

GRANVILLE EXCHANGE

AT TRIANGLE NORTH



BUILD-TO-SUIT | ± 127 acre Master Planned Development in Oxford, NC

MASTER PLAN

Granville Exchange at Triangle North is a ± 127 acre industrial development site in Granville County, North Carolina.



LOCATION

Granville Exchange is situated along Interstate 85 and is located within 20 miles of Durham.



UTILITIES

The site has strong infrastructure with 4 megawatts of power, 1.5M gpd of water/sewer, and 5 psi gas / 60,000+ cfh.



INCENTIVES

Eligibility for Tier One (ie: most lucrative) status when applying for North Carolina incentives.



ALTERNATIVE SITE PLAN

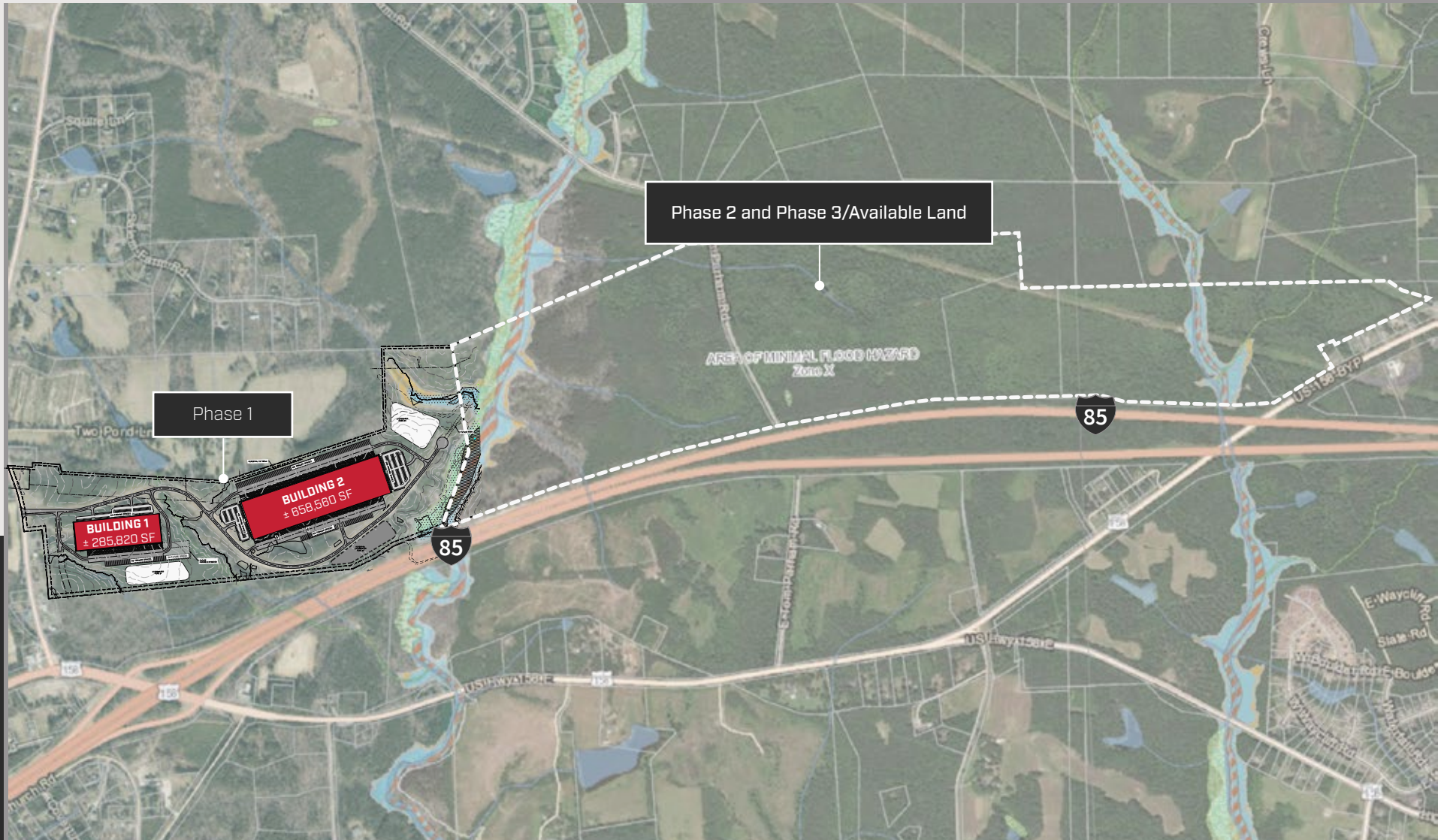
5 Building Site



OPPORTUNITY FOR EXPANSION

± 383 ACRES OF LAND AVAILABLE FOR EXPANSION

Full Site ± 510 Acres



UTILITIES AT A GLANCE



ROBUST AND EXPANDABLE INFRASTRUCTURE FOR SUSTAINABLE GROWTH

WATER & SEWER

Provided by City Oxford

Dedicated 1.5 million gallons/day of capacity to the park with future planned capacity expansion

Infrastructure already extended into the park

Park will be designed with minimal irrigation to limit water usage

POWER

Provided by Duke Energy

Currently, up to 4 mW of power capacity available*

100+ mW substation could be constructed within the park within 30-36 months as specified by Tenant needs.

The park is served with 3-phase service from the Oxford 23 kV feeder out of the Oxford North 23 kV substation.

GAS

Provided by Dominion Gas

8" line is being extended to the park with **5 psi pressure and 60,000+ cfh available immediately**

