



SOUTH CREEK INDUSTRIAL CENTER

PANATTONI'S SOUTH CHARLOTTE INDUSTRIAL PARK



PANATTONI®

0 Porter Road, Rock Hill, SC (Charlotte MSA)



PROJECT HIGHLIGHTS



Located in Rock Hill, SC - 26 miles from Charlotte CBD



Proximity to CLT-Douglas International Airport



Excellent Ingress / Egress to I-77 via Exit 75



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

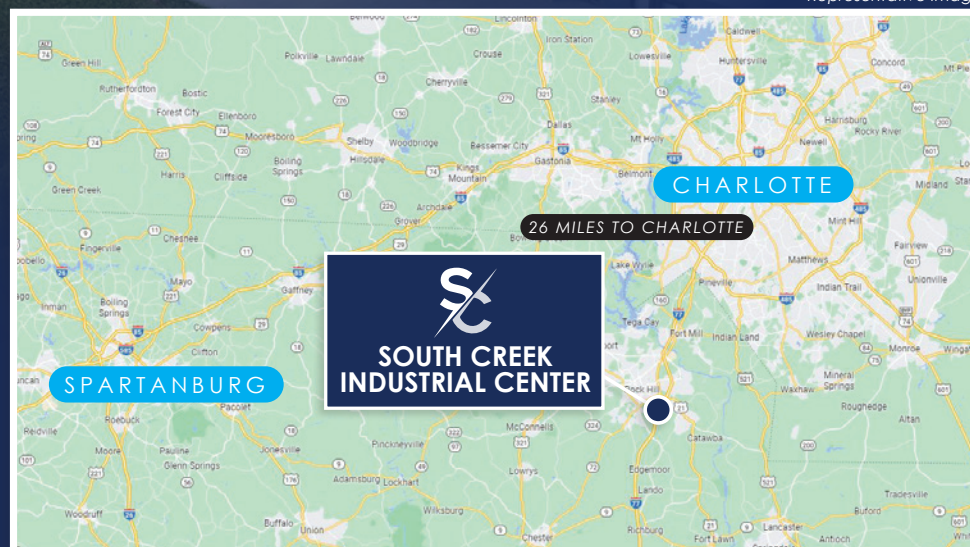


Prominent exposure on I-77 with strong labor and a pro-business municipality

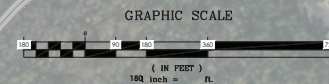


Delivering Q1 2024

*Representative Image



Natural Gas: City of Rock Hill



LOCATION OVERVIEW



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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

2.9MM

Total
Population

1.4%

Projected Annual
Population Increase

27.7%

of Population
are Millennials

1.4MM

Labor
Force

3.5%

Unemployment
Rate

9.8MM SF

Industrial Development
Under Construction

MAJOR CORPORATE RELOCATIONS & EXPANSIONS IN 2021

newell
BRANDS

\$135MM Investment
128 Jobs

★ macys

\$584MM Investment
2,800 Jobs

Lilly

\$1B Investment
600 Jobs (Expanding)

Red Bull

RAUCH

\$740MM Investment
400 Jobs

Kroger

\$139MM Investment
700 Jobs

NOTABLE CHARLOTTE HQs & CORPORATIONS

Coca-Cola
CONSOLIDATED

LOWE'S

Sealed Air

newell
BRANDS

Advance
Auto Parts

BONDED
LOGISTICS

amazon

Firestone

STI
Labs

at&t

Hanes

AFRIVAL

Red Bull

Lilly

Honeywell

Electrolux

utZ

SIEMENS

BOSCH

THE HOME
DEPOT

NVR

DAIMLER

WIX
FILTERS

EXCELLENT INFRASTRUCTURE

PORTS

Inland Port Greer

- 1 day ship to Inland Port Greer
- 13 of 15 top container lines
- c<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
- 36 non-stop international flights a day
- 188 non-stop destinations
- 2-hour plane ride reaches 60% of US population
- 1,300+ daily aircraft movements
- \$3B+ capital investment plan

