

RALEIGH-DURHAM MSA // BENSON, NORTH CAROLINA

CROSSPOINT

LOGISTICS CENTER



UP TO 1,064,880 SF INDUSTRIAL FACILITY AT THE INTERCHANGE OF I-95 & I-40 | PROJECTED DELIVERY Q2 2023



EDGEWATER
VENTURES



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THE RALEIGH-
DURHAM MSA'S
LARGEST SPECULATIVE
INDUSTRIAL FACILITY

EDGEWATER VENTURES IS PLEASED TO PRESENT CROSSPOINT LOGISTICS CENTER ("CLC") – A 90-ACRE, CLASS A+ INDUSTRIAL DEVELOPMENT CAPABLE OF ACCOMMODATING UP TO 1,064,880 SF AT THE INTERCHANGE OF INTERSTATE 95 AND INTERSTATE 40. CROSSPOINT LOGISTICS CENTER IS POSITIONED AT THE MIDPOINT OF THE EAST COAST WITH OUTSTANDING CONNECTIVITY TO THE REGION'S MAJOR DISTRIBUTION ARTERIES, SEAPORTS AND INTERMODAL PORTS, AS WELL AS HIGH-GROWTH POPULATION HUBS. FURTHERMORE, THE PROJECT IS LOCATED WITHIN THE RALEIGH, NORTH CAROLINA MSA JUST 25 MINUTES FROM DOWNTOWN RALEIGH.

WITH VISIBILITY FROM INTERSTATE 95, CLC WILL FEATURE BEST-IN-CLASS CONSTRUCTION CAPABLE OF ACCOMMODATING MODERN DISTRIBUTION REQUIREMENTS INCLUDING A MINIMUM 40' CLEAR HEIGHT, 65' SPEED BAYS, 50' X 54' COLUMN SPACING, 185' TRUCK COURTS AND AMPLE TRAILER STORAGE. THE FACILITY IS CURRENTLY SLATED TO DELIVER IN Q2 2023.

CROSSPOINT 
LOGISTICS CENTER

1,064,880 SF



THE EAST COAST'S CROSSPOINT OF MAJOR DISTRIBUTION INFRASTRUCTURE

CLC is positioned at the interchange of Interstate 95 – the East Coast's main north-south artery connecting Miami, FL to Canada – and Interstate 40, which connects Wilmington, NC to Los Angeles, CA.



Immediate access to I-95 and I-40, as well as I-85, the industrial "backbone" of the Southeast



Within a one-day drive, trucks from CLC can reach some of the Southeast and Mid-Atlantic's largest and fastest-growing population hubs including Washington DC, Raleigh-Durham, Charlotte and Atlanta.

