

Reidsville Industrial Park

Lot 10 (±42.2-Acre)

Sands Road & Energy Court
Reidsville, NC 27320



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FEATURES:

- ◇ **Size:** Lot 10 (±42.2 Acres)
- ◇ **Parcel ID:** 167537, 167538, 167536
- ◇ **Jurisdiction:** City of Reidsville
- ◇ **Zoning:** I2H1R (Heavy Industrial)
- ◇ **Drive Distance:**
 - ±0.5 Mile to NC-87 (4-Lane HWY)
 - ±22.7 Miles to Interstate 40 / 85 (Exit 138)
 - ±30.1 Miles to Piedmont Triad Int'l Airport
 - ±69.5 Miles to Raleigh-Durham Int'l Airport
 - ±110 Miles to NS Intermodal Yard (CLT)
 - ±113 Miles to CSX Intermodal Yard (CLT)
 - ±116 Miles to Charlotte Douglas Int'l Airport
 - ±197 Miles to SC Inland Port Greer
 - ±227 Miles to NC Port Authority (Wilmington)
- ◇ **Rail:** None
- ◇ **Sewer:** City of Reidsville (Reidsville WWTP)
- ◇ **Water:** City of Reidsville
- ◇ **Power:** Duke Energy
- ◇ **Gas:** Piedmont Natural Gas Service (PNG)
- ◇ **Telecommunications:** AT&T (Certified Fiber Park)

North Carolina Department
of Commerce Certified Site



NORTH CAROLINA
DEPARTMENT of
COMMERCE



CONCEPTUAL DESIGN:

BUILDING SIZE: ±50,000 SF EXPANDABLE TO ±200,000 SF

PRICE: \$35,000 / ACRE



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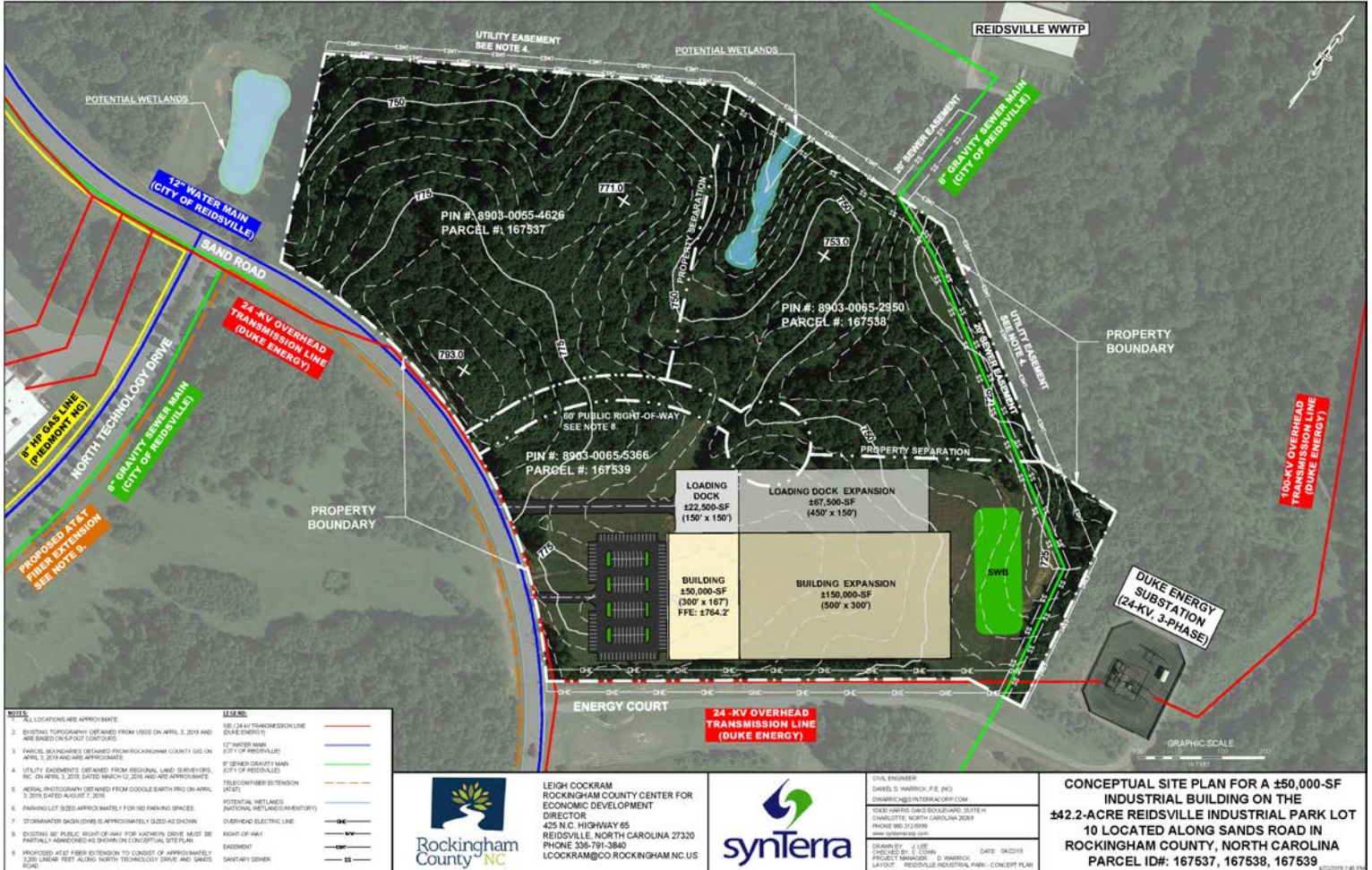
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Conceptual Site Plan

