

JACKSONSHAW

LANDIS RIDGE

Total // 149.7 Acres // Up to ± 1.25 M SF
Phase I // 76.2 Acres // 3 Buildings // 472,500 SF Available
Phase II // 58.3 Acres Remaining // Up to $\pm 450,000$ SF
Landis, North Carolina



PROPERTY OVERVIEW

Landis Ridge capitalizes on tenant demand for interstate connectivity and access to strong labor markets. It is a modern, Class A, ± 1.25 M square foot master planned business park situated on 149.7 acres in the Charlotte, North Carolina market. Best-in-class design features are incorporated throughout the project, including concrete tilt wall construction, ample trailer and auto parking, and an exceptional Class A business park feel, all with easy access to I-85 via the newly constructed Exit 65 (I-85 at Old Beatty Ford Road) located less than a mile east of the site.

For tenants, access to the rapidly growing sunbelt markets is a major driver in their decision to establish operations along I-85. Coupled with its proximity to strong labor and rooftop growth, Landis Ridge offers an ideal location for third-party logistics occupiers, e-commerce distribution, consumer goods warehousing, and manufacturing users.

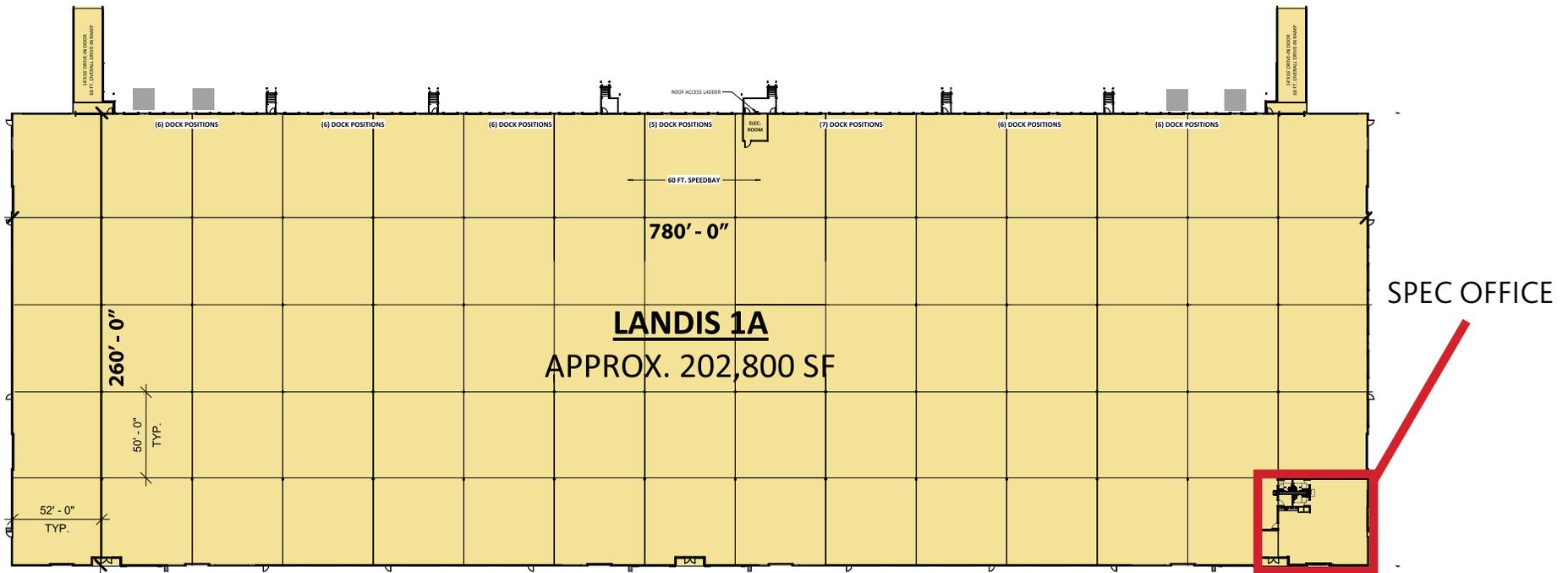
FOR LEASING INFORMATION



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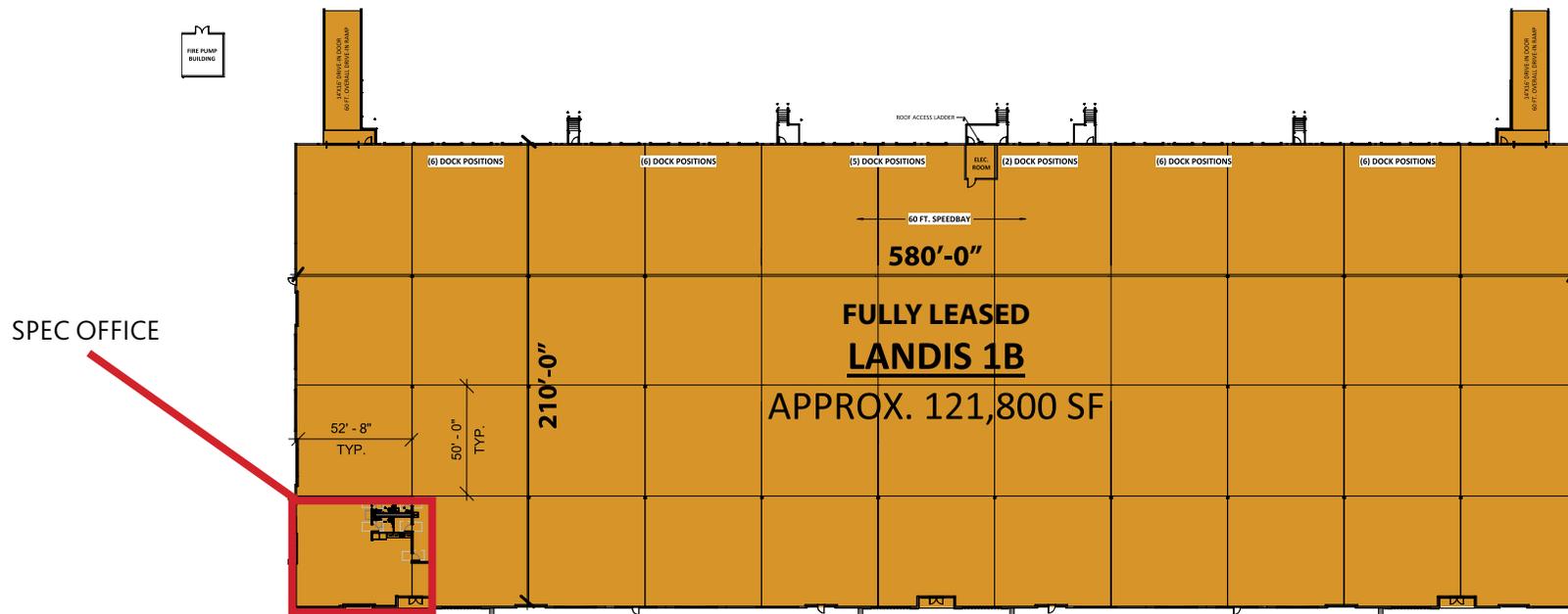