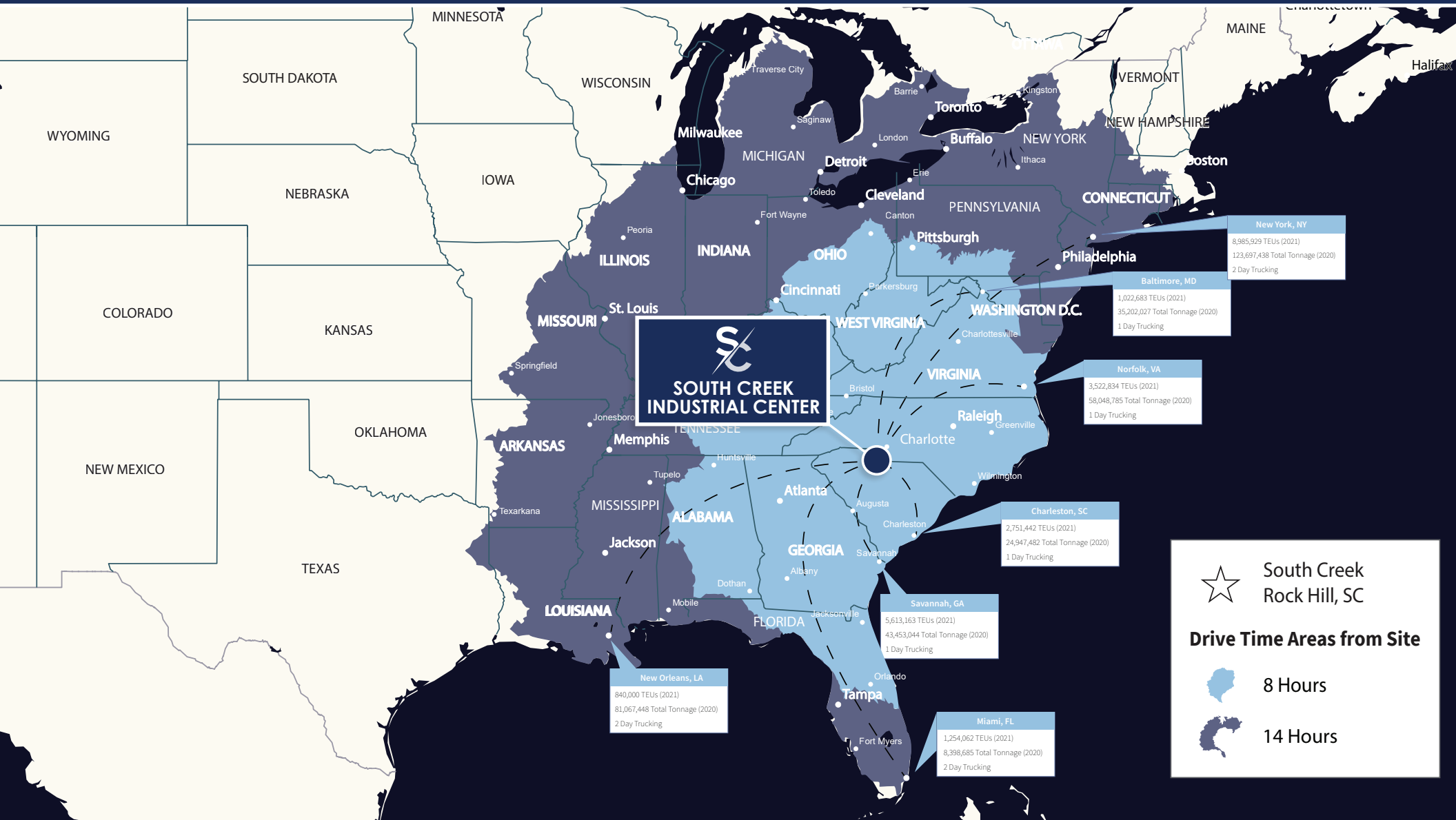
RAIL

Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities

DRIVE TIMES



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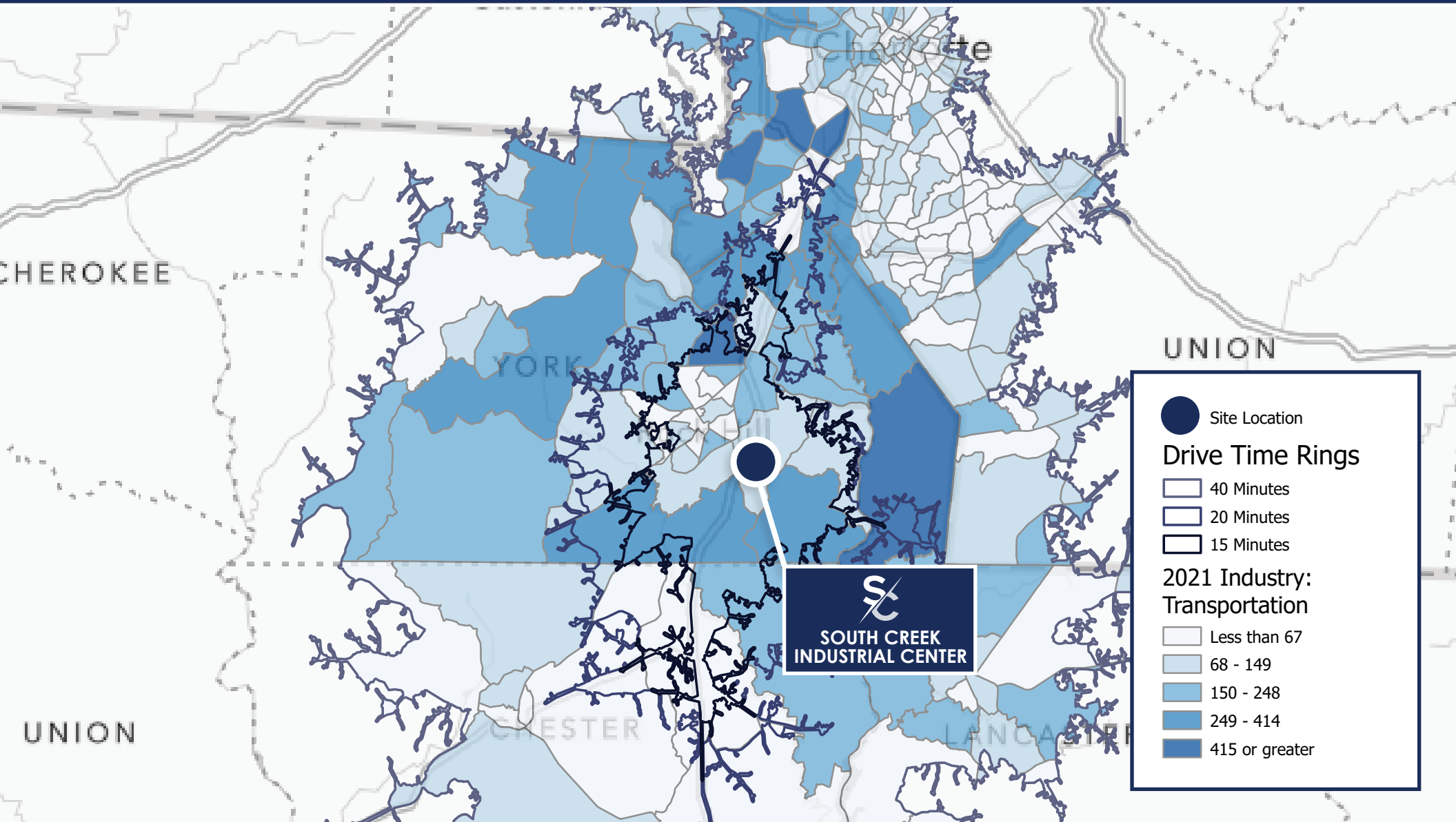
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LABOR FORCE



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WHY PANATTONI?

36 Years | 46 Offices | 544 Million SF Developed | 2,500 Clients



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