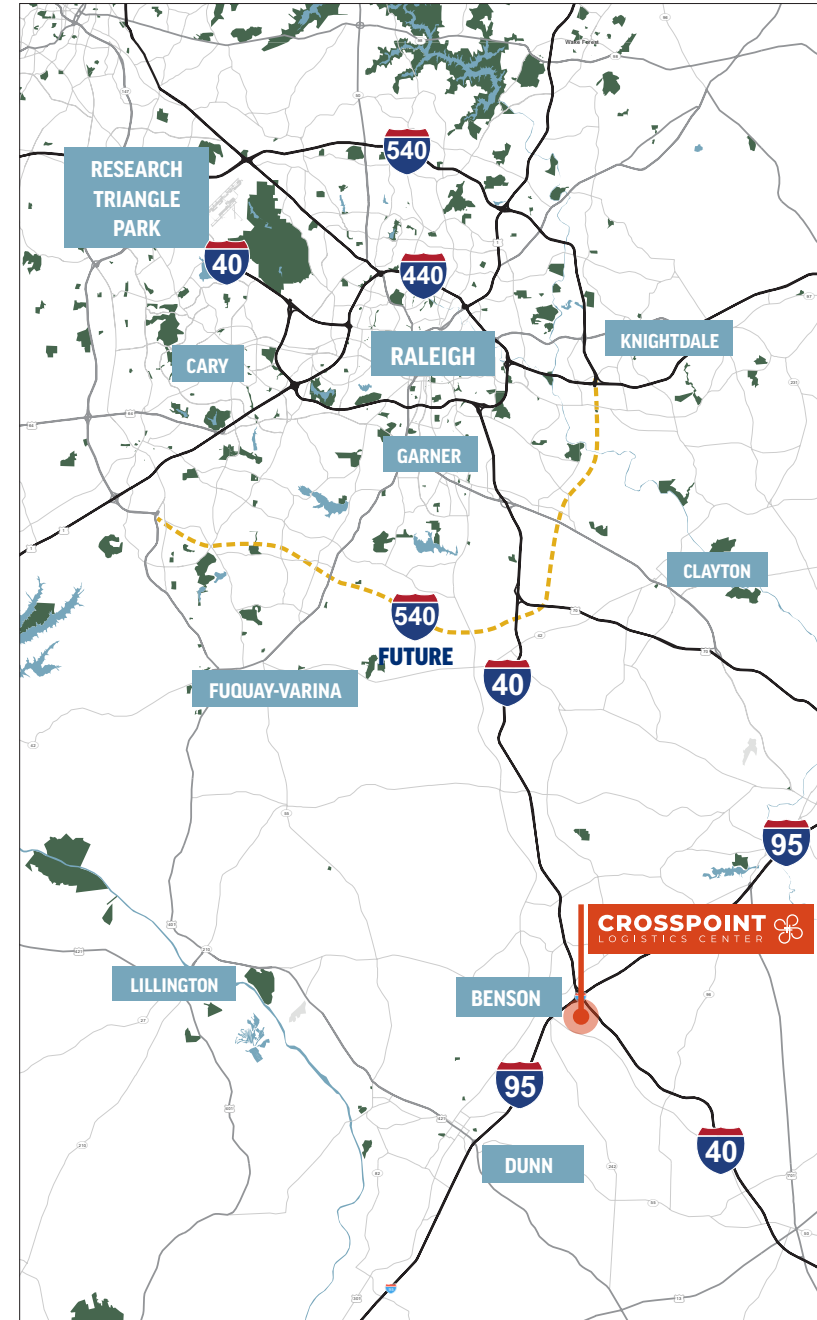


Seamless connectivity to three of the country's top ten seaports – the Port of Savannah, the Port of Charleston and the Port of Virginia (Norfolk)



Immediate access to two (2) intermodal terminals along I-95, including the Inland Port in Dillon, SC and the new CSX Terminal in Rocky Mount, NC