High-capacity gas line can be extended to the park within 18-24 months

TELECOM

Provided by Brightspeed

Fiber, Wifi, and other services are available to the park

CORPORATE NEIGHBORS

Ideally Situated in a Life Science,
Manufacturing and R&D Hub



NO. 1

STATE FOR VACCINE
MANUFACTURING

NO. 3

STATE FOR BIOSCIENCE
STRENGTH

NO. 4

METRO AREA FOR LIFE
SCIENCE VC FUNDING

600+

LIFE SCIENCE COMPANIES
CALL THE TRIANGLE
REGION HOME

55,000+

EMPLOYED IN NC'S LIFE
SCIENCE & R&D SECTORS

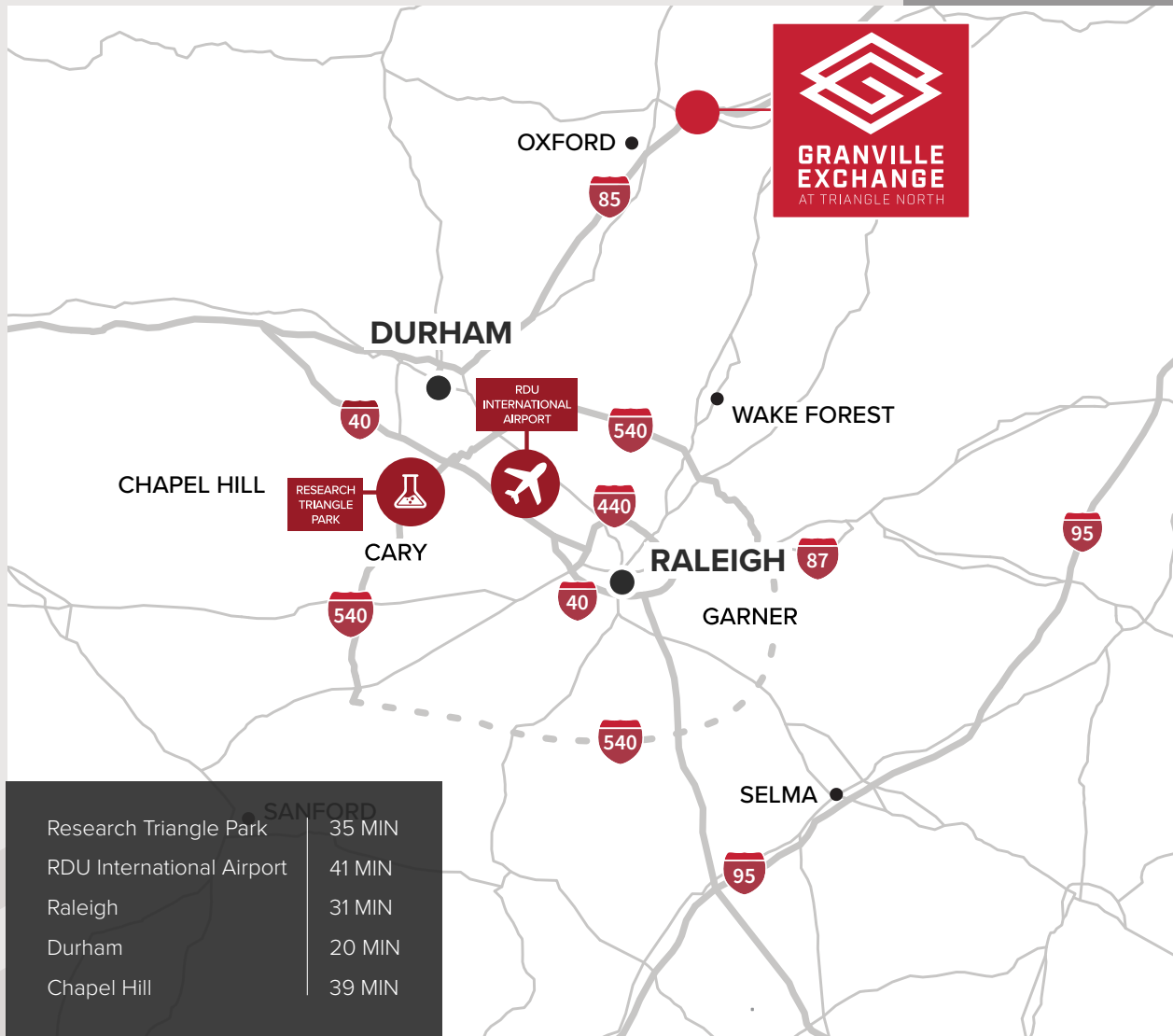
RECENT NOTABLE EXPANSIONS

 **TOYOTA**  **FUJIFILM**

 **VINFAST**  **KEMPOWER**

 **Wolfspeed**  **AMGEN**

STRATEGICALLY LOCATED



HIGHWAYS/INTERSTATES



Granville Exchange can be easily accessed by multiple existing highway interchanges on I-85. Additionally, the site is 29 miles from Durham's outer loop and 35 miles from Interstate 540

