

Top Chord

INDUSTRIAL PARK

US-1 AND PEA RIDGE ROAD | MONCURE | CHATHAM COUNTY NC

±114.29-ACRE INDUSTRIAL/COMMERCIAL DEVELOPMENT
SITE IN AN OPPORTUNITY ZONE AT INTERCHANGE OF
US-1/PEA RIDGE ROAD



Executive Summary

TOP CHORD INDUSTRIAL PARK | THE INVESTMENT OPPORTUNITY

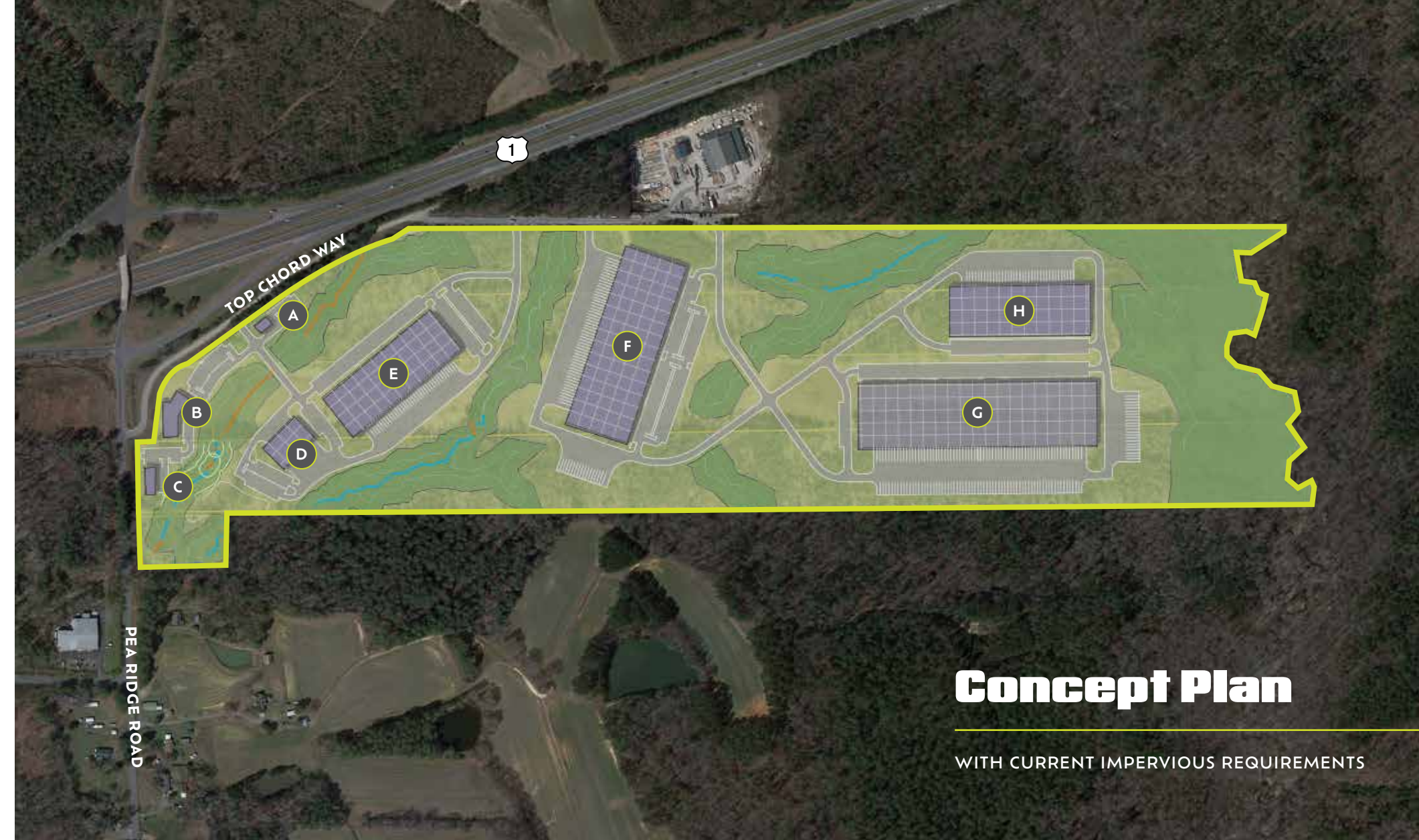
Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of Top Chord Industrial Park (the "Property"), a ±114.29-acre industrial development opportunity located at the US-1 and Pea Ridge Road interchange in Chatham County, NC. Top Chord Industrial Park offers a large site in an Opportunity Zone with in-place light industrial (±84.84 acres), residential district (±22.95 acres and in progress for rezoning to Light Industrial), and neighborhood business district (±18.22 acres) zoning adjacent to the high-growth US-1 interchange (29,500 VPD) and in close proximity to Triangle Innovation Point (TIP). Located in the heart of Chatham County's eastern employment node, Top Chord Industrial Park is envisioned for a variety of development opportunities including warehouse, distribution, or flex. Initial concept plans for the site provide for approximately 690,000 SF of warehouse/distribution space and an additional 18,675 SF of commercial/flex space.

