



Triangle Innovation Point

- 2,150+ ACRE LIFE SCIENCE, ADVANCED MANUFACTURING & INDUSTRIAL PARK
- LESS THAN 30 MINUTES TO THE HEART OF RESEARCH TRIANGLE PARK (RTP)
- DEVELOPMENT SITES FROM 10 TO 1,000 ACRES
- BUILDING LAYOUTS FROM 35,000 SF - 1,000,000 SF+
- 10 MINUTES TO I-540 LOOP
- ACCESS TO A LABOR FORCE OF MORE THAN 1.5M
- 20 COLLEGES & UNIVERSITIES WITHIN 60 MILES, PRODUCING 36,000+ GRADUATES ANNUALLY





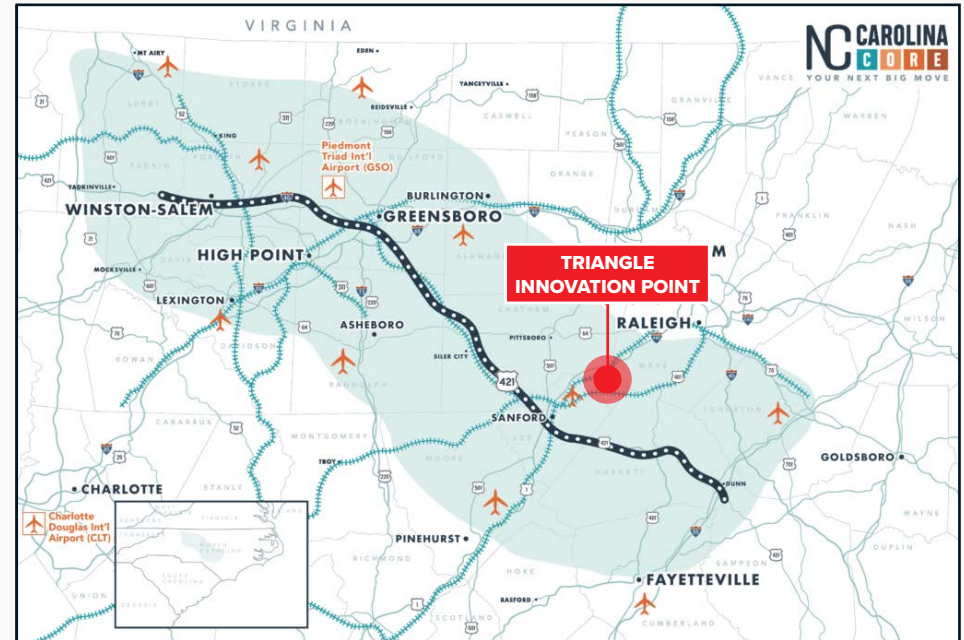
Triangle Innovation Point

2,150+ ACRE LIFE SCIENCE & ADVANCED MANUFACTURING PARK
RALEIGH, MSA

Triangle Innovation Point provides a one-of-a-kind opportunity to tap into the thriving Raleigh-Durham economy, a hotbed of innovation for biotech and life science companies, with an unrivaled speed to development. The Triangle region has thrived over the past decades anchored by its three Tier One Research Universities, dynamic Research Triangle Park, and superb workforce and quality of life. TIP is ideally located to capitalize on the continuing growth of the area while benefiting from the synergies of the RTP region. The site is controlled by one owner who has completed due diligence and has agreements in place to ensure timely completion of all necessary site infrastructure for road interchanges, rail service, water/sewer infrastructure and telecommunications services. Triangle Innovation Point encompasses over 2,150 acres and can be subdivided for specific users as needed, with sites available from 10 acres to 1,000 acres.

