



FOR LEASE

CLASS A INDUSTRIAL

±185 acres available for Build-to-Suit

SOUTH RD | HIGH POINT, NC

±73,500 - 600,000 SF AVAILABLE

±1.1 MILES TO I-85 BUSINESS

LEASING CONTACT

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THE OPPORTUNITY

8 buildings ranging $\pm 73,500$ - $\pm 342,000$ SF with ability to combine sites 3&4 for $\pm 600,000$ SF

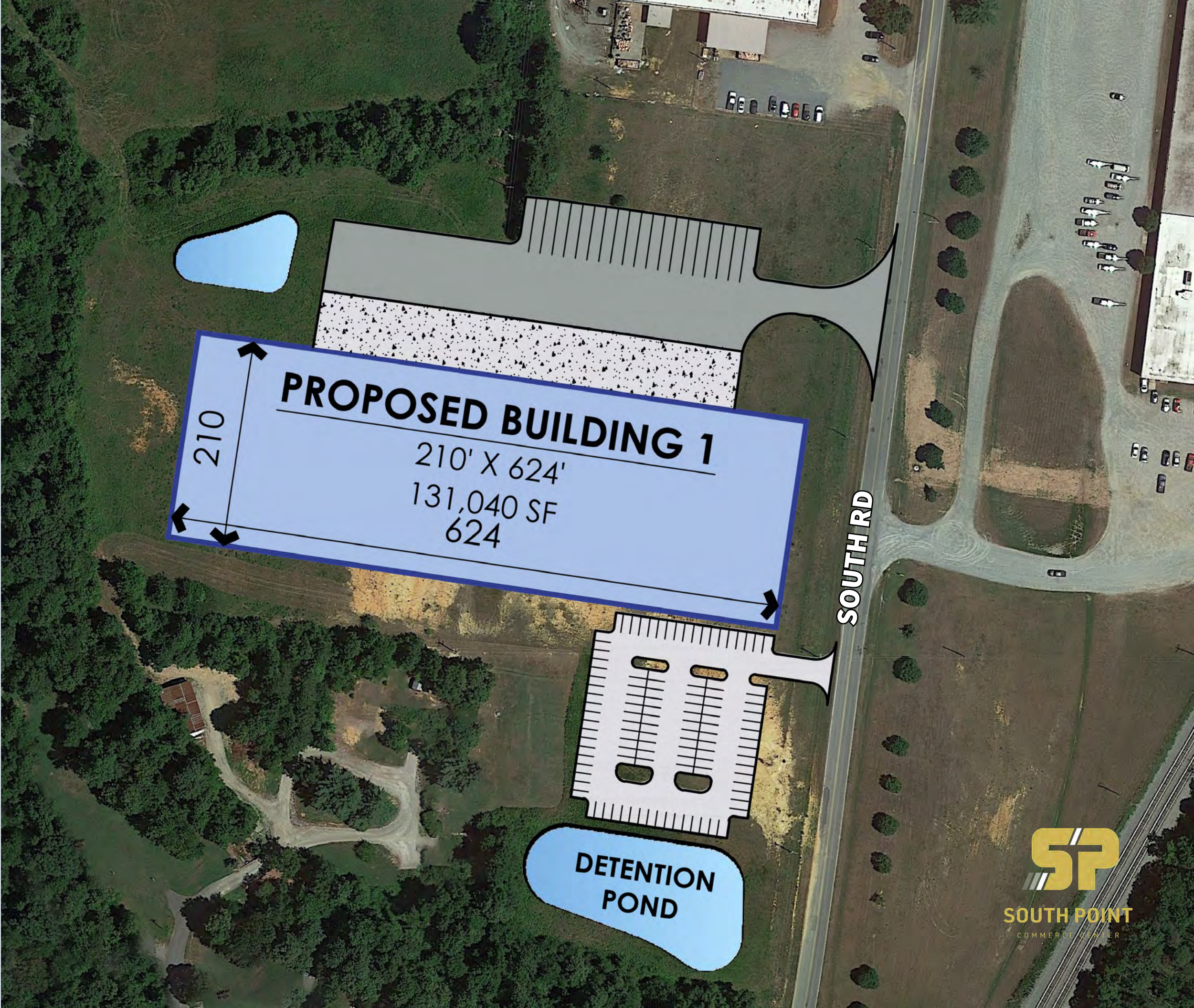


SITE 1

TOTAL SF	131,040 SF
DIMENSIONS	210' X 624'
COLUMN SPACING	50' X 52' with 60' speed bays
CLEAR HEIGHT	32'
CONFIGURATION	Rear load
PARKING	112 auto 20 trailer
LOADING	22 DH 2 DI
TRUCK COURT	130' - 185'
FLOOR SLAB	6" unreinforced
POWER	2,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fastened Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protec- tion w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condi- tion; Hi-bay LED Fixtures with Motion Sensors