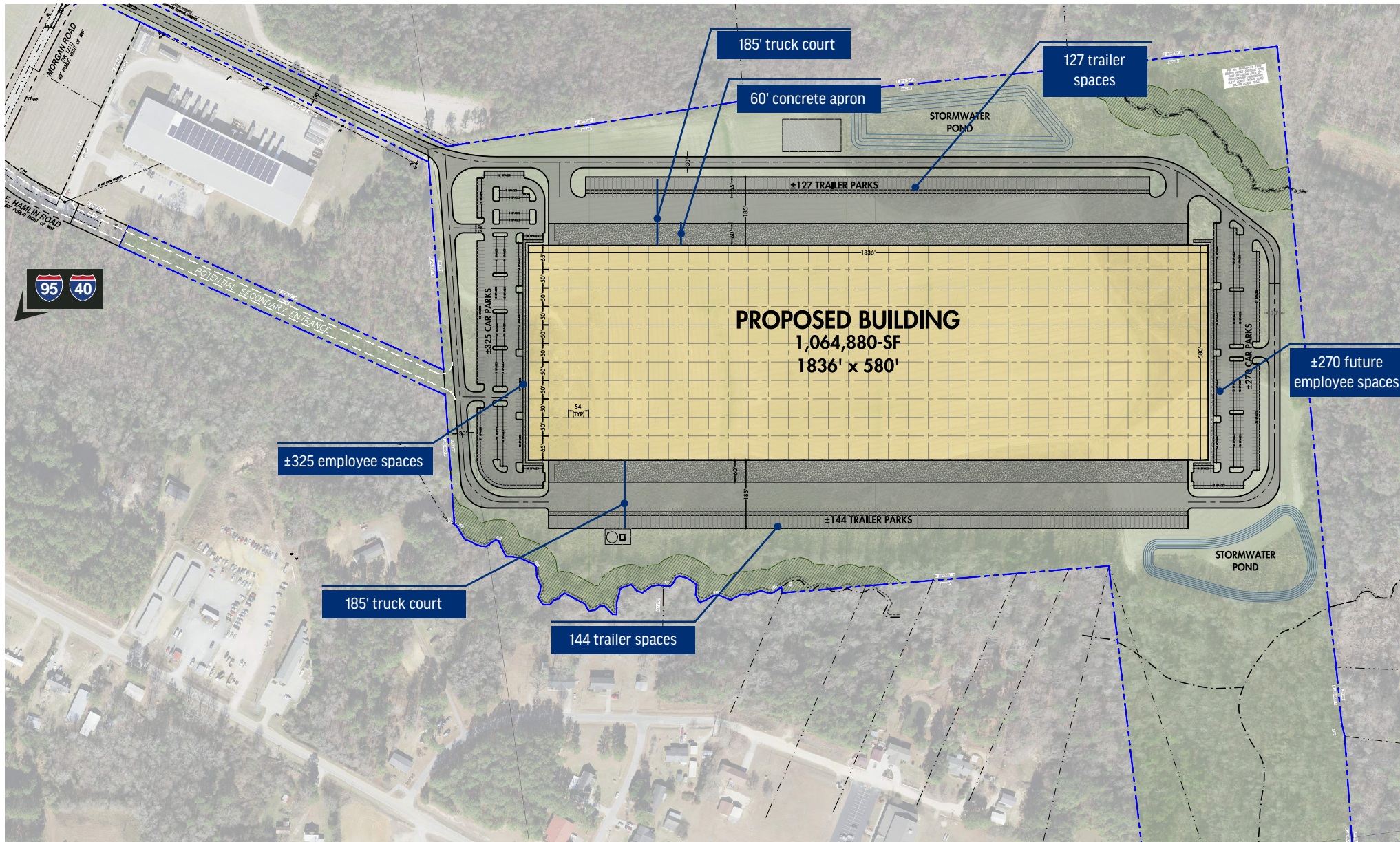




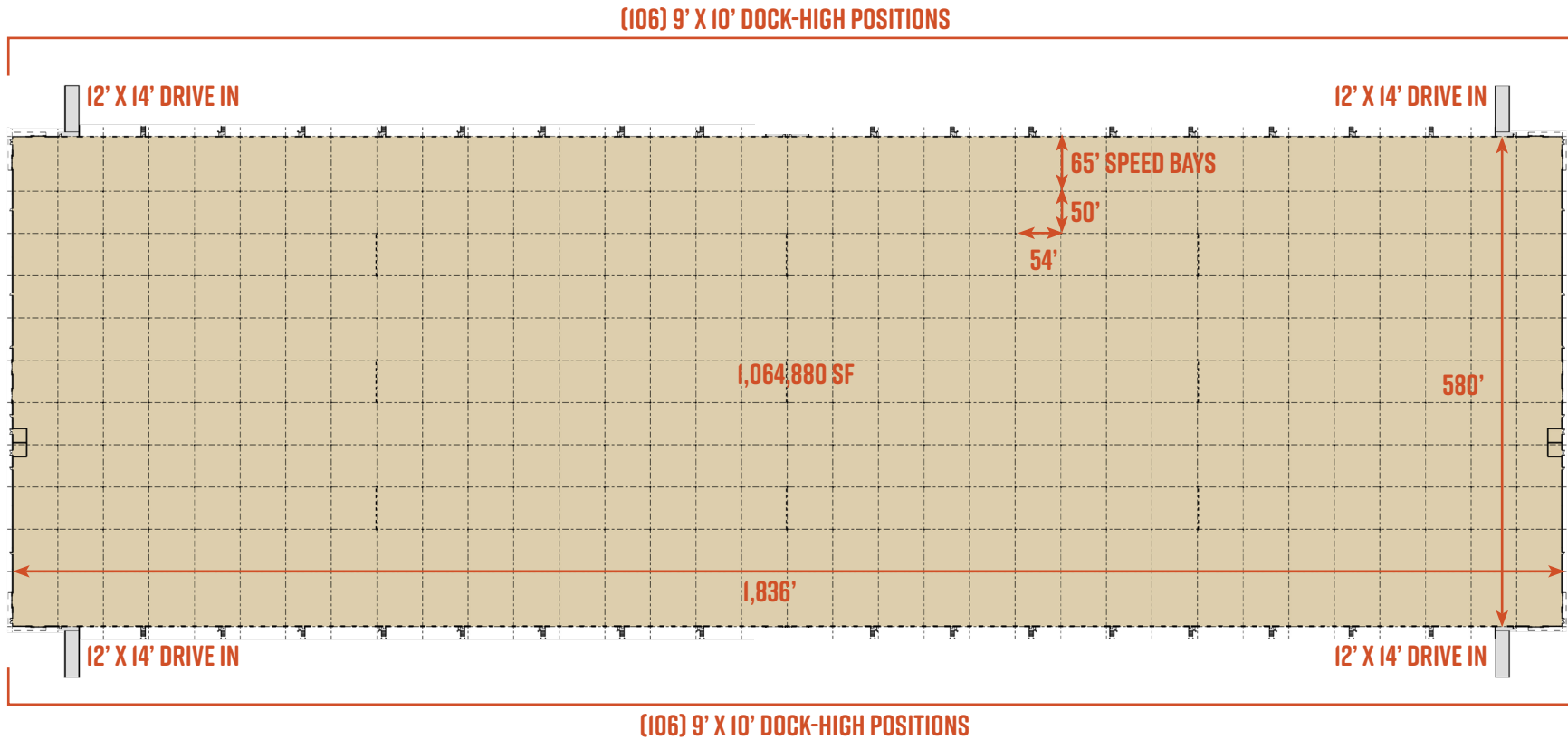
BUILDING INFORMATION - SINGLE BUILDING CONCEPT

PARCEL AREA	90.85 Acres	COLUMN SPACING	50' deep x 54' wide 65' speed bays	DRIVE-IN DOORS	Four (4) 12' x 14' doors
BUILDING SIZE	1,064,880 SF	SPRINKLER SYSTEM	ESFR	TRUCK COURTS	185' deep with 60' concrete aprons
AVAILABLE SF	1,064,880 SF	FLOOR THICKNESS	8" concrete	TRAILER PARKING	272 spaces
OFFICE SF	Build-to-Suit	LIGHTING	LED	EMPLOYEE PARKING	±595 spaces (0.56:1,000 SF)
BUILDING DIMENSIONS	580' deep x 1,836' wide	HEATING	Roof-mounted gas unit heaters	ROOF	60 Mil TPO
CLEAR HEIGHT	40'	DOCK-HIGH DOORS	Two-Hundred Twelve (212), 9' x 10' doors		