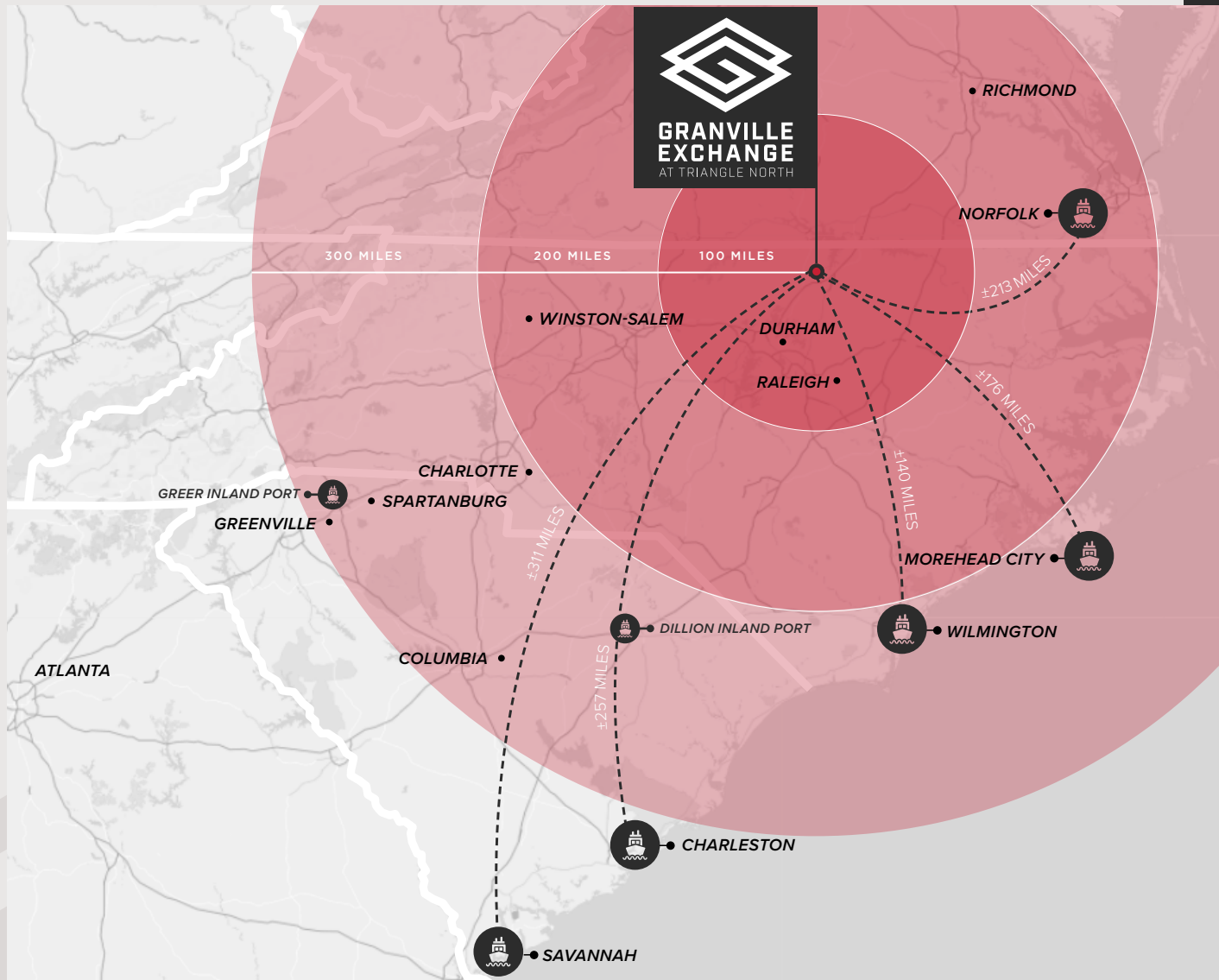
AIR ACCESS



Raleigh-Durham International Airport is 43 minutes southwest of the site and continues to grow with the market. Additionally, just seven miles from the site is the Henderson Oxford Airport-HNZ.



ACCESS TO MAJOR PORTS



5 MAJOR PORTS



Granville Exchange at Triangle North is ideally located to utilize five East Coast deep water ports.

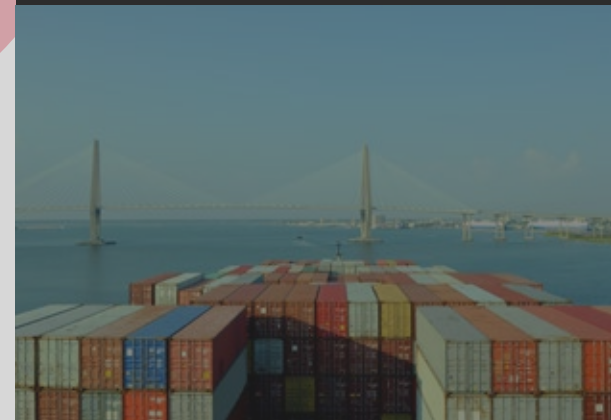
Port of Wilmington, NC

Port of Morehead City, NC

Port of Charleston, SC

Norfolk International Terminals, VA

Port of Savannah, GA



SITE PARTNERSHIP



**\$11.5M INVESTMENT & 60K SF PLANNED FACILITY
ONSITE FOR ADVANCED MANUFACTURING**



Vance-Granville
Community College

Onsite Location

Granville Exchange has partnered with VGCC to build a new advanced manufacturing and applied technology center onsite. Tenants will have **dedicated spaces to install specialty equipment to train their workforce and the community college will serve as a labor force generator for Tenants within the Park.**

ADDITIONAL PARTNERSHIPS



Economic Development
Partnership of NC



THE COUNTY OF
Granville
NORTH CAROLINA

ACCESS TO A LARGE TALENT POOL



TOTAL WORKFORCE

WITHIN 45 MINUTES

469,435

LIFE SCIENC WORKFORCE

WITHIN 45 MINUTES

7,114

MANUFACTURING WORKFORCE

WITHIN 45 MINUTES

27,076

DISTRIBUTION WORKFORCE

WITHIN 45 MINUTES

17,846

MAJOR UNIVERSITIES





**GRANVILLE
EXCHANGE**
AT TRIANGLE NORTH



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**PORTMAN
INDUSTRIAL**



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