THE KEITH CORPORATION



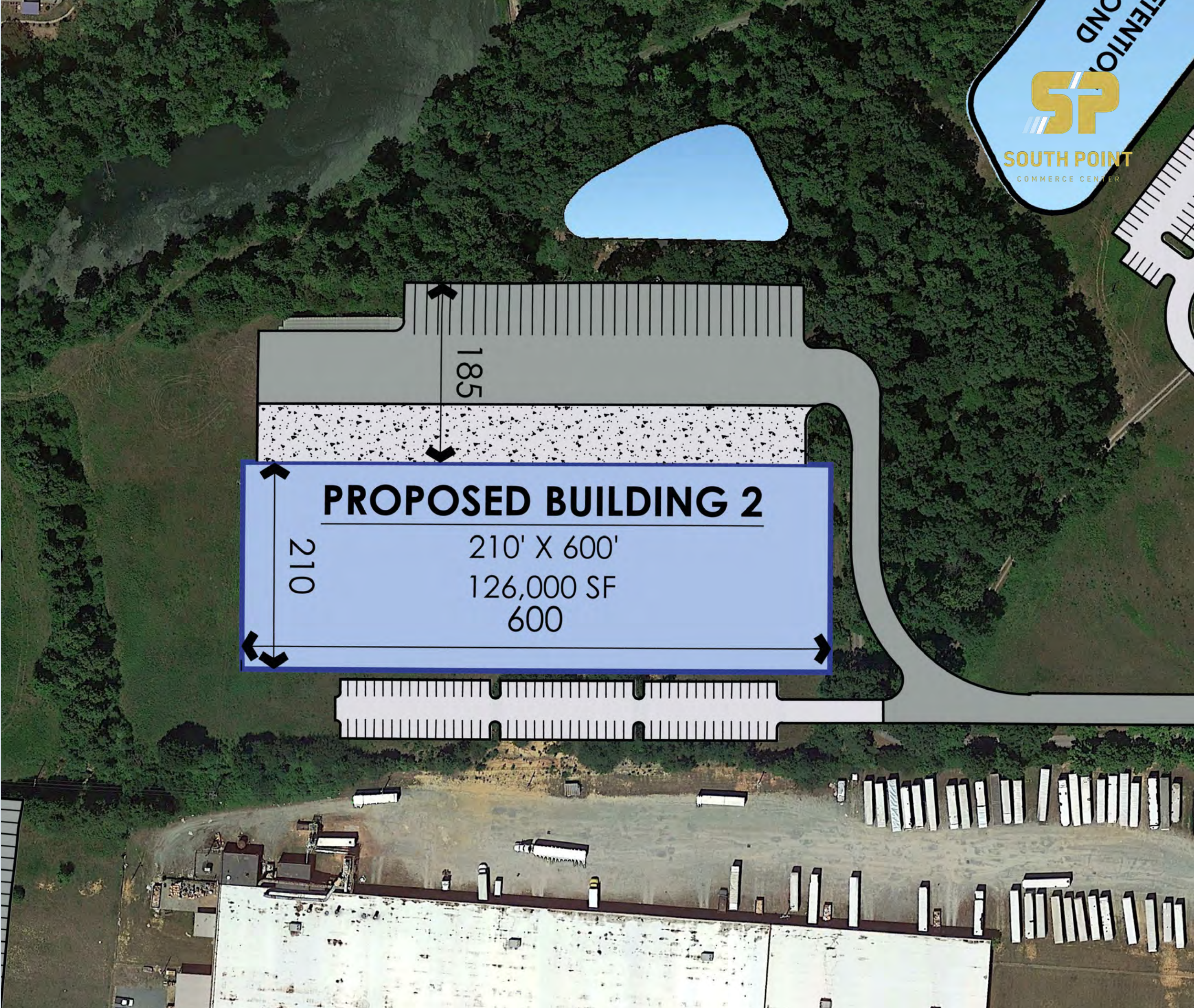
SOUTH POINT
COMMERCE CENTER

SITE 2

TOTAL SF	126,000 SF
DIMENSIONS	210' X 600'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	32'
CONFIGURATION	Rear load
PARKING	102 auto 34 trailer
LOADING	42 DH 2 DI
TRUCK COURT	130' - 185' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	6" unreinforced
POWER	2,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fasted Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protection w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condition; Hi-bay LED Fixtures with Motion Sensors