Located at the US-1/Pea Ridge Road interchange, Top Chord Industrial Park is 2 miles from future VinFast, 14 miles from I-540, 15 miles from Sanford, 29 miles from RDU Airport, and 31 miles from Downtown Raleigh. The industrial market in the US-1 corridor from Raleigh to Sanford has rapidly expanded due to low vacancies in the Raleigh-Durham area and overall lack of available large sites. Additionally, the nearby announcement of a \$4B and 7,500 job investment by VinFast, North Carolina's only electric vehicle manufacturing plant, has spurred additional growth in the area. TIP West is located 0.50 miles south of the property and delivered its first distribution building in late 2Q 2023, a 340,000 SF FedEx facility. To accommodate future growth in the Pea Ridge corridor, NCDOT is in the initial planning phase of major roadway improvements for the US-1/Pea Ridge interchange, which is expected to help support the large planned industrial development in the area.

With an incredibly tight industrial market in Raleigh-Durham (4.3% vacancy) expansion is continuing to the south and west along the Highway 64 and US-1 corridors as companies continue to seek large industrial sites with ease of access to major thoroughfares. Anticipating this growth, Chatham County has identified selective areas as future employment centers that will support large industrial developments. Top Chord Industrial Park is situated within the easternmost industrial node identified by Chatham County and is uniquely located at an interchange along US-1 providing visibility and ease of access to the Raleigh-Durham, Pittsboro, and Sanford areas.

INVESTMENT HIGHLIGHTS

- Located at the Pea Ridge Rd/US-1 interchange (29,500 VPD)
- In-place light industrial (LI) zoning (±84.84 acres) and Neighborhood Business (±18.22 acres) with rezoning pending for an additional 22.95 acres from Residential to Light Industrial
- Concept plans show up to 690,000 SF of warehouse/distribution space and 18,675 SF of commercial/flex
- NCDOT planning US-1/Pea Ridge Road interchange improvements
- Key employment node in Chatham County



Concept Plan

WITH CURRENT IMPERVIOUS REQUIREMENTS

BUILDING A	2,400 SF	BUILDING E	112,000 SF (560'X200')
BUILDING B	11,575 SF	BUILDING F	195,000 SF (750'X260')
BUILDING C	4,700 SF	BUILDING G	250,000 SF (960'X260')
BUILDING D	21,600 SF (180'X120')	BUILDING H	112,000 SF (560'X200')

* Buildings A, B, and C may be impacted by NCDOT, as currently planned

TOTAL BUILDING SF | 709,275 SF

ADDRESS

0 and 1150 Pea Ridge Road, and 190 and 276 Top Chord Way, New Hill, NC 27562

CHATHAM COUNTY PINS

79837, 5837, 5806, 5276, 95339, 68060, 5811, and a portion of 5151

JURISDICTION

Chatham County

ACREAGE

±114.29 acres

ZONING

Light Industrial (±84.84 acres)
 Neighborhood Business (±18.22 acres)
 Residential District (±22.95 acres) - rezoning in progress for Light Industrial

OPPORTUNITY ZONE

Yes, all parcels

UTILITIES

Municipal water to the site; sewer located 0.5 miles south of the site

ACCESS

Top Chord Way

PRICING

Call for Pricing

[CLICK TO VIEW DUE DILIGENCE INFORMATION](#)

