



PINNACLE PARK

PANATTONI'S SOUTHWEST CHARLOTTE LOGISTICS PARK

0 Woodlake Parkway, Kings Mountain, NC (Charlotte MSA)



PANATTONI®

PROJECT HIGHLIGHTS



Located in Kings Mountain – 30 miles from the Charlotte CBD



Proximity to CLT-Douglas International Airport



Excellent Ingress / Egress: 0.2 miles to I-85 via Exit 8



Ability to provide a campus like environment with tenant controlled auto and trailer parking



Prominent exposure on I-85 with strong labor and a pro-business municipality



Delivering Q4 2027



Power & Fiber:

- Abundant power with existing 12.47kV, 44kV, and 230kV lines on site today
- Additional power available with 100kV line +/- 3 miles from the site
- Fiber available at the entrance of Pinnacle Park – bundle size 144

*Representative Image



SITE PLAN



Sewer:
City of Kings Mountain



Water:
City of Kings Mountain



Power:
City of Kings Mountain & Duke Energy



Natural Gas:
Piedmont Natural Gas



Building 1 LEASED

Building 2

169,000
650' x 260'
32'
ESFR
1,250 amps
38
2
121
0

Square Footage
Building Dimensions
Clear Height
Fire Sprinklers
Electrical Power
Dock Doors
Drive-In Doors
Auto Spaces
Trailer Spaces

Building 3

126,000
600' x 210'
32'
ESFR
1,000 amps
29
2
116
42

Square Footage
Building Dimensions
Clear Height
Fire Sprinklers
Electrical Power
Dock Doors
Drive-In Doors
Auto Spaces
Trailer Spaces

Building 4

232,500
750' x 310'
32'
ESFR
1,600 amps
44
2
145
62

Square Footage
Building Dimensions
Clear Height
Fire Sprinklers
Electrical Power
Dock Doors
Drive-In Doors
Auto Spaces
Trailer Spaces



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LOCATION OVERVIEW



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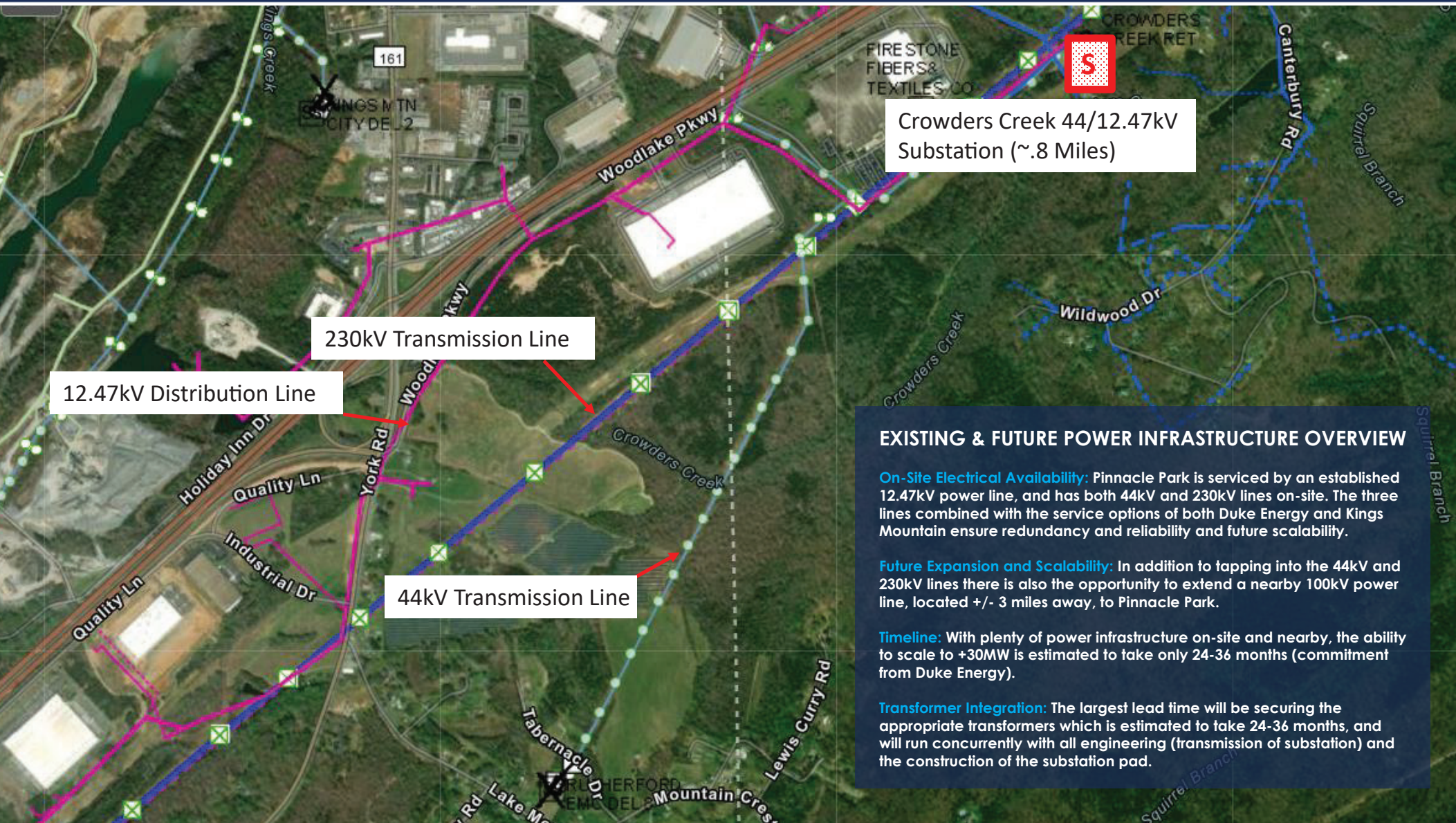
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POWER OVERVIEW