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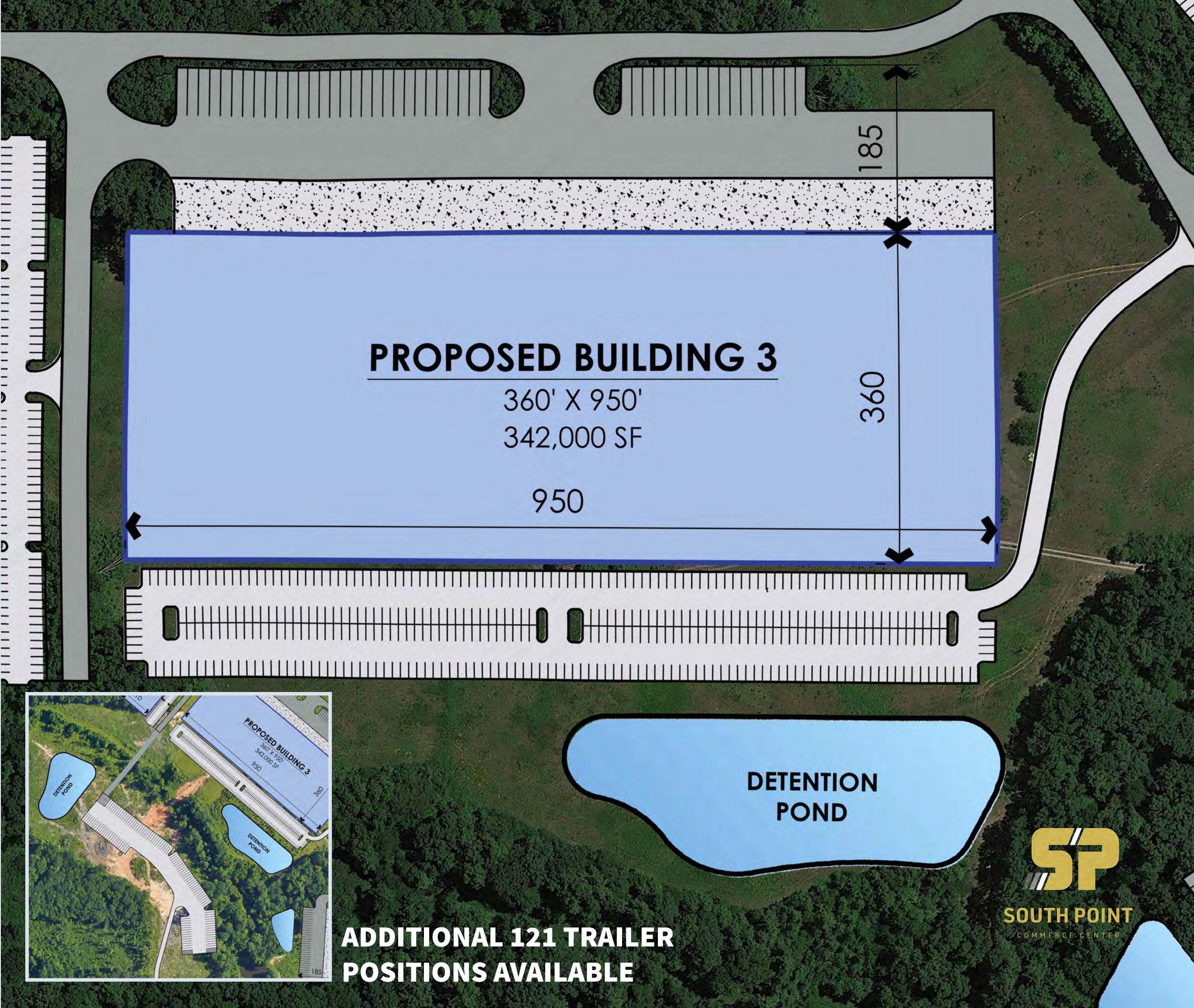