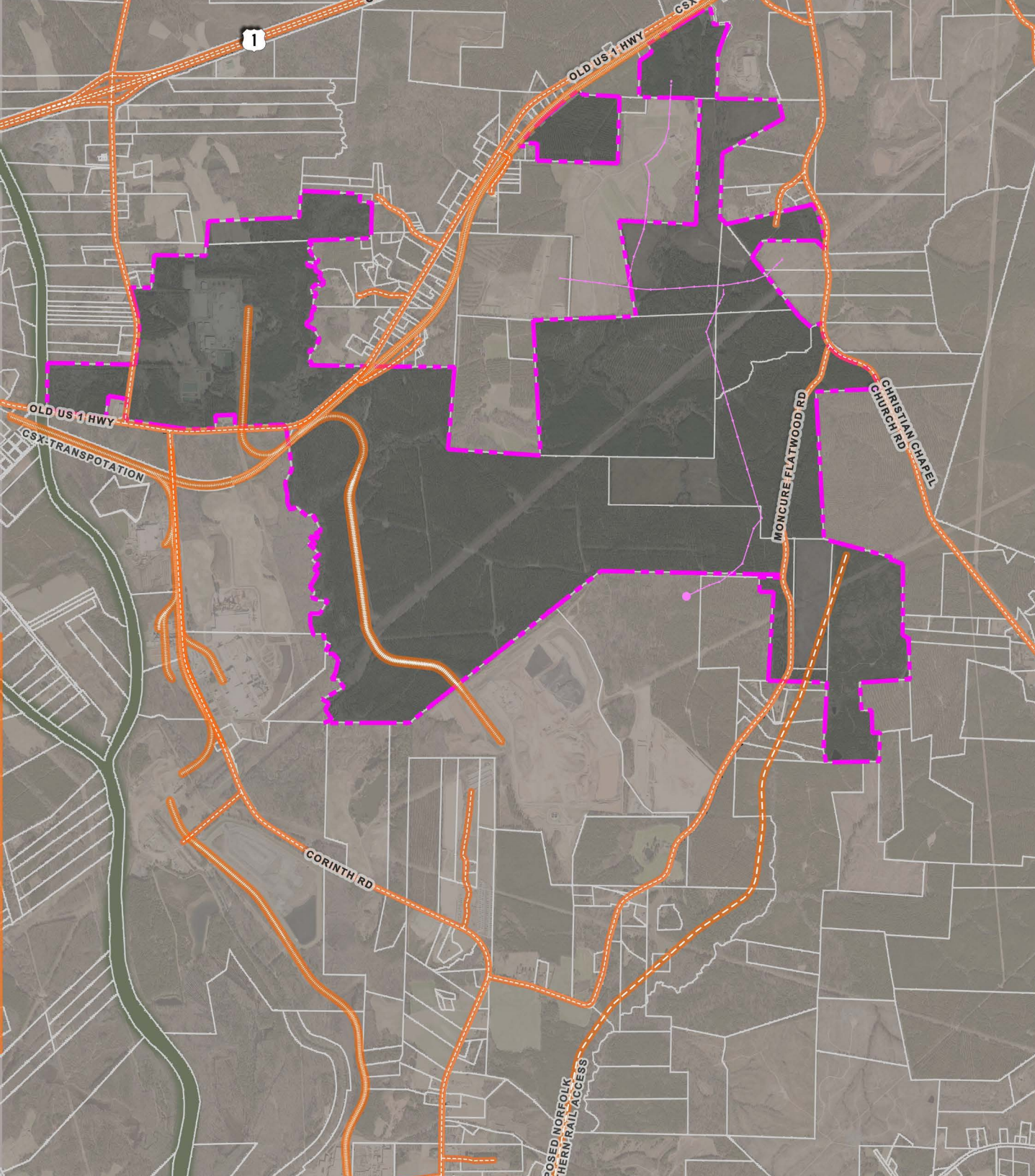
NO. 1 LOWEST NATIONAL OPERATING COSTS
FOR BIOMANUFACTURING

Source: The Boyd Company, Inc.



Source: NC Carolina Core

- ZONING: IND-H HEAVY INDUSTRIAL DISTRICT
- BUILDING LAYOUTS 35,000 SF - 1,000,000 SF+
- FLEXIBLE LOT SIZES (10 ACRES TO 1,000 ACRES)
- SPEC BUILDINGS, PAD SITES, AND RAW LAND AVAILABLE
- 30 MINUTES TO RTP AND RDU
- UTILITIES IN PLACE
- DUAL RAIL ACCESS FROM TWO CLASS ONE OPERATORS (CSX & NORFOLK SOUTHERN)
- LOCATED NEAR FULLY CONTROLLED 4-LANE HIGHWAY (U.S. 1)
- APPROXIMATELY 10 MINUTES AWAY FROM THE I-540 LOOP



TRANSPORTATION MAP

SITE PLAN CONCEPTUAL

Through strategic partnerships, Triangle Innovation Point ownership can fit the needs of any tenant, user, or developer, including:

- *Joint Ventures*
- *Build to Suit*
- *Raw Land Sales*
- *Structure to Suit*

SITE	TOTAL ACRES	BUILDABLE AREA	BUILDING SF	OFFICE	MANF./ WAREHOUSE	TOTAL PARKING
1	37.1	11.9	100,000	100,000	-	400
2	27.7	22.9	205,000	5,000	200,000	400
3	11.7	10.3	105,000	5,000	100,000	200
4	10.7	9.3	105,000	5,000	100,000	200
5	10.8	9.4	105,000	5,000	100,000	200
6	21.7	16.8	157,500	7,500	150,000	300
7	19.9	18	210,000	10,000	200,000	400
8	16.2	14.8	157,500	7,500	150,000	300
9	15.8	14.4	157,500	7,500	150,000	300
10	22.8	18.9	210,000	10,000	200,000	400
11	8.9	7.5	105,000	5,000	100,000	100
12	7.3	5.9	105,000	5,000	100,000	200
13	7.2	5.8	105,000	5,000	100,000	100
14	156.7	49.5	105,000	5,000	100,000	100
15	5.5	3.1	40,000	10,000	30,000	70
16	37.3	19.6	90,000	20,000	70,000	100
17	291.6	130.1	800,000	240,000	560,000	1,530
18	17.2	4.7	34,750	34,750	-	139
19	20.5	13.5	135,000	45,000	90,000	275
20	237.6	127.5	1,265,000	265,000	1,000,000	2,060
21	42.6	31.7	355,000	260,000	95,000	1,150
22	10.6	6.8	104,500	104,500	-	418
23	17.1	10.8	175,000	175,000	-	700
24	69.5	51.6	550,000	190,000	360,000	1,135
25	44.7	27.5	220,000	90,000	130,000	490
26	50.4	37.7	340,000	120,000	220,000	710
27	91.1	48.7	520,000	80,000	440,000	760
28	43.2	29.7	280,000	100,000	180,000	580
29	103.8	81.1	805,000	165,000	640,000	1,300
30	23.8	18.5	135,000	135,000	-	540
31	11.9	6.6	73,750	73,750	-	295
32	12.7	7.3	73,750	73,750	-	295
33	13.9	5.2	87,500	87,500	-	350
34	32.9	20.2	140,000	40,000	100,000	260
35	56.5	40.1	210,000	10,000	200,000	85
36	50.3	42.6	210,000	10,000	200,000	90
37	12.2	8.7	100,000	40,000	60,000	230
38	26.8	18.4	220,000	40,000	180,000	350
39	34.5	27.8	280,000	120,000	160,000	670
40	76.1	62.1	500,000	50,000	450,000	650
41	61.9	51.8	575,000	175,000	400,000	1,100
42	26.3	18.4	100,000	100,000	-	400
43	15.6	11.5	100,000	50,000	50,000	270
44	74.8	57.6	625,000	625,000	-	2,500
45	6.9	4.1	60,000	60,000	-	240
46	12.3	8.5	60,000	60,000	-	240
47	151.9	126.5	1,400,000	400,000	1,000,000	2,600
TOTAL	2,158.50	1,375.40	12,596,750	4,231,750	8,365,000	26,182