Available Due Diligence

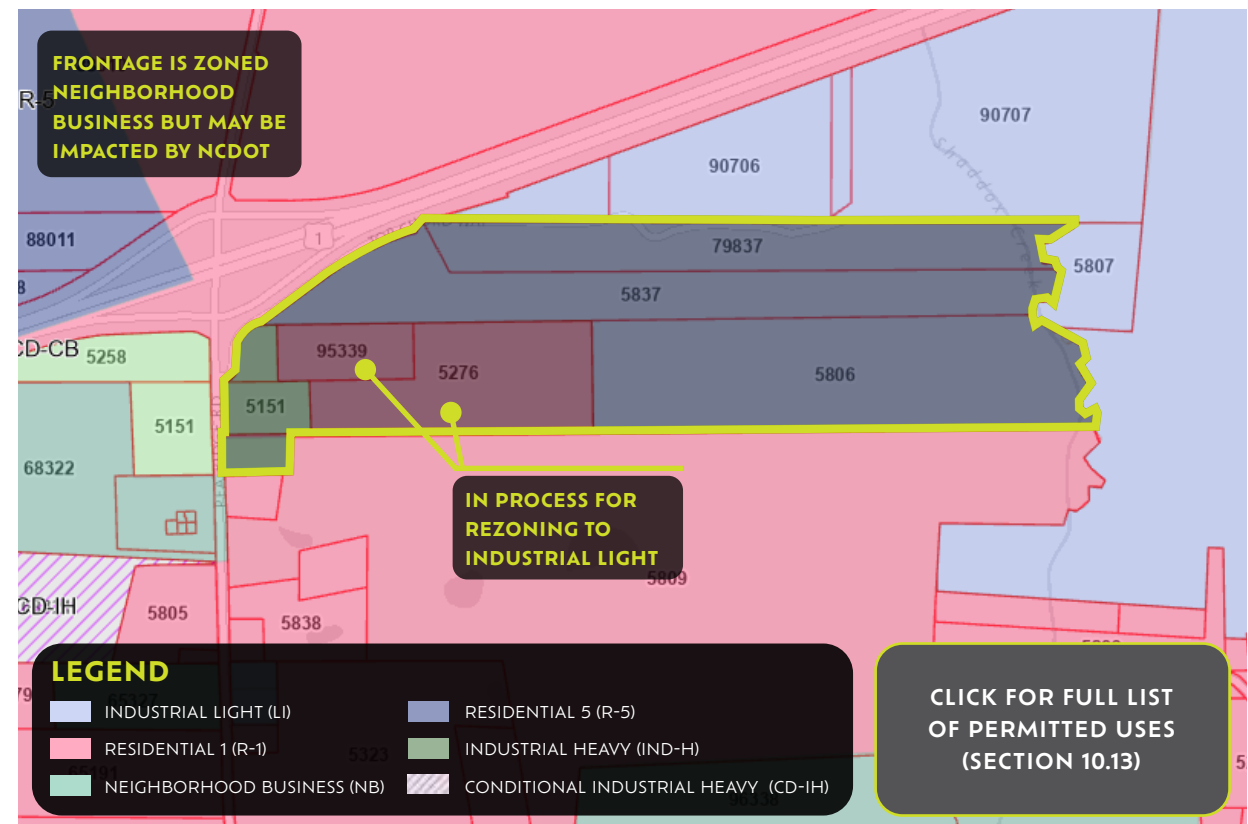
- CONCEPT PLANS
- COUNTY PARK PLANS
- NCDOT IMPROVEMENTS
- WETLANDS
- GEOTECHNICAL REPORTS
- REZONING APPLICATION

AVAILABLE IN THE FOUNDRY DUE DILIGENCE FOLDER

Zoning Industrial Light (LI)

SELECT PERMITTED USES

- | | |
|---|--|
| 1. Assembly of machines, appliances and goods | 8. Laboratories for Research and Testing |
| 2. Bottling Works | 9. Light Manufacturing |
| 3. Coffee Roasting | 10. Machine Shops |
| 4. Cold Storage Plants | 11. Sheet Metal Shops |
| 5. Food Processing | 12. Truck Terminals, Hauling and Storage Yards |
| 6. General, Professional, and Medical Offices | 13. Veterinary Clinics & Hospitals |
| 7. Industrial Machinery Service & Repair | |



Utilities



Announced in 2018, Sanford City Council approved approximately \$14.2M to extend the City of Sanford's wastewater collection system to the Moncure area. The design of the system included two new lift stations with an initial flow of 1 million gallons per day (MGD), expandable to 3 MGD. The project was successfully completed in October 2020.

