



Claremont Spec Building—51,200 s.f.

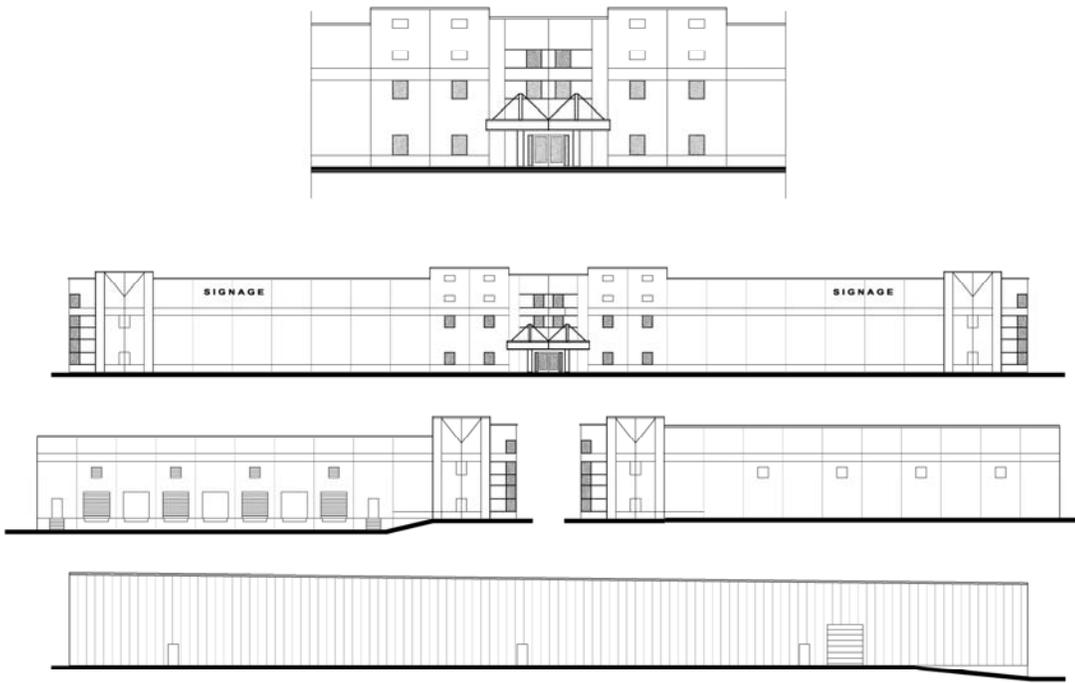
- ✓ 51,200 s.f. manufacturing space with 28'-32' ceilings throughout
- ✓ Expandable to over 128,000 s.f.
- ✓ 9.31 acres zoned M-1 (Industrial)
- ✓ Fast track local permitting available
- ✓ Duke Energy—Service will be customized to meet client's needs
- ✓ City of Claremont looped water line—12"
- ✓ City of Claremont wastewater—12"
- ✓ Piedmont Natural Gas—2", 60psi
- ✓ Telecommunications—AT&T, DukeNet
- ✓ 8" thick insulated precast concrete wall panels
- ✓ Roof—2 layers of 2.5" iso insulation for an R-30 value; 45 mil TPO membrane roof with a 15-year warranty
- ✓ 4 dock doors—8' x 9'; 3 additional knock out panels
- ✓ 1 drive in door—12' x 14'
- ✓ 70 parking spaces
- ✓ 1.8 miles to I-40 (E/W) and 19.3 miles to I-77 (N/S)
- ✓ Shell complete no later than 7/31/2014
- ✓ Final Build-out can be completed within 120 days
- ✓ 50 minutes to Charlotte-Douglas International Airport
- ✓ Low Tax Rate—Combined \$0.99/\$100 valuation
- ✓ Metro population of over 360,000 with a workforce of 250,000 and 25,000 underemployed workers
- ✓ Metro Area ranked Top 6 in the US for Cost of Doing Business (2006-2013)
- ✓ Within one-day drive of 65% of US population
- ✓ Shell Building "as is" sale price is \$1,950,000 or base lease rate of \$3.40 with building upfits customized and added to base lease rate
- ✓ Lease rate estimated for finished building between \$4.50 to \$4.75 depending upon term and tenant credit including 2,000 s.f. of air conditioned office space, 6-inch concrete slab, plant area heated, fire sprinklers, electrical lighting and power system based on 400 amp service, heavy duty asphalt truck drives and light duty employee parking
- ✓ Building can also be upfit to client's specifications, please call for pricing

