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ATLANTIC LOGISTICS PARK

LUMBERTON, NORTH CAROLINA

UP TO 1.7 MSF INDUSTRIAL PARK AT
THE INTERCHANGE OF I-95 AND I-74

This file can-
not be down-

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EDGEWATER
VENTURES

1.7 MILLION SF

AT INTERCHANGE OF I-95 AND I-74

Edgewater Ventures is pleased to present Atlantic Logistics Park ("ALP") – a 122-acre, Class A+ industrial development capable of accommodating up to 1,699,380 SF at the interchange of Interstate 95 and Interstate 74. Atlantic Logistics Park is positioned at the midpoint of the East Coast with outstanding connectivity to the region's major distribution arteries, seaports and inter-modal ports, as well as high-growth population hubs.

With visibility from Interstate 74, ALP 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 Q4 2024.



CENTRALIZED DISTRIBUTION AT THE MIDPOINT OF THE EAST COAST

ALP is positioned at the interchange of Interstate 95 - the East Coast's main north-south artery connecting Miami, FL to Canada - and Interstate 74, which connects Wilmington, NC to Charlotte, NC.

95

Immediate access to I-95 and I-74 as well as I-85, the industrial "backbone" of the Southeast.



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



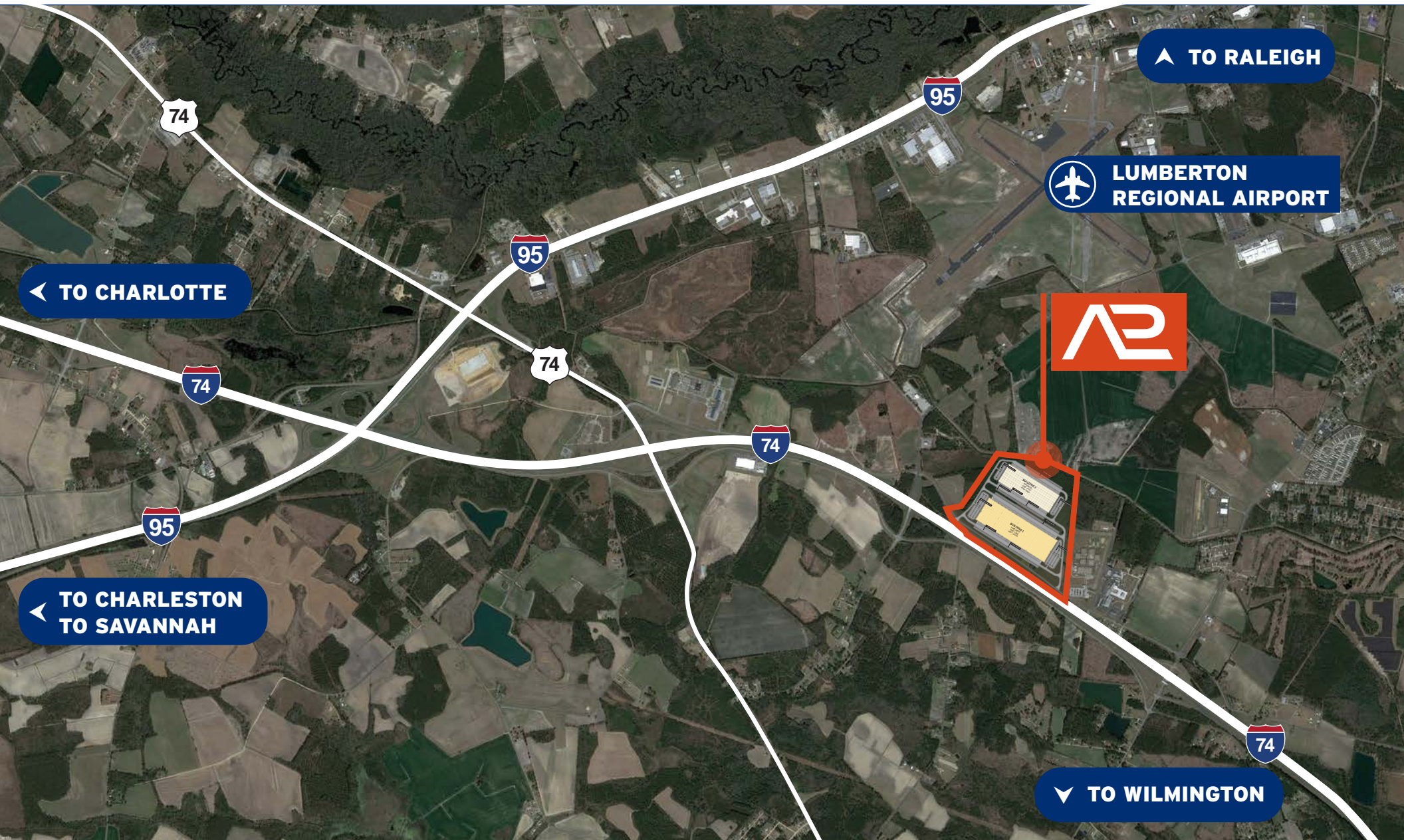
Seamless connectivity to three of the country's top ten seaports - the Port of Savannah, the Port of Charleston, and the Port of Virginia (Norfolk). The building is also located less than two hours from the Port of Wilmington.