RESEARCH TRIANGLE PARK
30 Minutes

RALEIGH-DURHAM INTERNATIONAL AIRPORT
30 Minutes



32,000 VPD

PEA RIDGE RD

PHASE 1

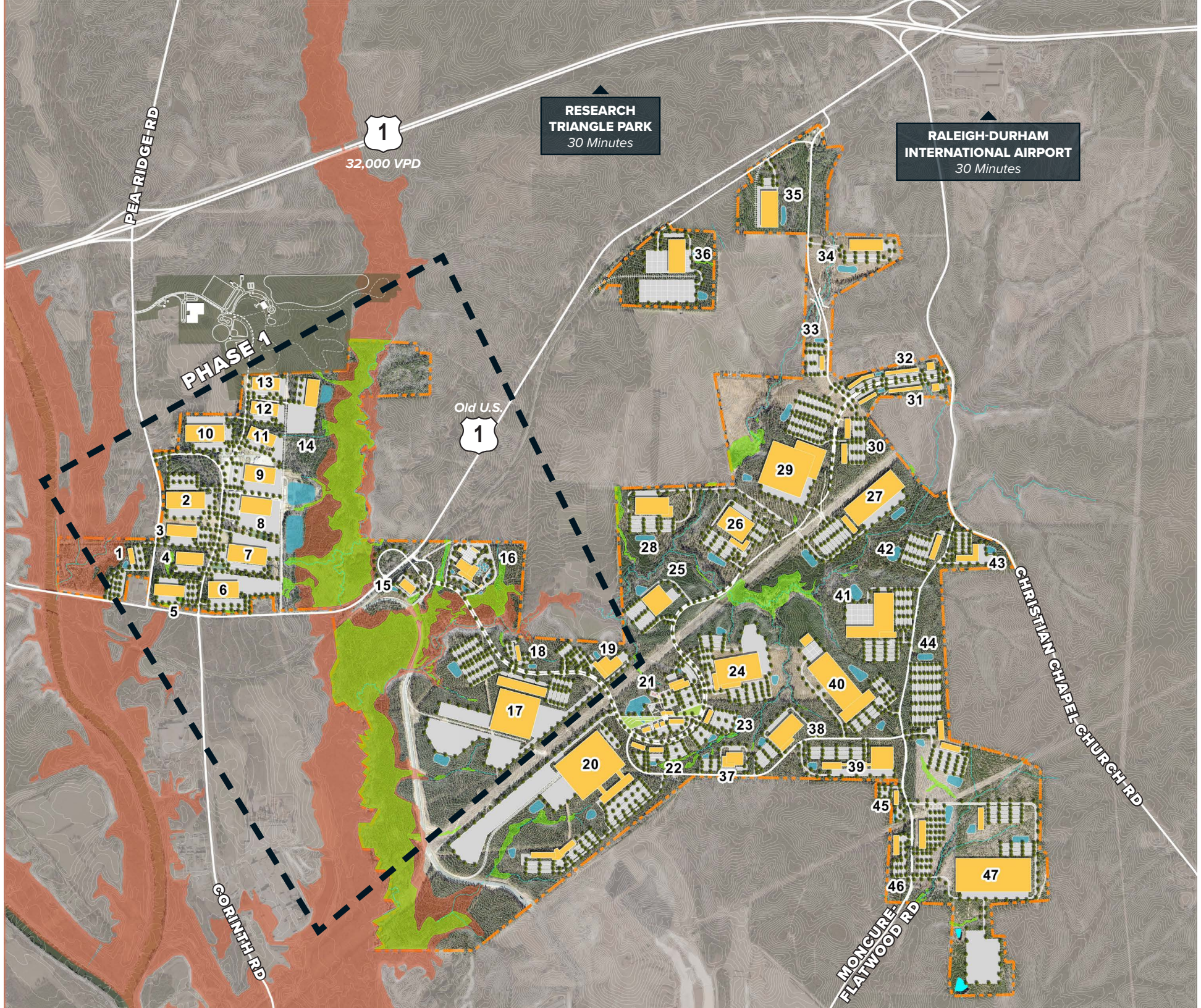


Old U.S.

CHRISTIAN CHAPEL CHURCH RD

MONCURE FLATWOOD RD

CORINTH RD



ENHANCED SPEED TO MARKET

ELECTRICITY

Power is provided by Duke Energy Progress and two 230 KV transmission lines and a 110 KV line are available to the site. Shearon Harris Power Plant is less than ten miles away and has a transmission line running through the southern edge of the site.

NATURAL GAS

Natural Gas is provided by PSNC Energy. A 6" line with 500 psig runs through both the northern & southern edge of the property.