EXISTING & FUTURE POWER INFRASTRUCTURE OVERVIEW

On-Site Electrical Availability: Pinnacle Park is serviced by an established 12.47kV power line, and has both 44kV and 230kV lines on-site. The three lines combined with the service options of both Duke Energy and Kings Mountain ensure redundancy and reliability and future scalability.

Future Expansion and Scalability: In addition to tapping into the 44kV and 230kV lines there is also the opportunity to extend a nearby 100kV power line, located +/- 3 miles away, to Pinnacle Park.

Timeline: With plenty of power infrastructure on-site and nearby, the ability to scale to +30MW is estimated to take only 24-36 months (commitment from Duke Energy).

Transformer Integration: The largest lead time will be securing the appropriate transformers which is estimated to take 24-36 months, and will run concurrently with all engineering (transmission of substation) and the construction of the substation pad.



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WHY CHARLOTTE, NC?

Charlotte continues to have strong economic momentum. With a growing workforce, low cost of doing business and a diverse range of industries, top companies continue to choose the Charlotte area to grow their businesses.

CHARLOTTE BY THE NUMBERS

3.0MM

Total
Population

1.7%

Projected Annual
Population Increase

21%

of Population
are Millennials

1.5MM

Labor
Force

3.6%

Unemployment
Rate

6.1MM SF

Industrial Development
Under Construction

MAJOR CORPORATE RELOCATIONS & EXPANSIONS SINCE 2021



SHERWIN-WILLIAMS

\$324MM Investment
183 Jobs



\$584MM Investment
2,800 Jobs



\$18 Investment
600 Jobs (Expanding)



\$740MM Investment
400 Jobs



\$177MM Investment
394 Jobs

NOTABLE CHARLOTTE HQs & CORPORATIONS



EXCELLENT INFRASTRUCTURE

PORTS

Inland Port Greer

- 1 day ship to Inland Port Greer
- 13 of 15 top container lines
- <60 min average two way truck turn
- 500 ton barge crane
- 29 days from Shanghai to Atlanta
- \$2.6B in planned CAPEX

Accessibility to Port of Charleston

ROADS & INTERSTATES

Accessible via

Interstates **85, 77** and **40** &
US Hwys **74, 29** and **321**

In a 1-day Truck Drive:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

AIR

CLT Douglas International Airport

- The 6th busiest airport in the world by total passenger volume
- 37 international destinations
- 180 non-stop destinations
- 2-hour plane ride reaches 60% of US population
- 1,400 daily aircraft movements
- \$3B+ capital investment plan