SITE 3

TOTAL SF	342,000 SF
DIMENSIONS	360' X 950'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	36'
CONFIGURATION	Rear load
PARKING	392 auto 46 trailer
LOADING	70 DH 2 DI
TRUCK COURT	130' - 185' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	7" unreinforced
POWER	3,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fastened Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protection w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condition; Hi-bay LED Fixtures with Motion Sensors



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ADDITIONAL 121 TRAILER
POSITIONS AVAILABLE



SOUTH POINT
COMMERCE CENTER

SITE 4

TOTAL SF	126,000 SF
DIMENSIONS	210' X 600'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	32'
CONFIGURATION	Rear load
PARKING	122 auto 46 trailer
LOADING	42 DH 2 DI
TRUCK COURT	185' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	6" unreinforced
POWER	2,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fasted Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protection w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condition; Hi-bay LED Fixtures with Motion Sensors



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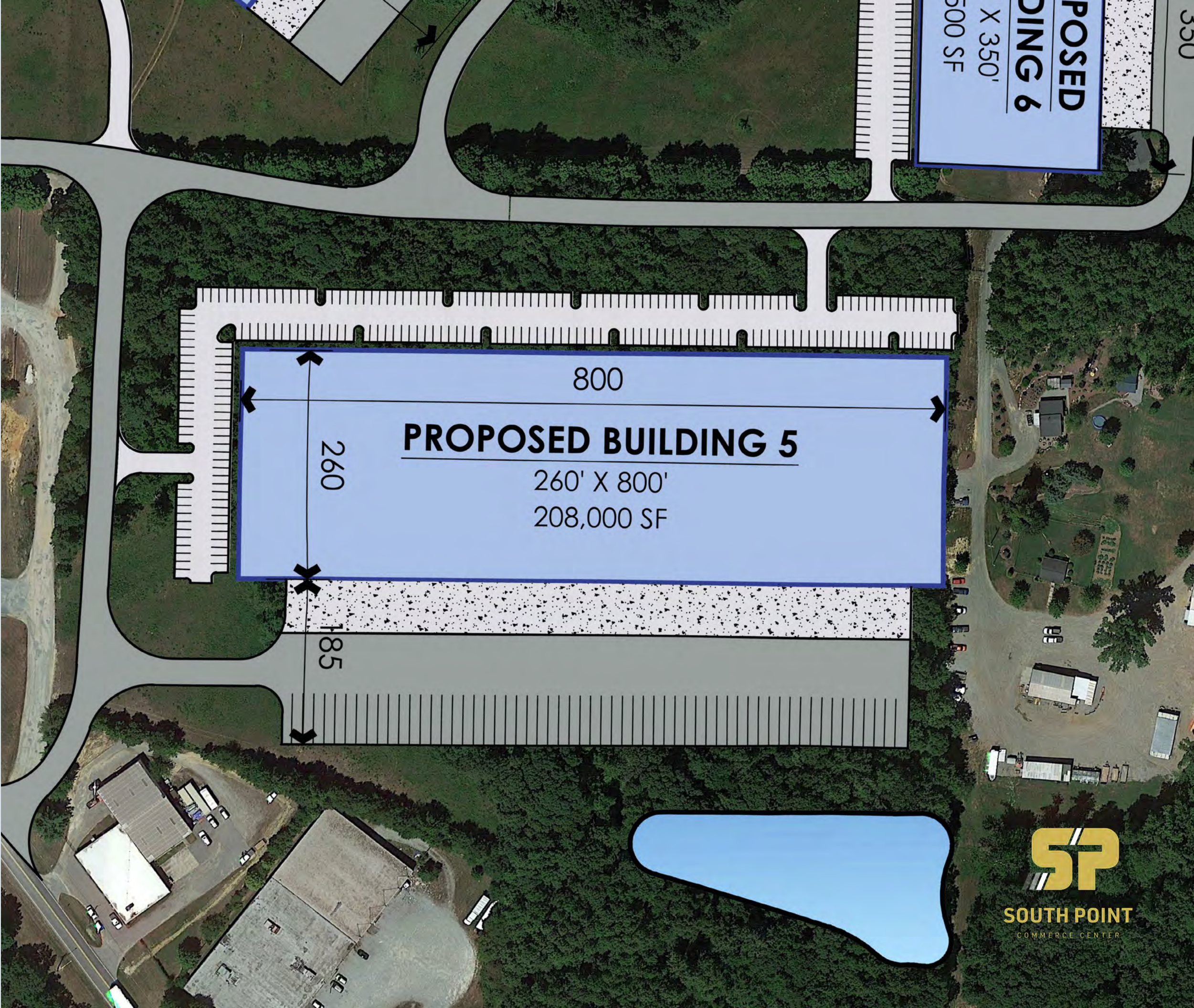
SOUTH POINT
COMMERCE CENTER