The sewer expansion from the Town of Sanford is located within TIP West, approximately 0.5 miles south of the property. Adjacent to the south of the property lies property owned by Chatham County with future plans for a school and a County Park. Ownership is currently in communication with Chatham County discussing plans to run sewer lines from TIP West along Shaddox creek connecting the property.

- WATER:** In Pea Ridge Road (12"), Chatham County
- SEWER:** Future connectivity, City of Sanford
- POWER:** Duke Energy
- NATURAL GAS:** Dominion Gas

LEGEND

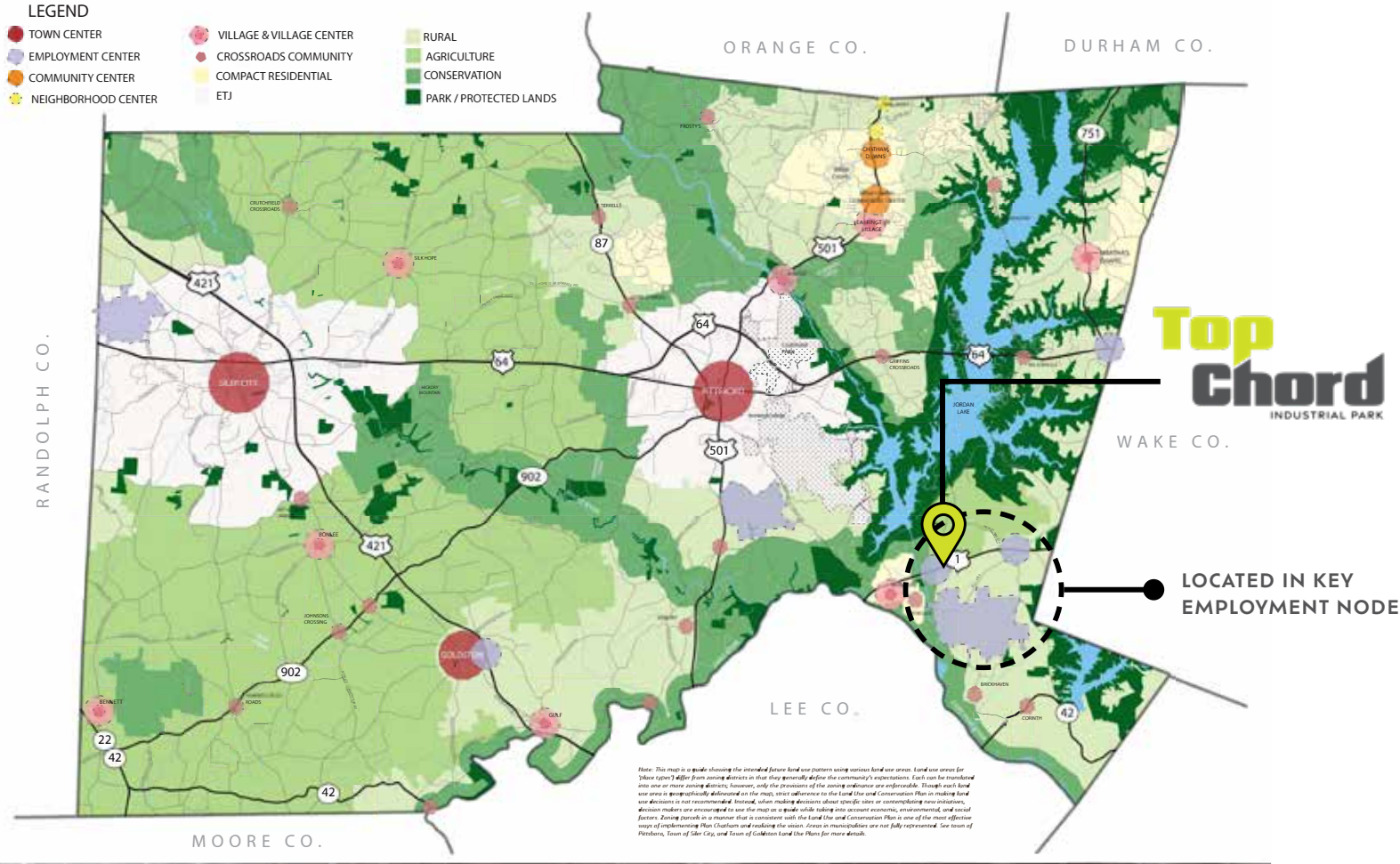
- WATER LINE 12"
- WATER LINE 6"
- WATER LINE 3"
- HYDRANTS

Key Employment Node in Chatham County

CHATHAM COUNTY'S EMPLOYMENT NODES

Chatham County's Comprehensive Plan has identified five areas as future employment centers. The employment center's purpose is targeted to providing for future job-generating uses and include a mix of industrial, office, and supporting retail, restaurant, service, recreation, and other uses. These employment centers support a mix of industrial zoning designations and overall limit industrial expansion within the County.