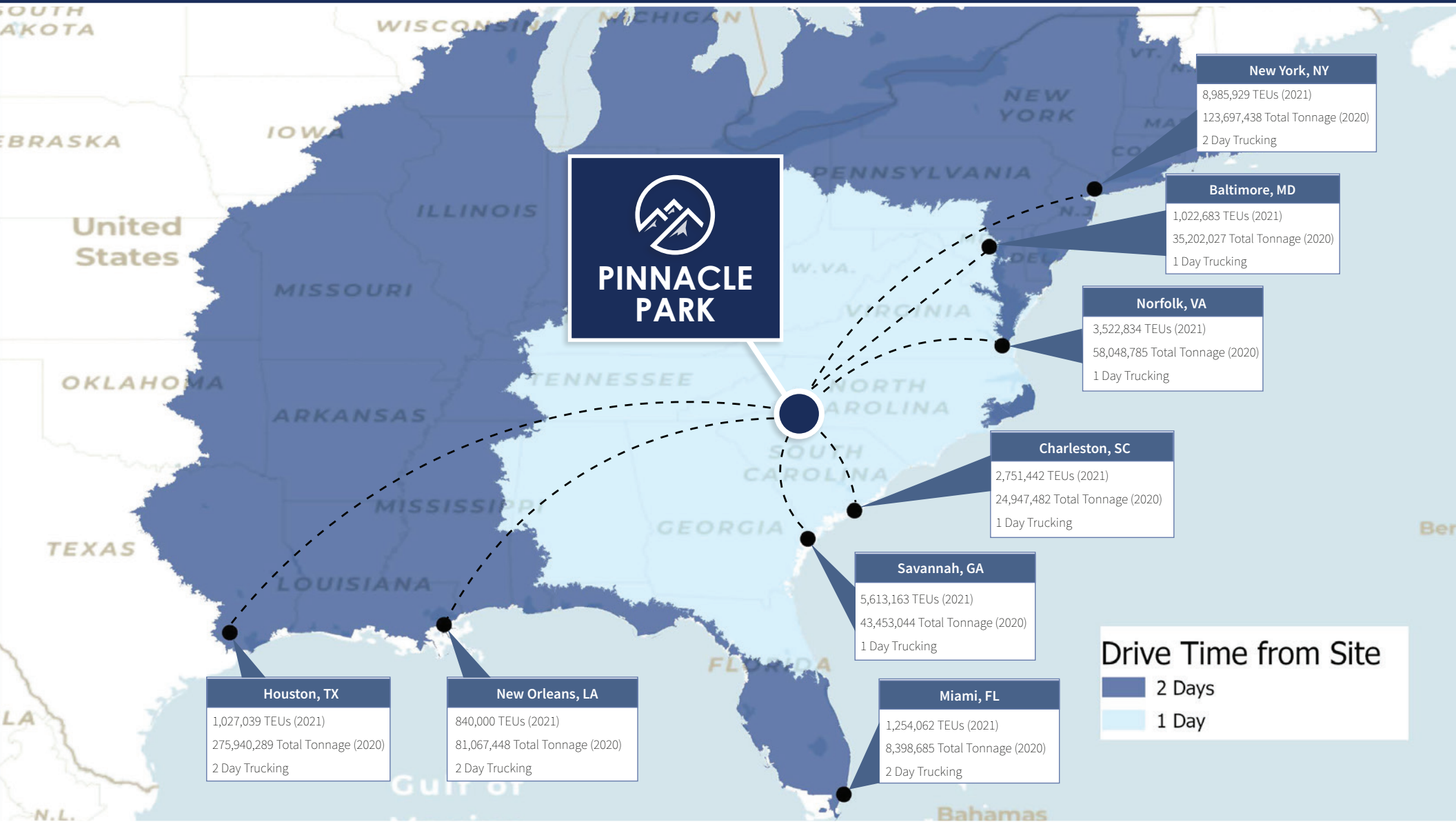
RAIL

Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities

DRIVE TIMES



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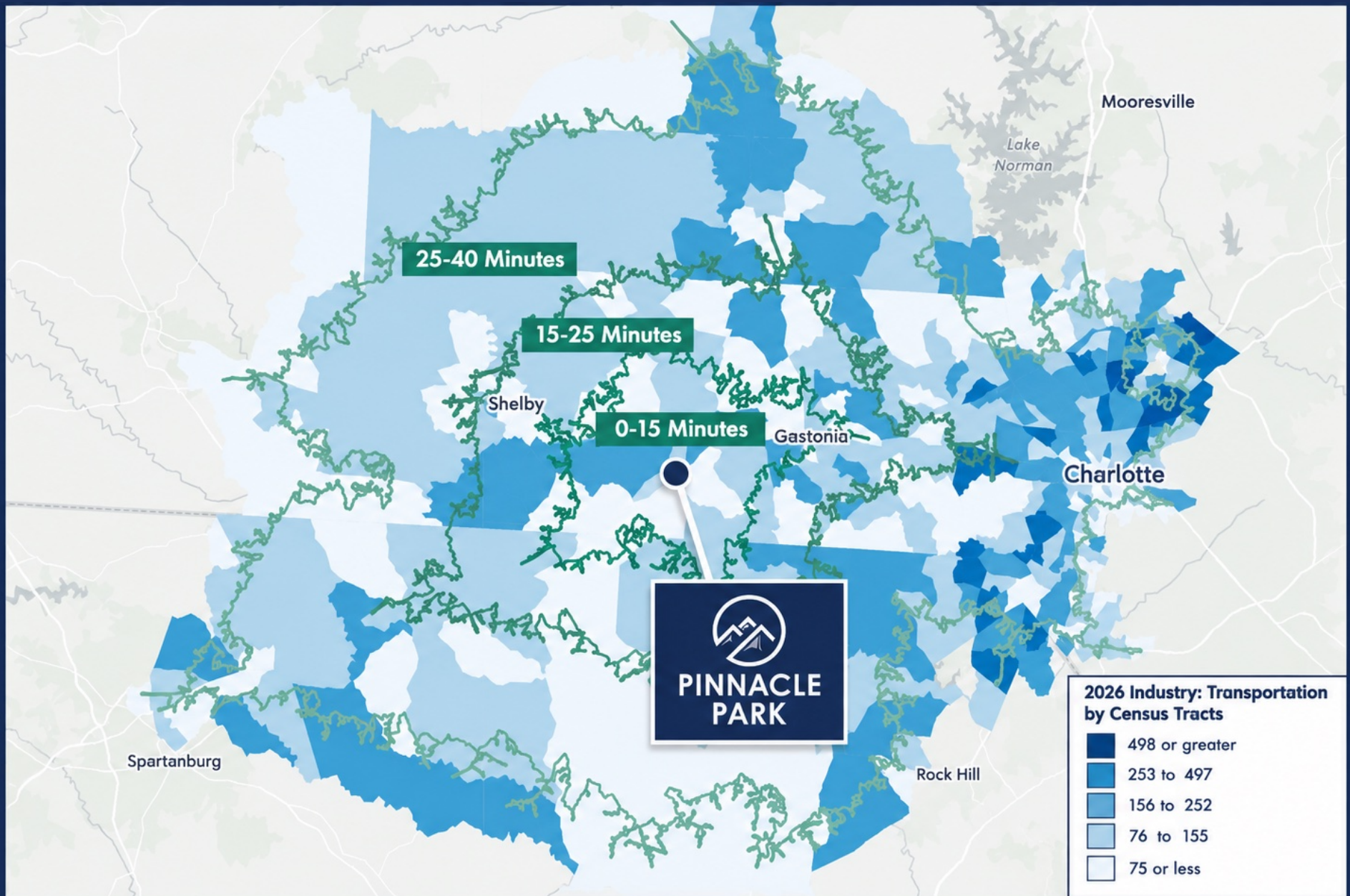
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TRANSPORTATION BY CENSUS TRACTS



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WHY PANATTONI?

40 Years | 69 Offices | 630 Million SF Developed | 2,500 Clients



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