SITE 5

TOTAL SF	208,000 SF
DIMENSIONS	260' X 800'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	36'
CONFIGURATION	Rear load
PARKING	229 auto 59 trailer
LOADING	52 DH 2 DI
TRUCK COURT	185' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	7" unreinforced
POWER	2,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fastened Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protection w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condition; Hi-bay LED Fixtures with Motion Sensors



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SOUTH POINT
COMMERCE CENTER

SITE 6

TOTAL SF	73,500 SF
DIMENSIONS	210' X 350'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	30'
CONFIGURATION	Rear load
PARKING	76 auto
LOADING	15 DH 2 DI
TRUCK COURT	130' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	6" unreinforced
POWER	1,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fasted Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protection w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condition; Hi-bay LED Fixtures with Motion Sensors



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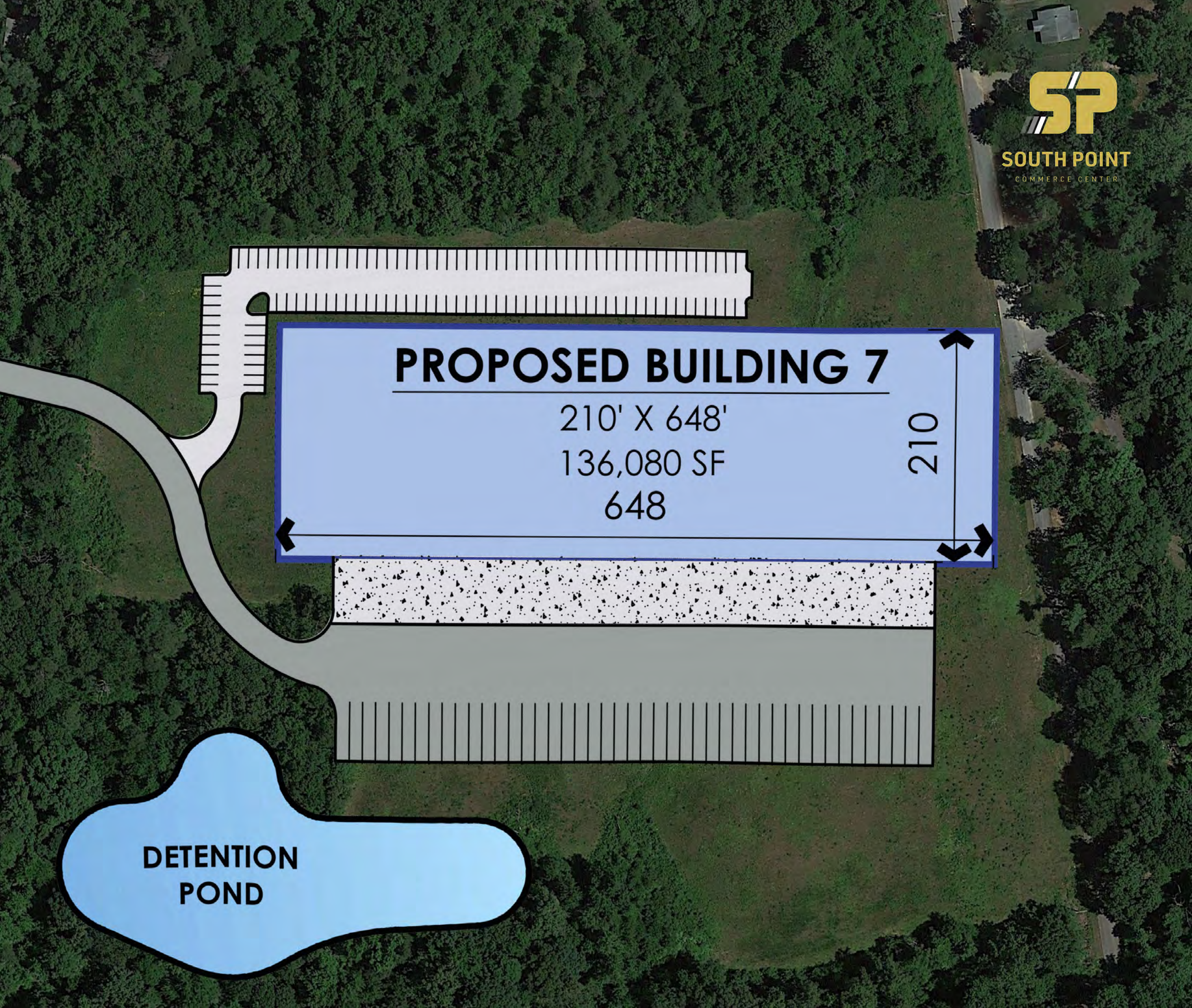