- Top Chord Industrial Park is located in the southeastern most employment node
- This node is supported by TIP and VinFast
- Lack of large available sites in the Raleigh-Durham area resulting in expansion down US-1
- Numerous additional planned developments in this area.



LandDesign

FUTURE LAND USE AND CONSERVATION PLAN

SCALE: 1" = 4,000'

Road Improvements



PROPOSED NCDOT US-1 INTERCHANGE AND PEA RIDGE ROAD IMPROVEMENTS

Future planned developments including Top Chord Industrial Park along Pea Ridge Road will benefit from roadway enhancements along US-1 and Pea Ridge Road which will enhance access and support the planned heavy industrial growth around this interchange.

- STIP # HE-0006 includes roadway improvements at two interchanges along US-1
- Phase 2 includes a new interchange at Pea Ridge Road/US-1, widening of Pea Ridge Road and Top Chord Way, and extending Top Chord Way with integration to TIP
- Phase 1 construction began in January 2023
- Phase 2 construction will be funded upon a target threshold of 3,875 jobs created in the area

Development Pipeline



TRIANGLE INNOVATION POINT WEST

TIP West provides 450+ acres of industrially zoned land and is planned for over 8M SF of life science, advanced manufacturing, and industrial space located approximately 0.50 miles from the property. The first building within TIP is slated for delivery in Q2 2023 and consists of 342k SF of warehouse space pre-leased by FedEx. Top Chord Industrial Park provides an advantage with frontage along US-1 and immediate access to the Pea Ridge Road/US-1 interchange.