SITE PLAN - 1,064,880 SF



FLOOR PLAN - 1,064,880 SF

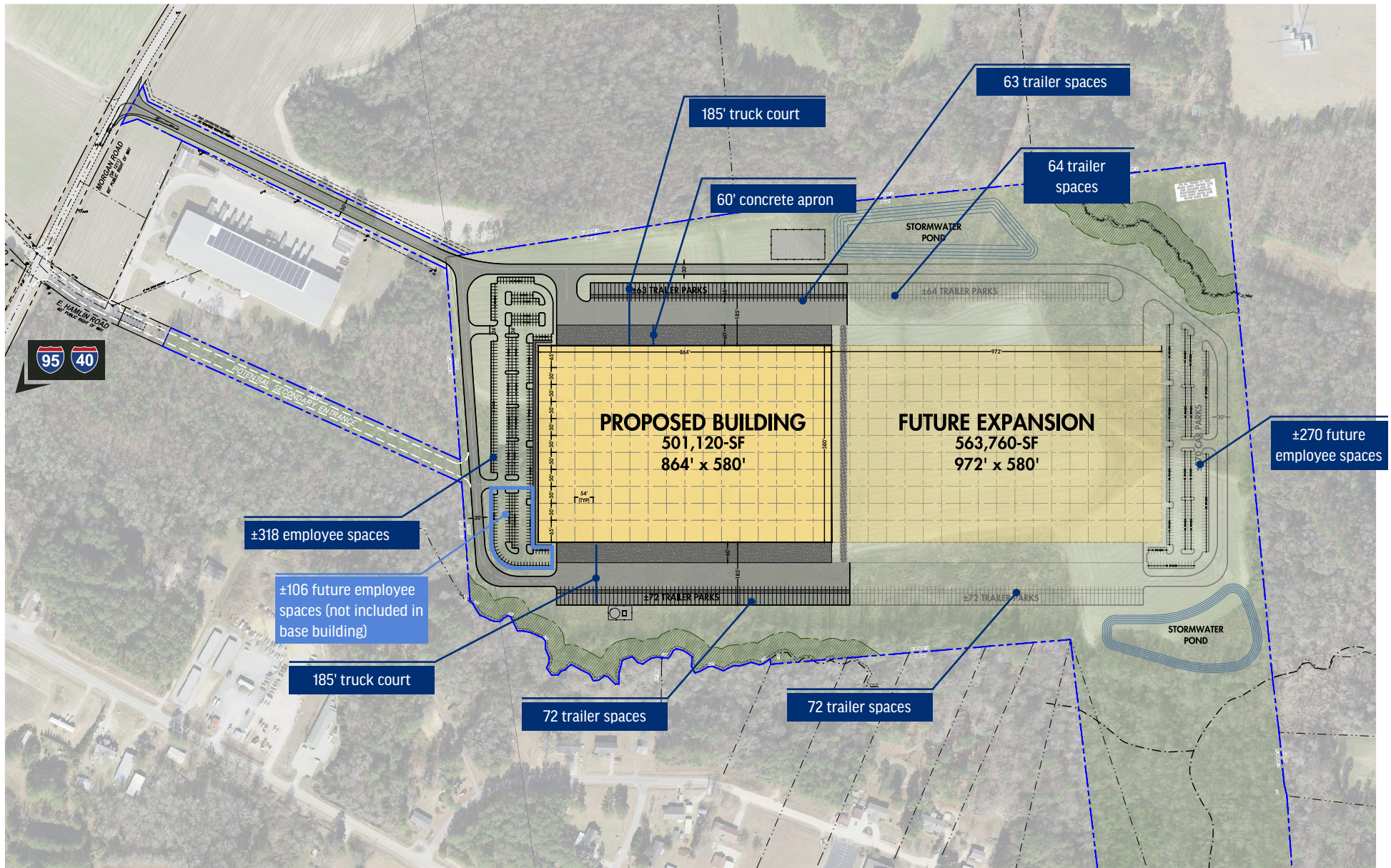




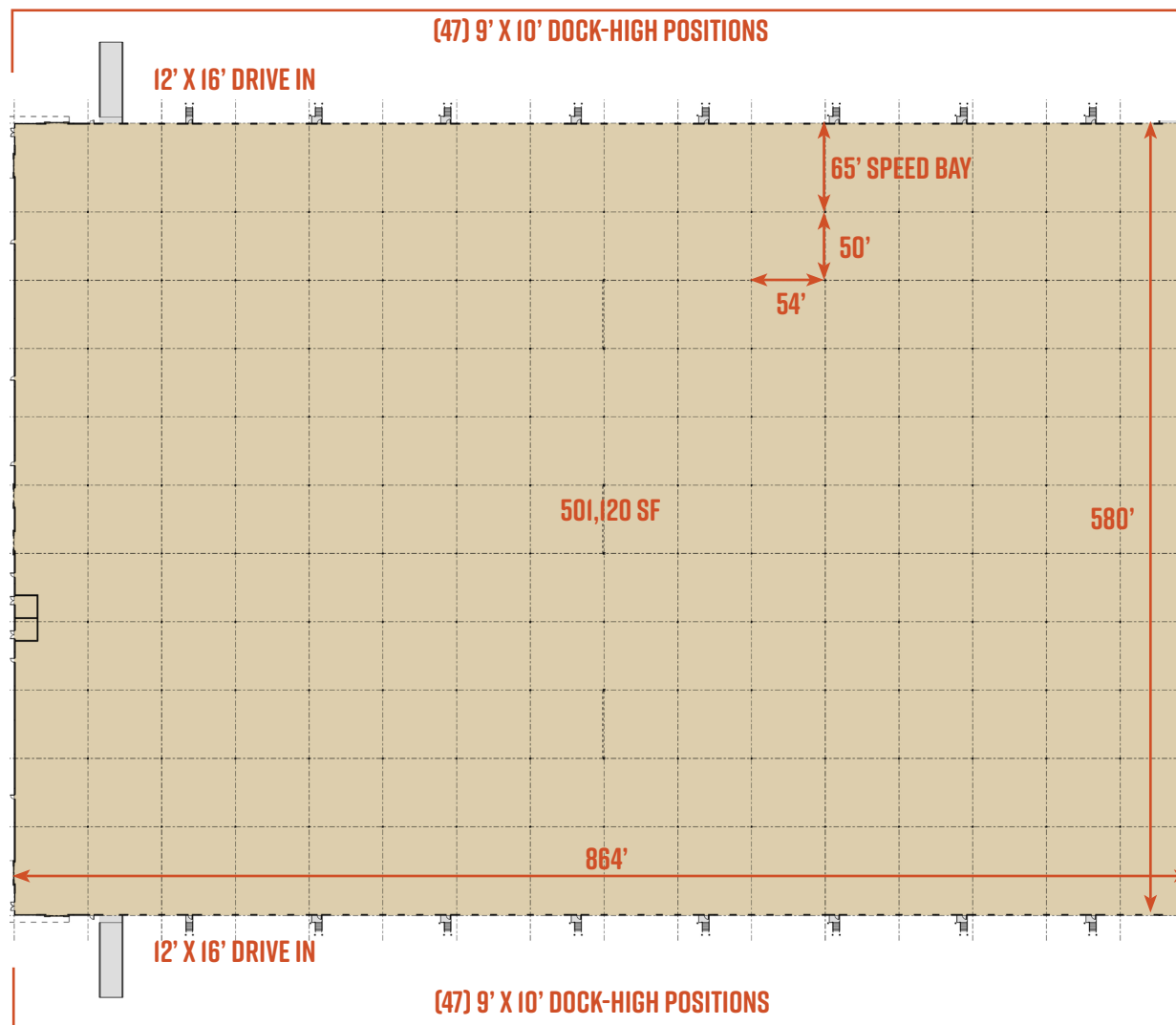
BUILDING INFORMATION - TWO BUILDING CONCEPT

PARCEL AREA	90.85 AC	COLUMN SPACING	50' DEEP X 54' WIDE 65' SPEED BAYS	DRIVE IN DOORS	TWO (2) 12' X 16' DOORS (PER BUILDING)
BUILDING SIZE	501,120 SF (EXPANDABLE)	SPRINKLER	ESFR	TRUCK COURTS	185' DEEP WITH 60' CONCRETE APRONS
AVAILABLE SF	501,120 - 1,064,880 SF	FLOOR THICKNESS	8" CONCRETE	TRAILER PARKING	135 POSITIONS (PER BUILDING)
OFFICE SF	BUILD-TO-SUIT	LIGHTING	LED	AUTO PARKING	BUILDING 1: UP TO 318 SPACES BUILDING 2: UP TO 270 SPACES
BUILDING DIMENSIONS	580' DEEP X 864' WIDE	HEATING	ROOF-MOUNTED GAS UNIT HEATERS	ROOF	60 MIL TPO
CLEAR HEIGHT	40'	DOCK-HIGH DOORS	NINETY-FOUR (94), 9' X 10' DOORS (PER BUILDING)		

SITE PLAN - 501,120 SF



FLOORPLAN - 501,120 SF





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