LANDIS RIDGE - PHASE I

BLDG. 1A // 1205 RIDGEVIEW ST, CHINA GROVE, NC 28023

BUILDING SIZE:	202,800 SF
MINIMUM DIVISIBLE:	54,080 SF
OFFICE SF:	2,670 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	260' x 780'
DRIVE-IN DOORS:	2
DOCK DOORS:	43
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
TRAILER PARKING:	38
CAR PARKING:	188



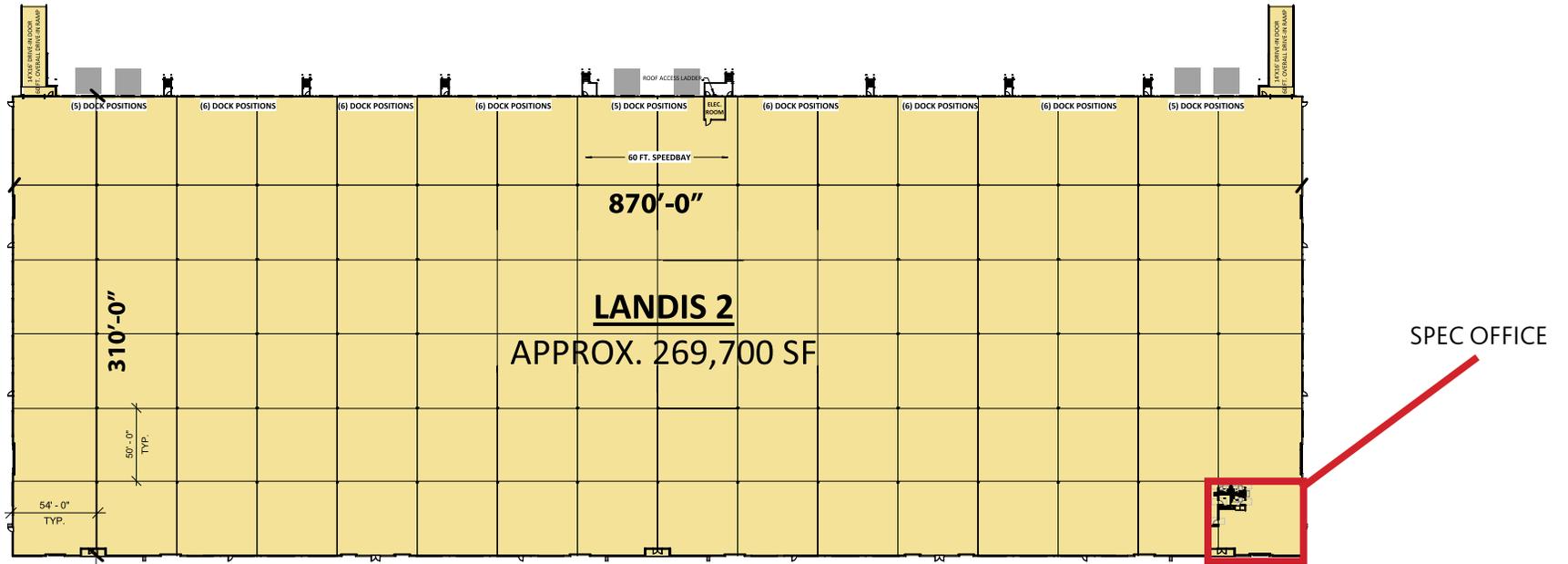


LANDIS RIDGE - PHASE I

BLDG. 1B // 205 RICHWATER ST, CHINA GROVE, NC 28023

BUILDING SIZE:	121,800 SF
AVAILABLE SF:	Fully Leased
OFFICE SF:	2,700 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 580'
DRIVE-IN DOORS:	2
DOCK DOORS:	31
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' 8" x 50'
CAR PARKING:	103





LANDIS RIDGE - PHASE I

BLDG. 2 // 1400 RIDGEVIEW ST, CHINA GROVE, NC 28023

BUILDING SIZE:	269,700 SF
MINIMUM DIVISIBLE:	83,700 SF
OFFICE SF:	2,810 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	310' x 870'
DRIVE-IN DOORS:	2
DOCK DOORS:	51
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
TRAILER PARKING:	65
CAR PARKING:	229