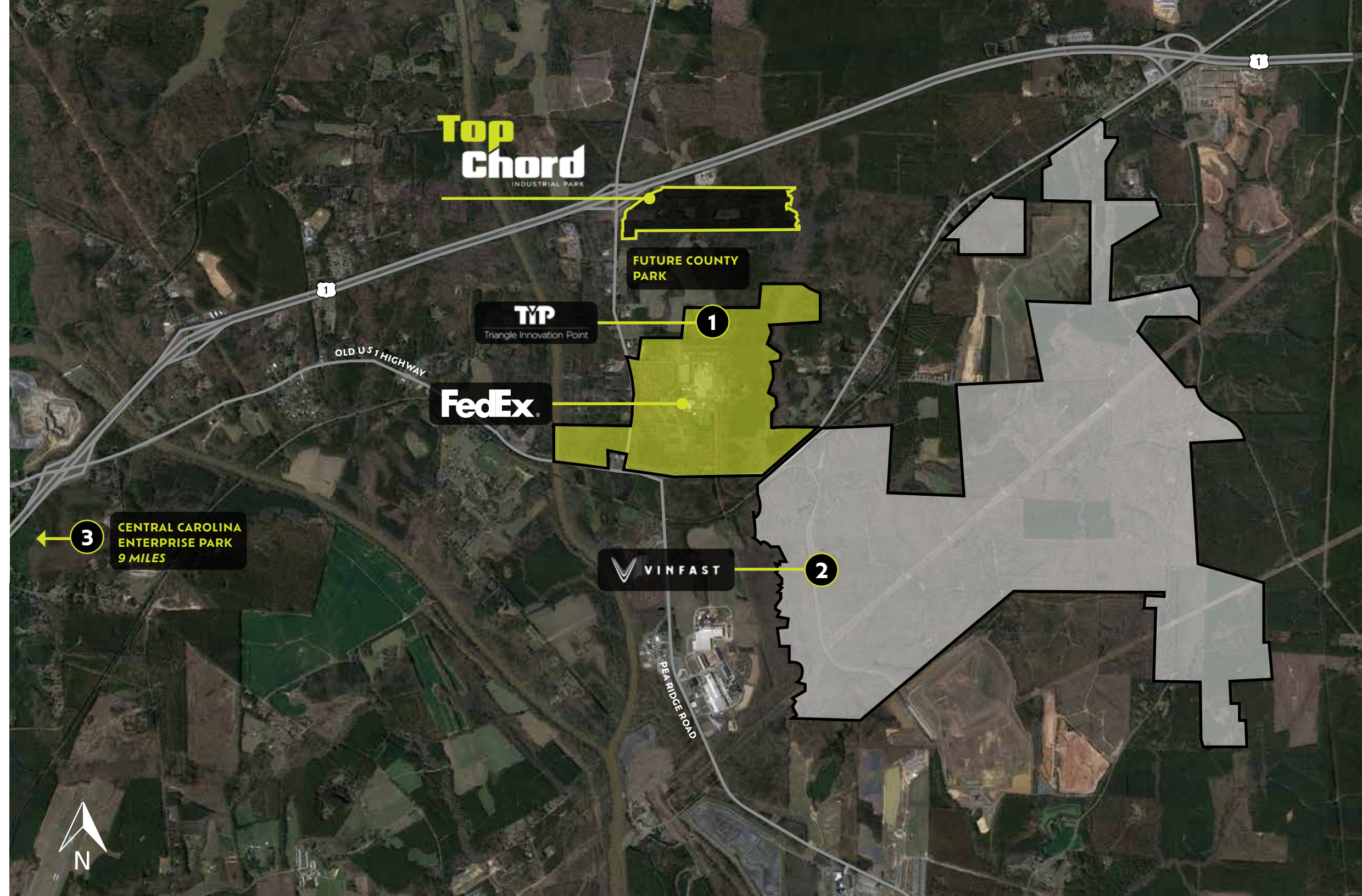
FUTURE VINFAST ELECTRIC VEHICLE MANUFACTURING

VinFast, an electric vehicle company with headquarters in Los Angeles, California has recently announced a \$4B investment on approximately 1,765 acres of land within TIP to develop an electric vehicle manufacturing facility. The facility will bring 7,500 additional jobs and is slated to start in 2025.



CENTRAL CAROLINA ENTERPRISE PARK

Central Carolina Enterprise Park (CCEP), consisting of 230-acres, is located 9 miles to the southwest and is one of eleven state-certified sites in the state. The development currently consists of 5 buildings with a total of 585k SF of industrial space. Current occupants of the park include Pfizer (234k SF), Astellas Pharma (177k SF), and Liberty Tire Recycling (117k SF). Average rents within CCEP are approximately \$17.75 PSF and a fifth shell building has recently been completed and is for sale/rent.



Carolina Core A REGION BASED ON ASSETS

The Carolina Core consists of a 120+ mile stretch I-685 within central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle.

Carolina Core is home to four strategically-located megasites that offer advanced manufacturers room to grow. These certified sites, coupled with the lowest corporate income tax in the U.S., a future-ready workforce and convenient access to major markets, positions the Carolina Core as an ideal location.



