the US through I-85, I-40, and I-540.
- The Class A industrial development offers over 900,000 SF of planned development with 5 buildings:
  - Building 1: 410,000 SF
  - Building 2: 120,000 SF
  - Building 3: 168,000 SF
  - Building 4: 143,000 SF
  - Building 5: 52,500 SF

### GENESIS

- Genesis' unique Scientific Research Park (SRP) zoning offers flexibility to accommodate a wide range of facility types geared toward technology and life science focused users with office.
- 50,000 – 150,000 SF Available
- 8 Buildings Available:
  - 4 R&D/Manufacturing Buildings of 90,000 to 30,000 SF
  - 4 Multi-story Office/Lab Buildings of 40,000 to 450,000 SF

### PARK POINT

- Park Point is the transformation and reimagined space of the former 100-Acre Nortel Campus.
- Includes Fitness Center and On-Site Café/Food Service.
- Space available from 20,000 SF to the entire campus: 655,700 SF. Includes 5 buildings (A-F)
  - Building A: 150,236 RSF Total (3 Floors)
  - Building B: 183,596 RSF Total (2 Floors)
  - Building C: 55,454 RSF Total
  - Building E: 68,894 RSF Total
  - Buildings D & F: 197,522 RSF Total Combined
- Park Point property is ideal for a creative office and/or life science campus.

### CASH CORPORATE CENTER

- Zoned for Light Industry, the Cash Corporate Center site is the largest developable industrial site in Wake County.
- 120-Acre NC Certified Site Located in Apex, NC (a suburb of Raleigh).
- The site is uniquely positioned between US-1 and NC-540, just south of the existing Pinnacle Business Park.
OAKVIEW INNOVATION PARK
WAKE COUNTY
- Adjacent to the Holly Springs Business Park — home of Seqirus, the second largest vaccine company in the world — lies Oakview Innovation Park.
- This NC Certified site consists of 140 Acres of greenfield development that will yield approximately 80 contiguous acres of buildable land.
- Studies show that the site is ideal for a large single user or campus style development. Another 60 acres of land — the Green Oaks Tech Center — is east of the site and available for purchase if desired.
- Zoning: Research Technology.

RIVER PLACE
WAKE COUNTY
- The River Place property is situated on US/Capital Blvd. just 2.6 miles north of I-540, creating high visibility for the incoming tenant/owner.
- 123 Acres of Development Property
  - Tract 1: 58 Acres on the north side which is primarily wooded.
  - Tract 2: SOLD to UPS - 35 Acres.
  - Tract 3: 30 Acres where former pods were located.
  - Tract 4: 0.82 Acres where the water inlet is located.
- The current property owner has a transferable permit to pull 7 million+ gallons of water per day from the Neuse River.
- Current zoning is Highway District, which is a highly desirable and flexible zoning classification.

WILSON CORPORATE PARK
& SHELL BUILDING NO. 8
WILSON COUNTY
- Located adjacent to I-95 near its intersection with US 264A. The 300-Acre park is served by Merck Road, International Parkway, Corporate Parkway and Lamm Road, providing easy access to rail, deep water ports, and several airports.
- Formerly used as an agriculture site, the property is zoned as Heavy Industrial.
- Within the site, the Wilson Shell Building No. 8, a 100,400 SF building on 13.1 Acres, is available.

\[= \text{Utilities in Place: Gas, Electricity, Water, Sewer}\]

To read more about each of these sites and to see additional availability, visit researchtriangle.org/our-region/availablesites

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