2421 BGA Drive, Claremont, NC 28610

Claremont Spec Building

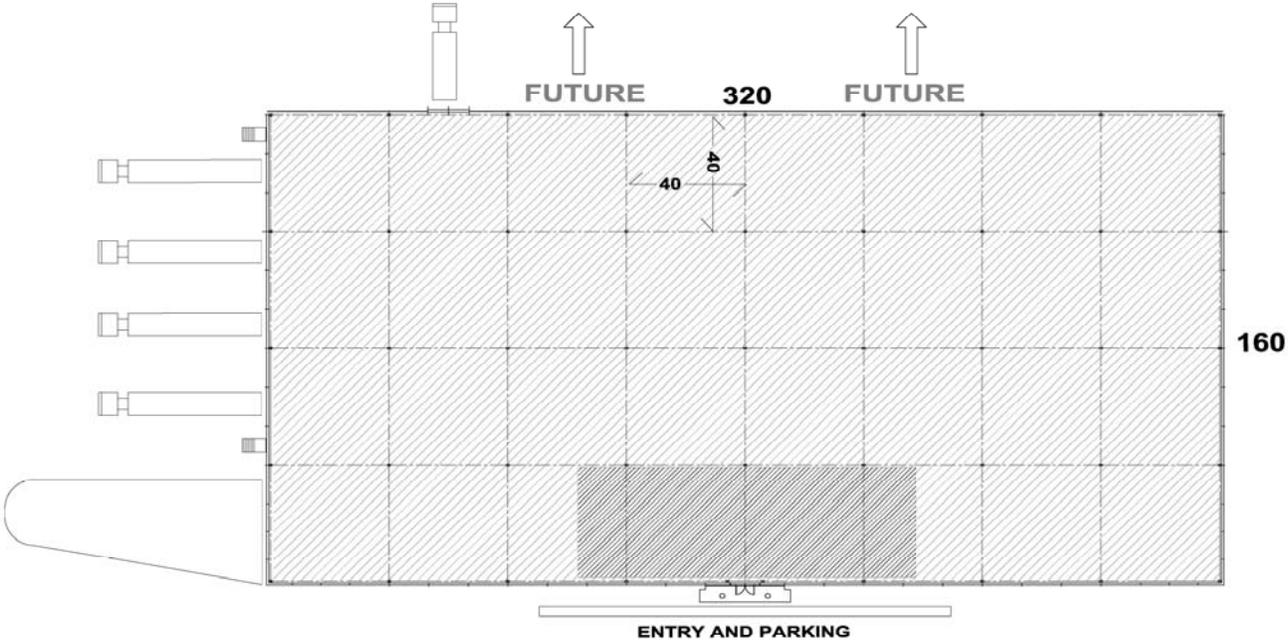
51,200 s.f. (expandable) - \$1,950,000





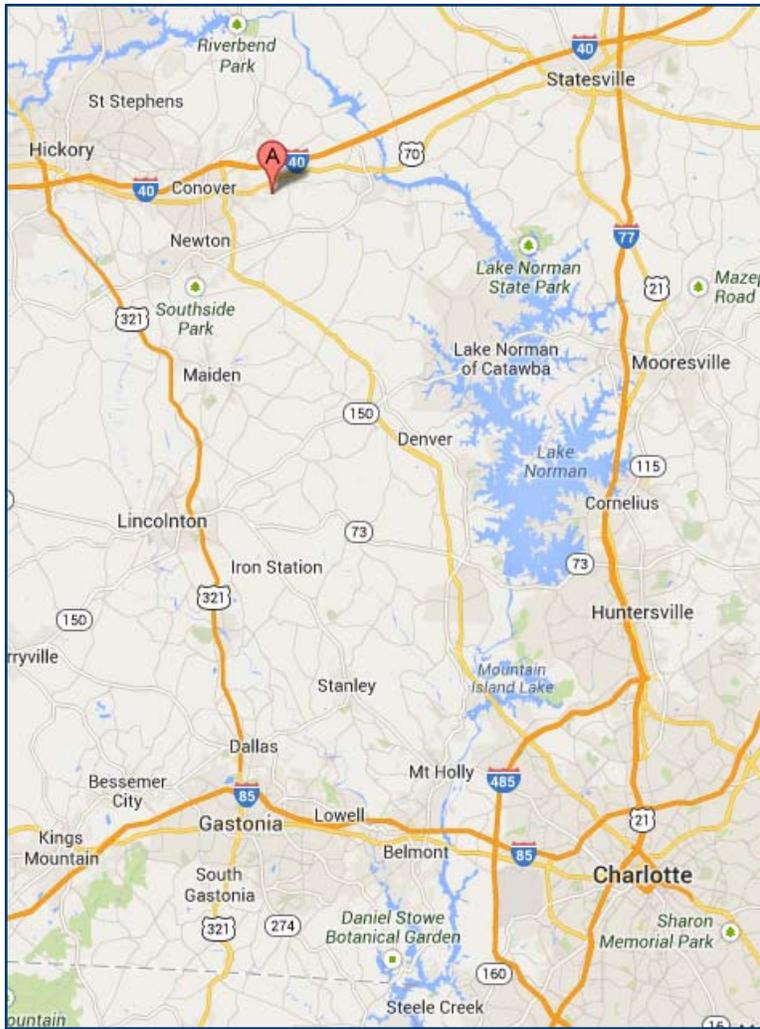
MC
 MATTHEWS CONSTRUCTION
 210 FIRST AVE., SOUTH CONOVER, N.C. 28613

SCHEMATIC ELEVATIONS



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SCHEMATIC PLAN



- ✓ 1.8 miles to I-40 (E/W)
- ✓ 19.3 miles to I-77 (N/S)
- ✓ 50 minutes to Charlotte-Douglas International Airport
- ✓ 50 minutes to Charlotte Intermodal Facility
- ✓ Less than 4 hours to the Port of Charleston, SC
- ✓ 4 hours, 15 minutes to the Port of Wilmington, NC

- ✓ Less than one-day drive time to 65% of the US population:
 - 4 hours to Atlanta, GA
 - 6.5 hours to Pittsburgh, PA
 - 7 hours to Dayton, OH
 - 9.5 hours to New York, NY
 - 9.5 hours to Detroit, MI
 - 11 hours to Miami, FL
 - 11 hours to Chicago, IL



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