WATER

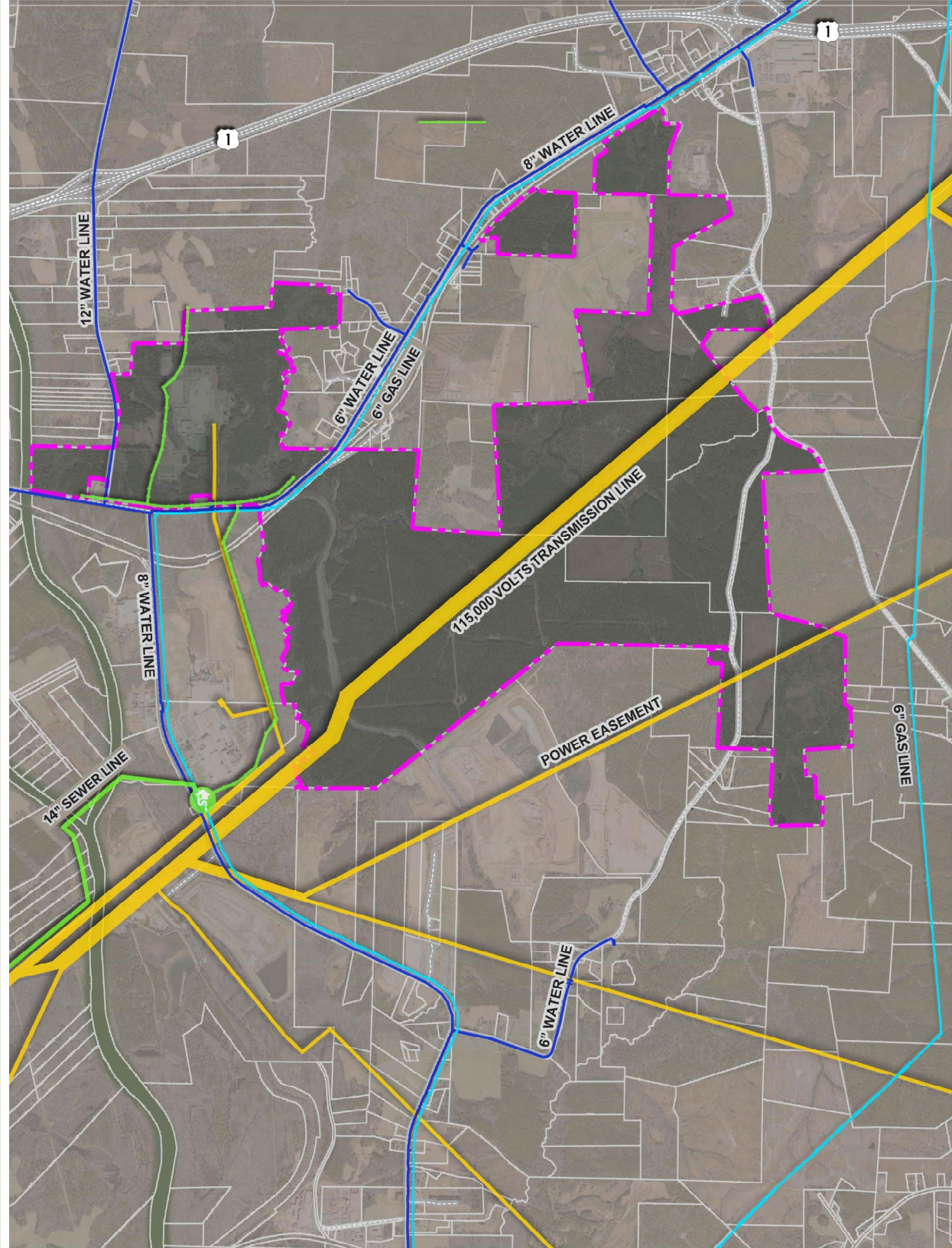
Potable water is provided by Chatham County, with a 6" line (3" meter) running through the northern and southern edges of the property. Current water capacity is 0.7 MGD, however, an additional 2.5 MGD is possible from neighboring Lee County. Additionally, there is a water treatment facility on the northeast portion of the property.

WASTEWATER

The northeast portion of the property also houses a wastewater treatment facility. Discharge of up to 244,000 gallons per day of treated water into the Haw River is permitted.

TELECOMMUNICATIONS

Infrastructure for telecommunications exists on Corinth Road and at the crossing of Pea Ridge Road and US Hwy 1.