SITE 7

TOTAL SF	136,080 SF
DIMENSIONS	210' X 648'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	32'
CONFIGURATION	Rear load
PARKING	122 auto 45 trailer
LOADING	50 DH 2 DI
TRUCK COURT	185' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	6" unreinforced
POWER	2,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fasted Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protection w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condition; Hi-bay LED Fixtures with Motion Sensors



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SITE 8

TOTAL SF	126,000 SF
DIMENSIONS	210' X 600'
COLUMN SPACING	50' X 50' with 60' speed bays
CLEAR HEIGHT	32'
CONFIGURATION	Rear load
PARKING	267 auto 29 trailer
LOADING	25 DH 2 DI
TRUCK COURT	185' HD Asphalt Truck Court(s) with 60' Concrete Apron(s) and 10' Concrete Dolly Pad(s)
FLOOR SLAB	6" unreinforced
POWER	2,000 Amps, 277/480V (expandable)
SPRINKLER	ESFR
ROOF	60 Mil White TPO Roof (R-19 Min.) w/ Mechanically Fasted Membrane (20-Year Manufacturer's Warranty)
HVAC	Heat and Ventilation to Freeze Protec-tion w/ Code Required Air Changes
LIGHTING	30 FC at 36" AFF in Open Shell Condi-tion; Hi-bay LED Fixtures with Motion Sensors