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.



LOCATION OVERVIEW

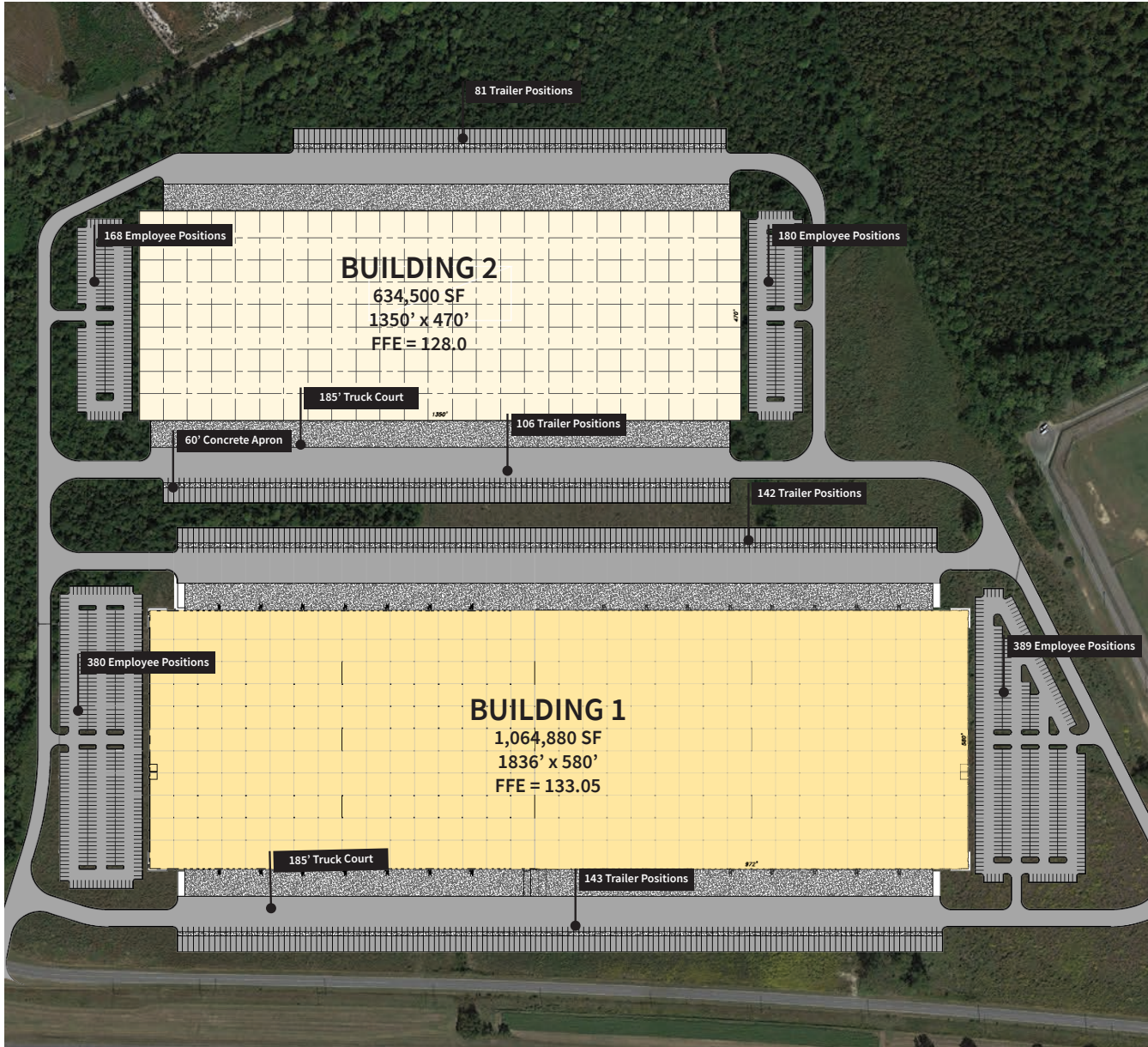


CONNECTING SUPPLY + DEMAND

ALP holds close proximity to Inland Port Dillon with just a 30 -minute drive across the SC border via I-95 providing distributors with unparalleled access to regional markets. CSX rail access in the Dillon market allows operators to increase efficiency in their distribution processes. Transportation cost-savings as a result of incorporating Inland Port Dillon into distribution efforts makes ALP attractive to prospective tenants.