EXAMPLE TIMELINE - PHASE 1 - 150,000 SF



PERMITTING + DESIGN
1-3 MONTHS

PRECONSTRUCTION + PROCUREMENT
1-3 MONTHS

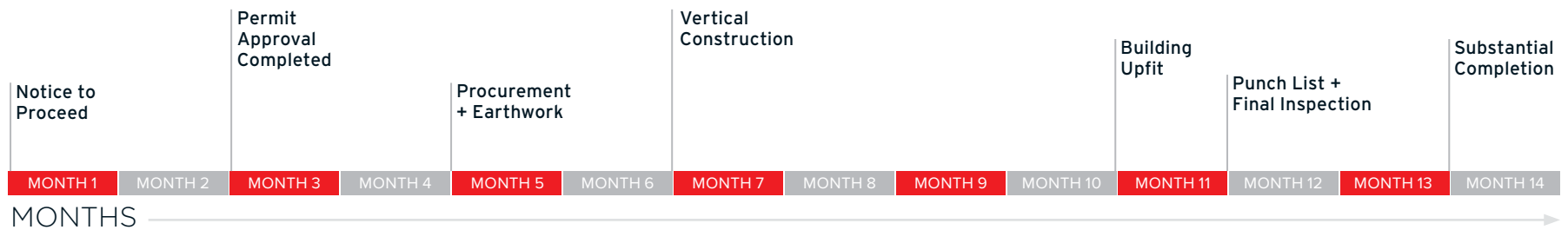
SITework/INFRASTRUCTURE
2 MONTHS

VERTICAL CONSTRUCTION
5 MONTHS

SHELL COMPLETION IN 9-11 MONTHS
FULL UPFITS IN 13-15 MONTHS

BUILDING UPFIT
2 MONTHS

PUNCH LIST +
FINAL INSPECTION
2 MONTHS



*This is an estimated timeline based on our prior experience with similar projects.

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ACCESS

HIGHWAYS/INTERSTATES

Triangle Innovation Point can be easily accessed by multiple existing highway interchanges on US Highway 1. Additionally, the site is 13 miles from NC 540, (Raleigh's outer loop) and less than 25 miles from I-40 and I-440.

RAIL ACCESS

A CSX rail line runs along the northern edge of the property, and existing Norfolk Southern and CSX rail lines intersect just southeast of the site.

AIR ACCESS

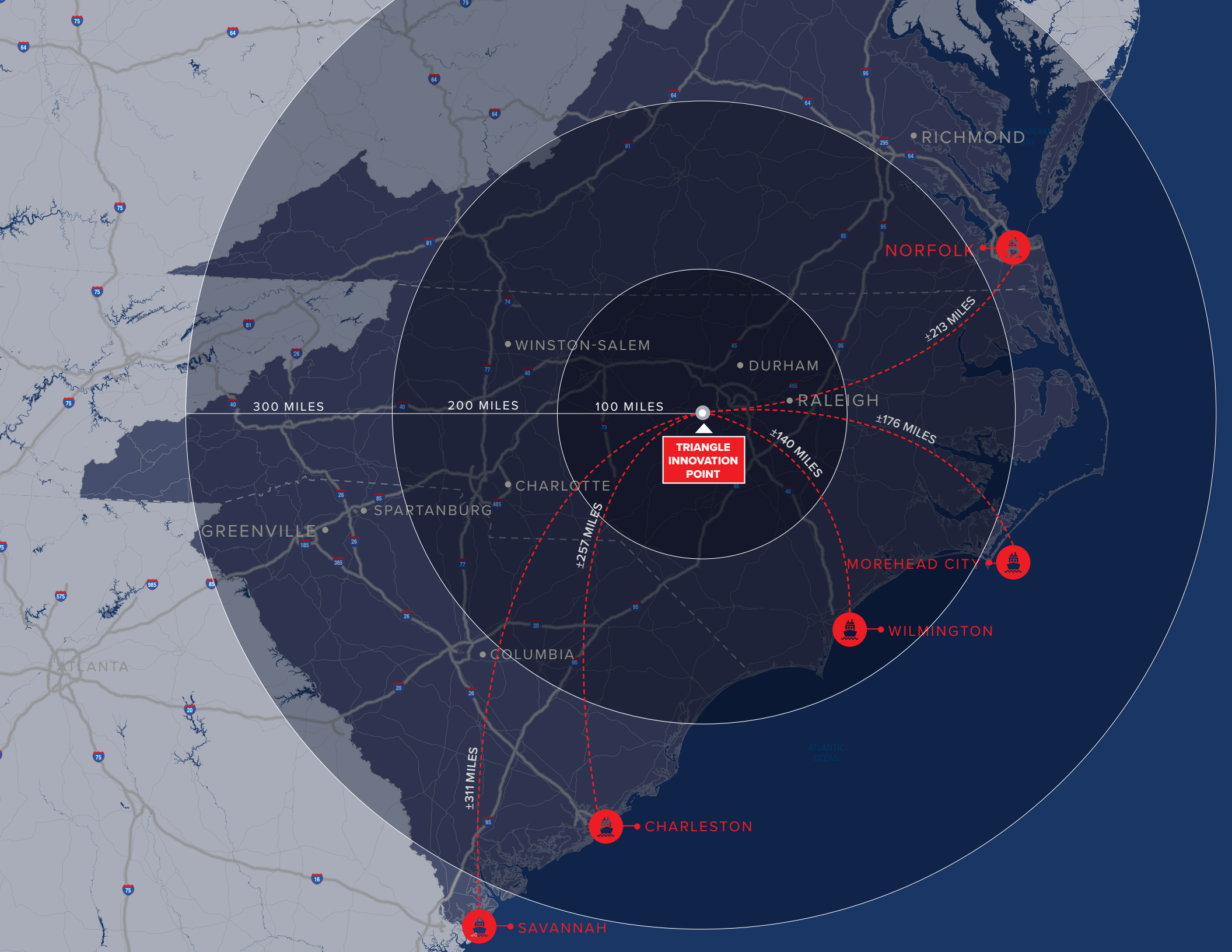
Raleigh-Durham International Airport is 30 minutes northeast of the site and continues to grow with the market. Additionally, just seven miles from Triangle Innovation Point is the Raleigh Executive Jetport.