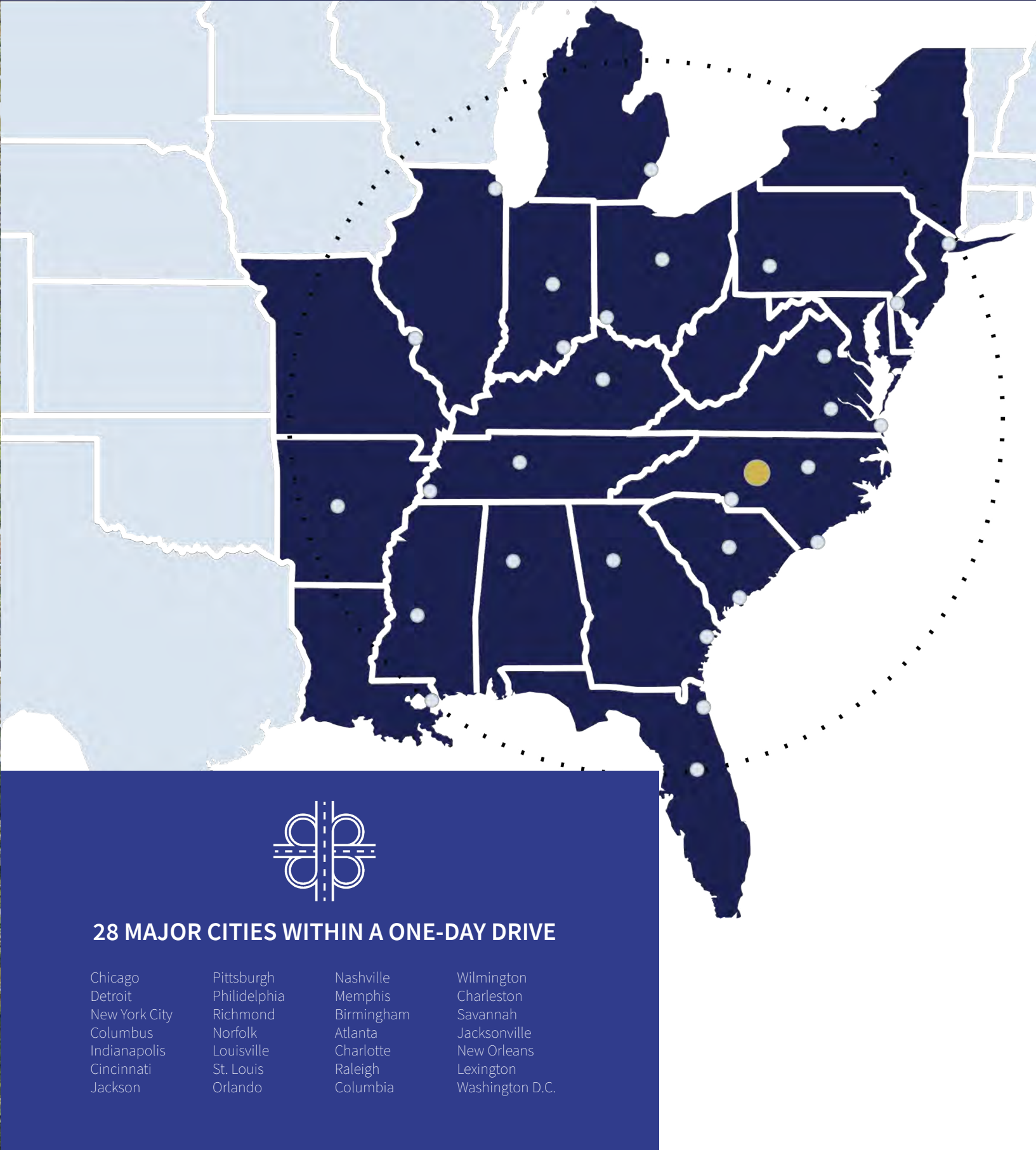
THE KEITH CORPORATION



SURROUNDING AREA



DRIVE TIME ACCESS



TRANSPORTATION & MARKET ACCESS

A strategically located industrial hub within North Carolina’s Piedmont Triad Region

High Point, NC is located midway between major markets such as Boston and Miami; Washington and Atlanta; Raleigh Durham/ Research Triangle Park and Charlotte. It has convenient access to a broad network of interstate and other highways, Piedmont Triad International Airport, rail services, deep water ports, the FedEx Mid-Atlantic Air Hub, and the FedEx Ground facility give High Point an advantage as a regional and national transportation hub.

Roads & Highways

High Point’s Piedmont Triad region boasts five interstate highways, four of which run through High Point.

- I-40 from Barstow, California to Wilmington, North Carolina
- I-73 from Detroit, Michigan to Charleston, South Carolina
- I-74 from Davenport, Iowa to Myrtle Beach, South Carolina
- I-85 from Montgomery Alabama, to Petersburg, Virginia