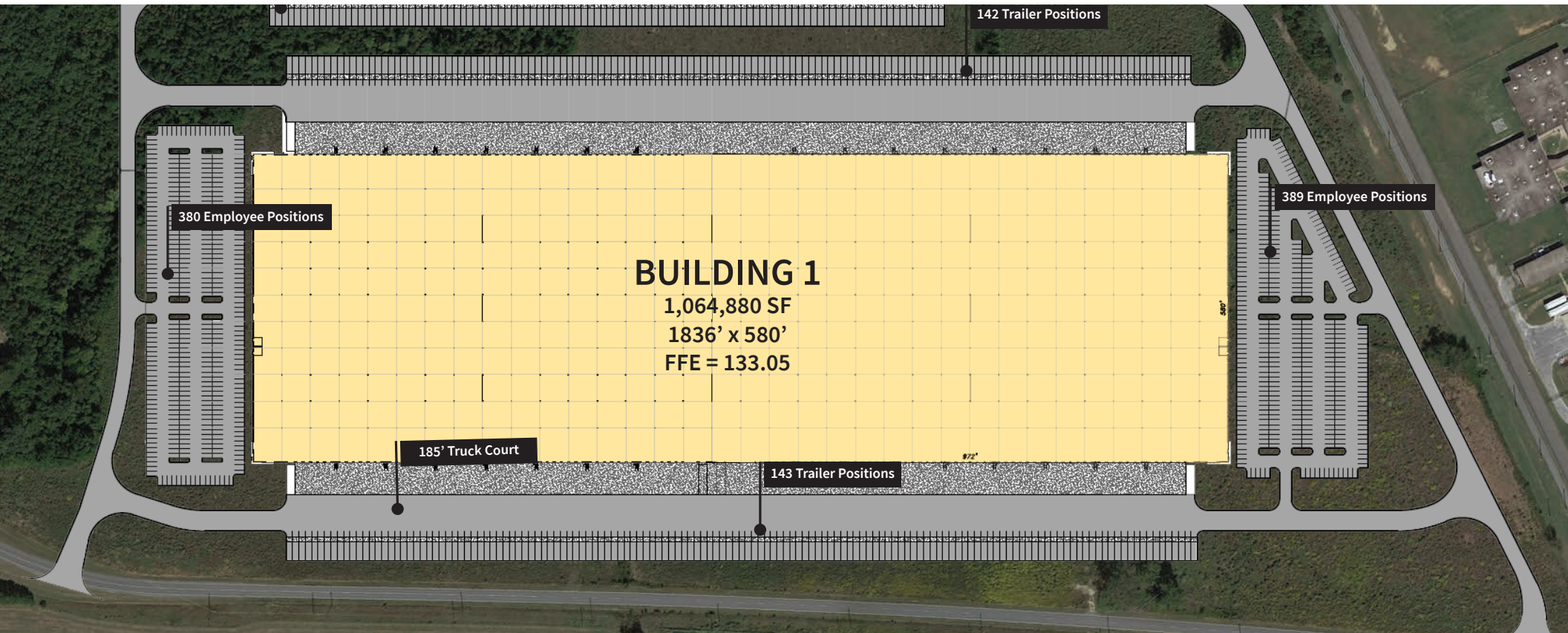


MASTER SITE PLAN



PROJECT SUMMARY

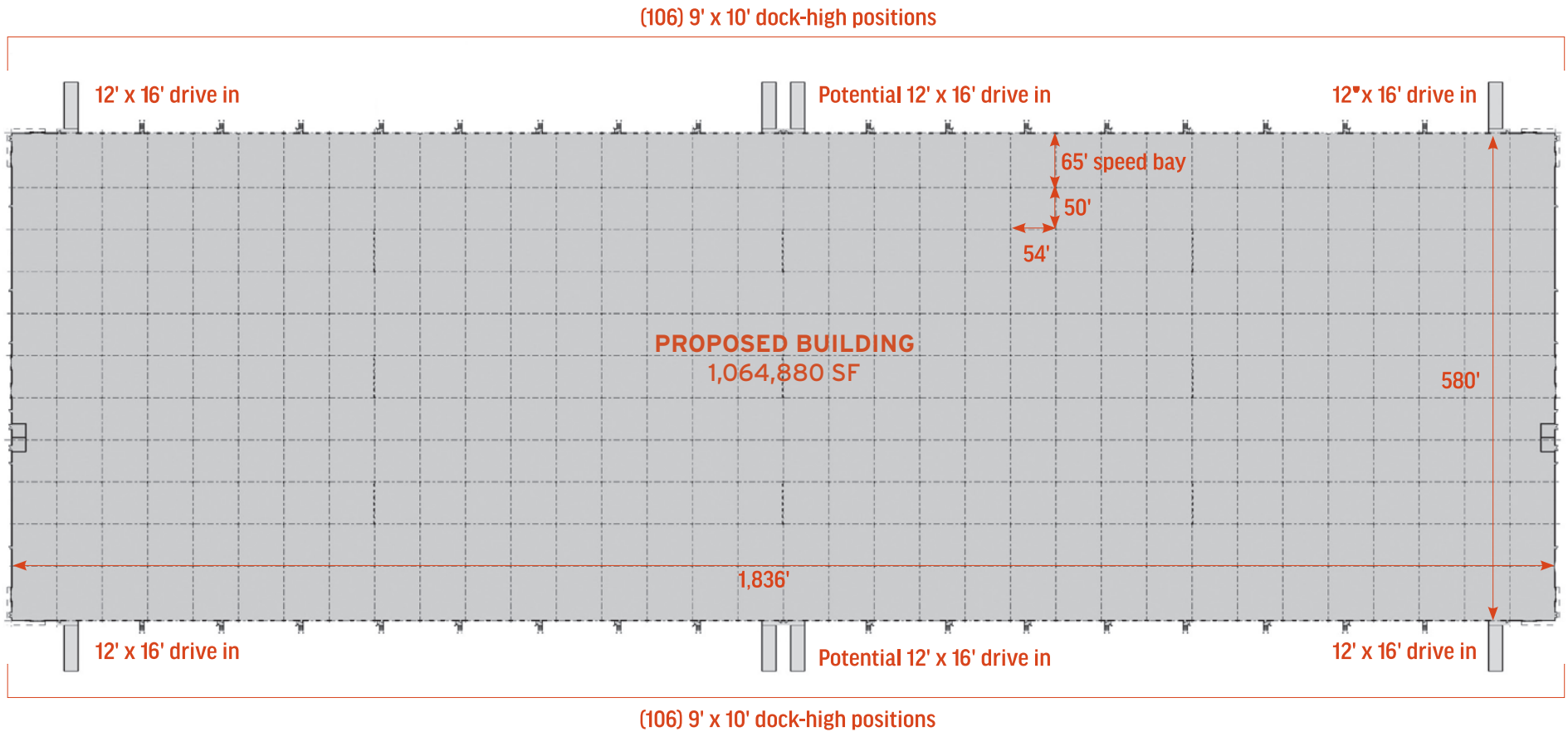
ADDRESS	Sanchez Road N (along I-74) Lumberton, NC
PARK AREA	±122.2 acres
PARK SIZE	Up to 1,699,380 SF
CONSTRUCTION SCHEDULE	Building 1: Q1 2024 Groundbreak Building 2: BTS
DELIVERY SCHEDULE	Building 1: Q4 2024 Building 2: BTS
BUILDING SIZE	Building 1: 1,064,880 SF Building 2: 634,500 SF
TRUCK COURTS	185' deep with 60' concrete aprons
TRAILER PARKING	Building 1: ±285 spaces Building 2: ±187 spaces
EMPLOYEE PARKING	Building 1: ±768 spaces Building 2: ±348 spaces



BUILDING 1 INFORMATION - 1,064,880 SF

PARCEL AREA	± 122.2 Acres	SPRINKLER SYSTEM	ESFR	DRIVE-IN DOORS	Two (2) 12' x 16' doors (expandable to four)
BUILDING SIZE	1,064,880 SF	FLOOR THICKNESS	8" concrete	TRUCK COURTS	185' deep with 60' concrete aprons
BUILDING DIMENSIONS	580' deep x 1,836' wide	LIGHTING	LED	TRAILER PARKING	±285 spaces
CLEAR HEIGHT	40'	HEATING	Roof-mounted gas unit heaters	EMPLOYEE PARKING	±768 spaces
COLUMN SPACING	50' deep x 54' wide 65' speed bays	DOCK-HIGH DOORS	One Hundred Six (106), 9' x 10' doors	ROOF	60 mil TPO (20-year warranty)

BUILDING 1 FLOOR PLAN - 1,064,880 SF





DEVELOPED BY:

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