PORT ACCESS

Triangle Innovation Point is ideally located to utilize five East Coast deepwater ports. All five ports can be accessed by road and rail.

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA





**TRIANGLE
INNOVATION
POINT**

300 MILES

200 MILES

100 MILES

NORFOLK

RICHMOND

WINSTON-SALEM

DURHAM

RALEIGH

CHARLOTTE

SPARTANBURG

GREENVILLE

MOREHEAD CITY

WILMINGTON

COLUMBIA

CHARLESTON

SAVANNAH

ATLANTA

ATLANTIC OCEAN



LIFE SCIENCES

- Over 600 life science companies operate in the Research Triangle Region. They include fast growing start-ups and massive multi-national corporations. Some are focused solely on research, while others specialize in manufacturing drug therapies at a scale that can't be replicated anywhere in the world.
- More than 24,000 people are directly employed in this industry, where the average annual wage is \$142,900. The sector contributes almost \$10 billion to the regional economy and accounts for 2.5% of area's employment.
- North Carolina leads the nation in vaccine manufacturing and has the world's largest concentration of contract research organizations.

Source: Research Triangle Regional Partnership

BIOMANUFACTURING HUB	TOTAL ANNUAL OPERATING COSTS
NEW YORK, NY	\$55,485,395
BAY AREA, CA	\$49,111,676
BOSTON, MA	\$49,024,219
NEW BRUNSWICK/PRINCETON, NJ	\$48,910,084
CHICAGO, IL	\$48,286,151
PHILADELPHIA, PA	\$44,474,797
LA/SAN DIEGO, CA	\$44,470,599
MONTGOMERY COUNTY, MD	\$43,876,417
SEATTLE, WA	\$42,699,339
ST. LOUIS, MO	\$42,073,992
PITTSBURGH, PA	\$40,887,260
DENVER, CO	\$40,824,712
AUSTIN, TX	\$39,429,433
RALEIGH/DURHAM, NC	\$37,291,066

Source: The Boyd Company, Inc.