(all locations are approximate)

12" Water Main
Residual Pressure – 83 PSI
At Flow of 2,570 GPM
City of Reidsville

100 / 24-kV Power Line (3-Phase)
100-kV (3 Phase Transmission)
24-kV (3 Phase Distribution)
Duke Energy

Telecommunications
AT&T

8" Gravity Sewer Main
At Flow of 3,389 GPM
City of Reidsville (Reidsville WWTP)

8" HP Gas Line
Piedmont Natural Gas Service

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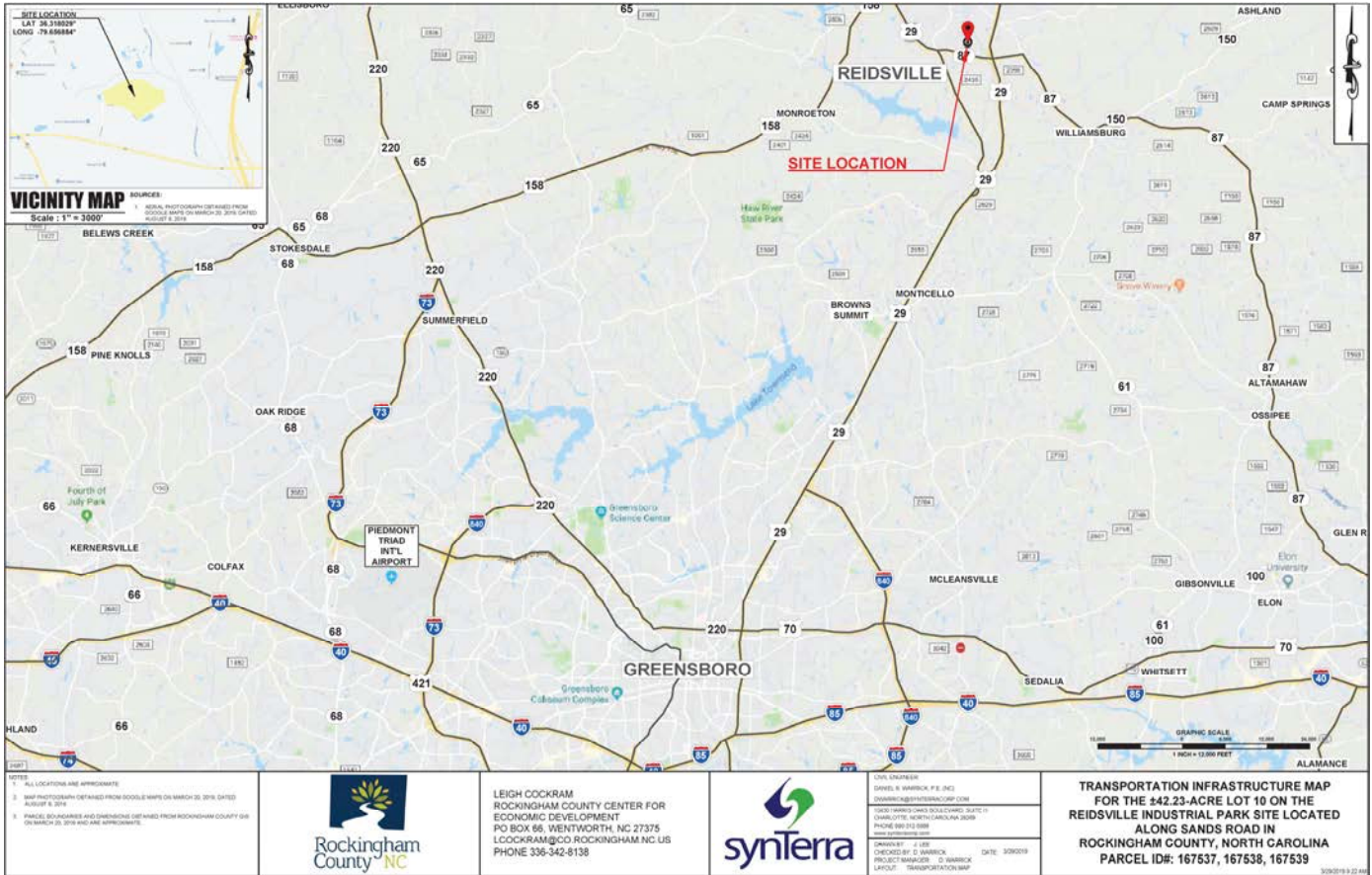
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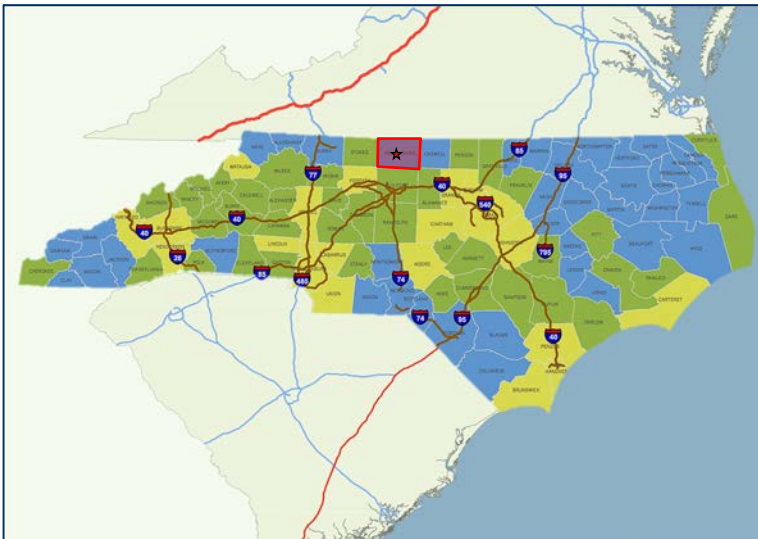
Drive Distance:

- NC Highway 87: ± 0.5 Miles
- Interstate 40: ± 22.7 Miles
- Interstate 85: ± 22.7 Miles
- Interstate 74: ± 37.0 Miles
- Interstate 77: ± 84.0 Miles
- CSX Intermodal Facility: ± 113 Miles
- CLT Int'l Airport: ± 116 Miles
- BMW Perform Center: ± 195 Miles
- SC Inland Port: ± 196 Miles
- GSP Int'l Airport: ± 198 Miles
- Charlotte, NC: ± 113 Miles
- Asheville, NC: ± 194 Miles
- Columbia, SC: ± 192 Miles
- Greenville, SC: ± 209 Miles
- Port of Charleston: ± 304 Miles
- Knoxville, TN: ± 305 Miles

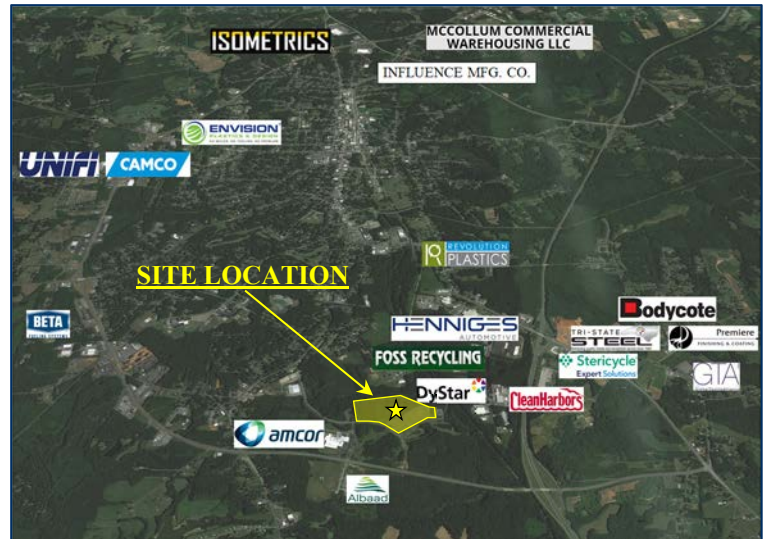
Transportation Map

All locations are approximate

AREA MAP:



EXISTING INDUSTRY MAP:



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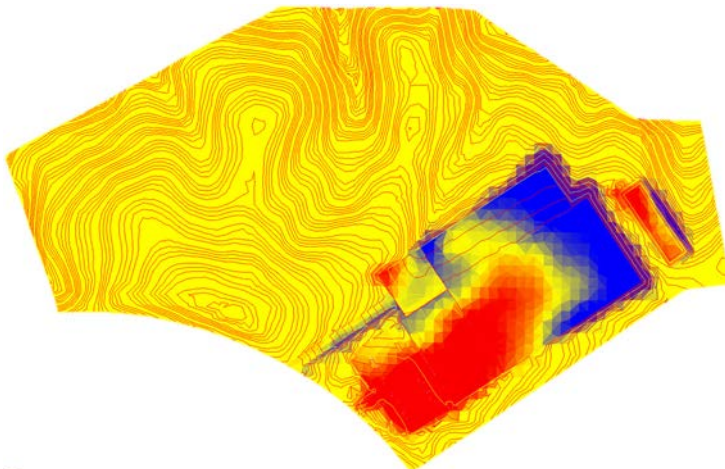
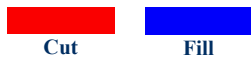
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Preliminary Cost Opinion for Site Development