TALENT POOL OF
2,000,000+

ACCESS TO
30
COLLEGES AND UNIVERSITIES

4 MEGASITES WITH MORE THAN
7,200
ACRES OF CERTIFIED LAND

ACCESS TO
MAJOR AIRPORTS

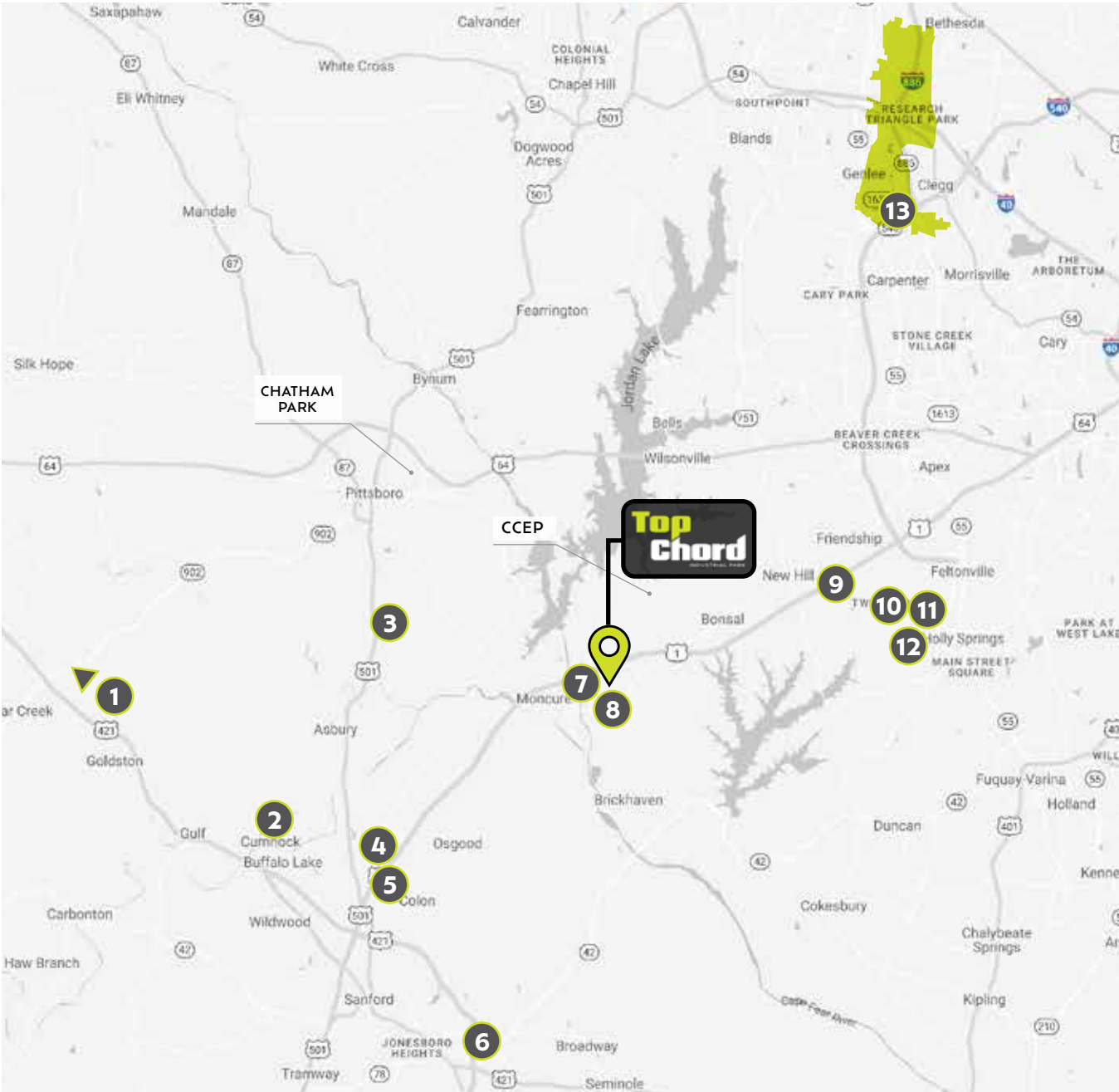
BUSINESS SECTORS INCLUDE:

- Aerospace & aviation
- Automotive
- Biomedical & life sciences
- Tech & entrepreneurship

Notable Employers



Research Triangle Region



		# OF JOBS
1		1,700
2		1,000
3		75
4		1,700
5		1,450
6		900
7		300
8		7,500 (Future)
9		350
10		
12		750
11		690
13		3,000+

Chatham County *CONNECTIVITY*

One of the fastest growing counties in the state, Chatham County has recently announced large investments from companies such as VinFast and Wolfspeed. The County is also home to companies such as Mountaire, Arauco, 3M, and Brookwood Farms. As industrial growth stemming from Research Triangle Park continues to outpace land availability in the Raleigh-Durham area, further expansion along the US-1 corridor is expected.

Recent Developments



CHATHAM PARK
The 7,100-acre live-work-play-learn community is under construction in Pittsboro.



MOSAIC AT CHATHAM PARK
The \$350M mixed-use development will serve as the commercial gateway to Chatham Park.



CHATHAM-SILER CITY ADVANCED MANUFACTURING SITE
The \$350M mixed-use development will serve as the commercial gateway to Chatham Park.



BRIAR CHAPEL
The award-winning community is recognized as one of the largest Green Certified communities in the Research Triangle.

SOURCE: NCCAROLINACORE.COM

Distances

US 1 HIGHWAY	1 MINUTE
HIGHWAY 540	11 MINUTES
PITTSBORO	16 MINUTES
US 421 HIGHWAY (SANFORD)	12 MINUTES
I-40	19 MINUTES
RESEARCH TRIANGLE PARK	28 MINUTES
DOWNTOWN RALEIGH	29 MINUTES
RALEIGH-DURHAM INTERNATIONAL AIRPORT	30 MINUTES
DOWNTOWN DURHAM	34 MINUTES

Top Chord

INDUSTRIAL PARK

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