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

63,000+

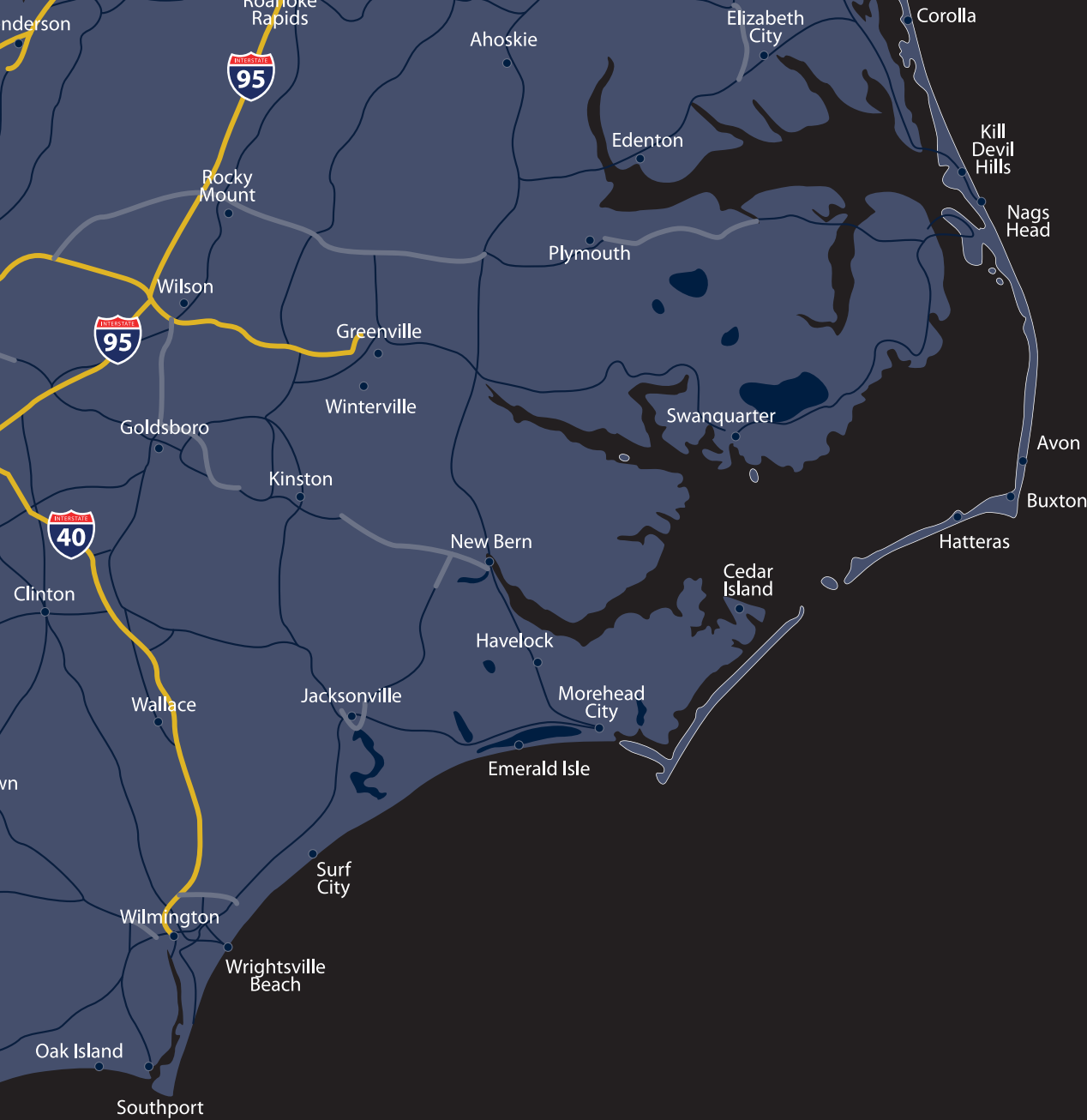
EMPLOYED IN
NC'S LIFE SCIENCE
INDUSTRY



THE RESEARCH TRIANGLE REGION, encompassing the Raleigh-Durham-Cary-Chapel Hill CSA, is home to over two million residents and enjoys the distinction of being one of the fastest growing metropolitan areas in the country. The region boasts a diverse, innovation-based economy anchored by world-class universities, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.

THE TRIANGLE REGION AT A GLANCE:

<p>NO.1</p> <p>METRO FOR LIFE SCIENCE CLUSTERS</p>	<p>NO.1</p> <p>MARKET FOR HOMEBUILDING PROSPECTS</p>	<p>NO.2</p> <p>MARKET OVERALL REAL ESTATE PROSPECTS</p>	<p>NO.3</p> <p>MARKET FOR TECH INDUSTRY EMPLOYMENT</p>	<p>NO.3</p> <p>FASTEST GROWING MARKET IN THE U.S.</p> <p>2010-2018</p>
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NORTH CAROLINA AT A GLANCE:

NO.1 BEST STATE FOR BUSINESS
- Forbes

NO.4 STATE FOR FISCAL STABILITY

10.3% POPULATION GROWTH
(2010-2020)

10.53 MILLION POPULATION

\$566 BILLION GDP



TRANSACTION TEAM

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PROJECT TEAM



Expect More. Experience Better.



CHATHAM COUNTY



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