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
Temporary Construction Entrance	2	EA	\$ 4,000.00	\$ 8,000.00
Clearing & Grubbing	14	AC	\$ 3,000.00	\$ 42,000.00
Erosion Control and Maintenance	14	AC	\$ 4,000.00	\$ 56,000.00
Earthwork Structural Cut/Fill	46,000	CYD	\$ 5.00	\$ 230,000.00
Topsoil Cut/Fill	11,000	CYD	\$ 5.00	\$ 55,000.00
Fine Grading (Building Area)	5,600	SY	\$ 2.00	\$ 11,200.00
Fine Grading (Non-Building Area)	9,900	SY	\$ 1.00	\$ 9,900.00
Heavy Duty Concrete Paving (6-Inch Stone Base & 6-Inch Concrete)	2,500	SY	\$ 35.00	\$ 87,500.00
Heavy Duty Paving (8-Inch Stone Base & 3-Inch Asphalt)	1,360	SY	\$ 33.00	\$ 44,880.00
Light Duty Paving (8-Inch Stone Base & 2-Inch Asphalt)	5,900	SY	\$ 30.00	\$ 177,000.00
Curb & Gutter	3,100	LF	\$ 19.00	\$ 58,900.00
Pedestrian Concrete	200	SY	\$ 40.00	\$ 8,000.00
12-Inch Concrete Stormwater Pipe	940	LF	\$ 30.00	\$ 28,200.00
18-Inch Concrete Stormwater Pipe	240	LF	\$ 40.00	\$ 9,600.00
24-Inch Concrete Stormwater Pipe	890	LF	\$ 50.00	\$ 44,500.00
24-Inch FES	1	EA	\$ 1,200.00	\$ 1,200.00
Stormwater Inlets	10	EA	\$ 2,400.00	\$ 24,000.00
Stormwater Inlets Linear Feet	50	LF	\$ 200.00	\$ 10,000.00
Stormwater Basin (Skimmer, Outlet Control, Rip-Rap)	1	EA	\$ 30,000.00	\$ 30,000.00
Seeding/Grassing	13	AC	\$ 2,000.00	\$ 26,000.00

Balanced Site Grading



Subtotal	\$ 962,000.00
Contingency	\$ 77,000.00
Mobilization and Bonding	\$ 48,000.00
Site Boundary & Topographic Survey	\$ 27,000.00
Phase I ESA	\$ 2,500.00
Wetlands Delineation	NA
Geotechnical Subsurface Exploration	\$ 9,500.00
Civil Engineering Site Design & Permitting	\$ 67,000.00
Construction Administration & Observations	\$ 15,000.00
Construction Materials Testing	\$ 19,000.00
Site Development Total (*)	\$ 1,225,000.00

NOTES:

(*) The accuracy of this Preliminary Cost Opinion is not guaranteed by SynTerra Corporation. The estimated unit prices and costs are based on our experience with similar projects in the area. This Preliminary Cost Opinion is based on the Conceptual Layout Plan provided with this cost opinion and dated April 22, 2019. Unit Prices and Quantities are subject to change based upon final design. The earthwork quantities stated in the Preliminary Cost Opinion are based on site topography provided by the USGS. This cost opinion does not include any local or state permitting or impact fees. This cost opinion does not include allowances for extension or relocation of any local utilities. This cost opinion assumes the on-site soils are suitable for use as structural fill. No allowances for rock are included in this cost opinion as no Geotechnical Subsurface data was provided when this cost opinion was developed. This cost opinion does not include an estimate for water and sewer lines through the site. The majority of the location of the proposed building has been cleared and grubbed in the past.

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Preliminary Cost Opinion and Schedule for Utility Extensions

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL	SCHEDULE
Natural Gas Line Extension ¹	0	LF	\$ -	\$ -	On-site
Electrical Power Line Extension ^{1,3}	0	LF	\$ -	\$ -	On-site
Water Line Extension ^{1,2,4,6}	500	LF	\$ 90	\$ 45,000	On-site
Sewer Line Extension ^{1,2,5}	0	LF	\$ -	\$ -	On-site
Telecommunications Line Extension ^{1,7}	3,200	LF	\$ -	\$ -	On-site
			Subtotal	\$ 45,000	
			Contingency	\$ 6,750	
			Utility Extensions Total Cost Opinion⁸	\$ 50,000	

¹ - Assumes no upgrades to the existing utility is required and the line in-service is adequate for demand.

² - Tap and Miscellaneous Service fees are not listed in this Preliminary Cost Opinion.

³ - 100 / 24-kV Transmission Line available for site from on-site Duke Energy substation.

⁴ - Water Line Extension to consist of ±500 LF of 12-Inch Water Line to connect to existing 24-in off Sands Road and South Scales Street.

⁵ - 8-Inch Sewer Line available for site from on-site sanitary sewer lines from the Reidsville Wastewater Treatment Plant.