Rail Access

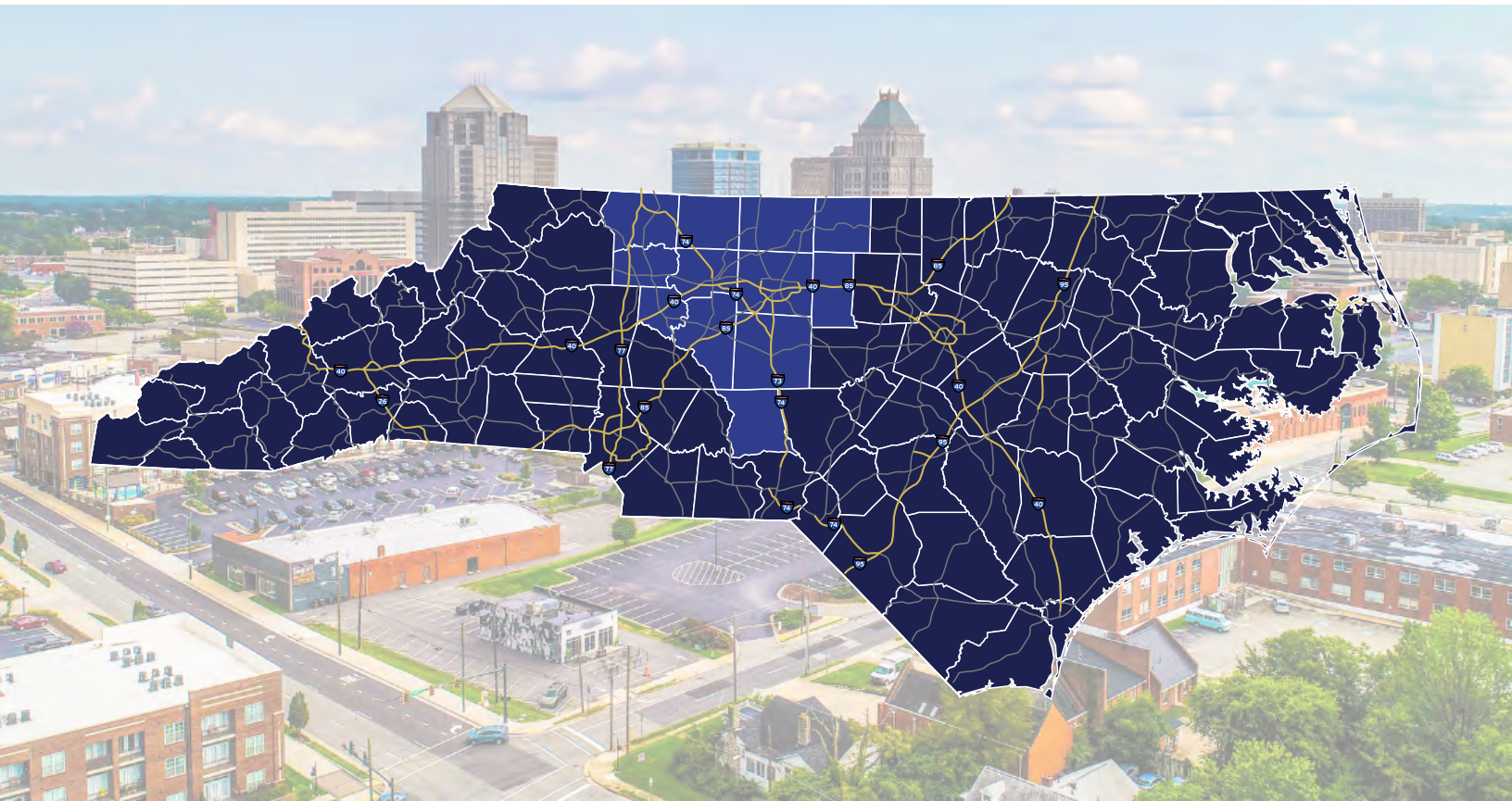
Regional and continental rail freight services are provided by Norfolk Southern and CSX. Passenger rail service by Amtrak provides daily service to Charlotte and Raleigh, North Carolina, and New York, New York.

Piedmont Triad International Airport

Piedmont Triad International Airport has 59 non-stop passenger flights per day and a multi-model air cargo facility with virtually all major trucking lines operating terminals near the airport.

Ports Accessibility

The North Carolina State Ports Authority operates an inland terminal just outside High Point’s city limits. Containers are transported to deep water ports in Wilmington and Morehead City, North Carolina. Ports in Charleston, South Carolina; Savannah, Georgia; and Norfolk, Virginia also serve the area.



ABOUT THE DEVELOPERS



THE KEITH CORPORATION

The Keith Corporation is a privately held, full-service commercial real estate firm. Headquartered in Charlotte, NC, TKC has projects in 36 states, Mexico, Australia, Canada and the United Kingdom. Developing over \$3.6 billion worth of commercial real estate over the course of 400+ projects, totaling in excess of 44 million square feet for a highly diverse clientele, The Keith Corporation has developed a reputation based on expertise, accountability, and total client satisfaction on projects.

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IDM Ventures is a privately held commercial real estate development and investment firm located in High Point, North Carolina. Through a variety of strategic partnerships IDM has spearheaded the ground-up development of industrial, multifamily, and self-storage properties throughout the region. A broad range of successful real estate development experience and the vision to identify opportunities that capture marketplace demand and create value for partners and investors are the drivers of IDM’s investment strategy.

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