⁶ - City of Reidsville provided the approximate costs for the Water Line Extension. Fee to user would be based on anticipated loading and may incur no fee.

⁷ - Direct AT&T fiber extension to this location is possible without any special one-time construction costs to the property owner.

⁸ - This is a preliminary opinion of costs that may be incurred and should not be relied upon as actual estimates for installation.



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Site Characteristics

Major Roadways

- N.C. Highway 87 (4-lane highway) is located ± 0.5 mile from the site location.
- Interstate 40 is accessible by direct route along N.C. Highway 61-S, ± 22.7 miles from the site location.

Previous and Present Land Use

- Wooded (Northern)
- Agriculture (Southern)

Topography

- The site slopes from southwest to northeast with an approximate high elevation of $\pm 800'$ to a low of $\pm 699'$. Approximately ninety-five percent of the site has slopes of $\pm 20.0\%$ or less. The site is considered developable using normal grading operations.

Soil Survey Information

- The site primarily consists of three types of soil: Clifford ($\pm 62.5\%$), Fairview ($\pm 29.7\%$), and Siloam ($\pm 7.8\%$). These soils are typically suitable for development purposes.

Encumbrances and Zoning

- The site has a 60' public right-of-way for the proposed Kathryn Drive that must be partially abandoned.
- The site has a 20' sanitary sewer easement along the northern portion.
- The site has an overhead electric line easement along the eastern portion.
- The site is zoned I2H1R (heavy industrial) and has no zoning restrictions.

Site Improvements

- Approximately ± 38 acres of the ± 42.2 -acre site, are developable. Up to 16 feet of cut and 17 feet of fill are expected to reach design subgrade elevations.
- Stormwater would be routed to an on-site stormwater detention basin along the eastern portion of the site.

Maximum Building Size and Logistical Information

- The site can accommodate a building up to $\pm 200,000$ square feet with ± 160 light-duty parking spaces, and $\pm 90,000$ square feet of truck loading dock.



Intersection of NC-87 & N. Technology Drive
Looking West Along Intersection



Interstate 40
Looking East Along Exit 138



USDA / NRCS Soils Map



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Due Diligence Executive Summary*

Phase I Environmental Site Assessment (ESA)

- No recognized environmental conditions (RECs) were noted for the site.

Preliminary Evaluation of Waters in the U.S.

- Two unnamed tributaries traverse along the northern portion of the Reidsville Industrial Park and drain into Troublesome Creek based on a Wetland Determination performed by ECS Carolinas, LLP.
- Man-made stormwater basins are located along tributaries on-site. One basin is located near the western portion of Lot 10 outside of the property boundary per Rockingham County GIS and the National Wetlands Inventory (NWI).

Preliminary Evaluation of Protected Species

- No state or federal-protected species are known to occur on the Reidsville Industrial Park per the North Carolina Natural Heritage Program (NCNHP).

Preliminary Evaluation of Cultural Resources

- No culturally or historically significant features listed in the National Register of Historic Places (NRHP) were identified on Lot 10 of the Reidsville Industrial Park per the State Historic Preservation Office (SHPO).
- One historically significant feature, the McCollum House (RK0200), was listed in the NRHP and identified adjacent to the Reidsville Industrial Park but will not be disturbed per SHPO.

Preliminary Geotechnical Exploration

- Subsurface water was encountered at the time of drilling at a depth of 22 feet below ground surface per a subsurface exploration by ECS Carolinas, LLP.
- Partially weathered rock (PWR) was not encountered at the time of drilling on-site.
- Seismic Site Class for the site is D per the North Carolina Building Code.
- Residual soils containing partially-weathered rock and mica, encountered on-site, are typical in Rockingham County. The majority of on-site soils are suitable for use as structural fill.

* - Please review the completed reports for more detailed information.



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3D Renderings



View of Site from the Southwest
Looking Northeast from Energy Court



View of Site from the Southeast
Looking Northwest from Duke Substation