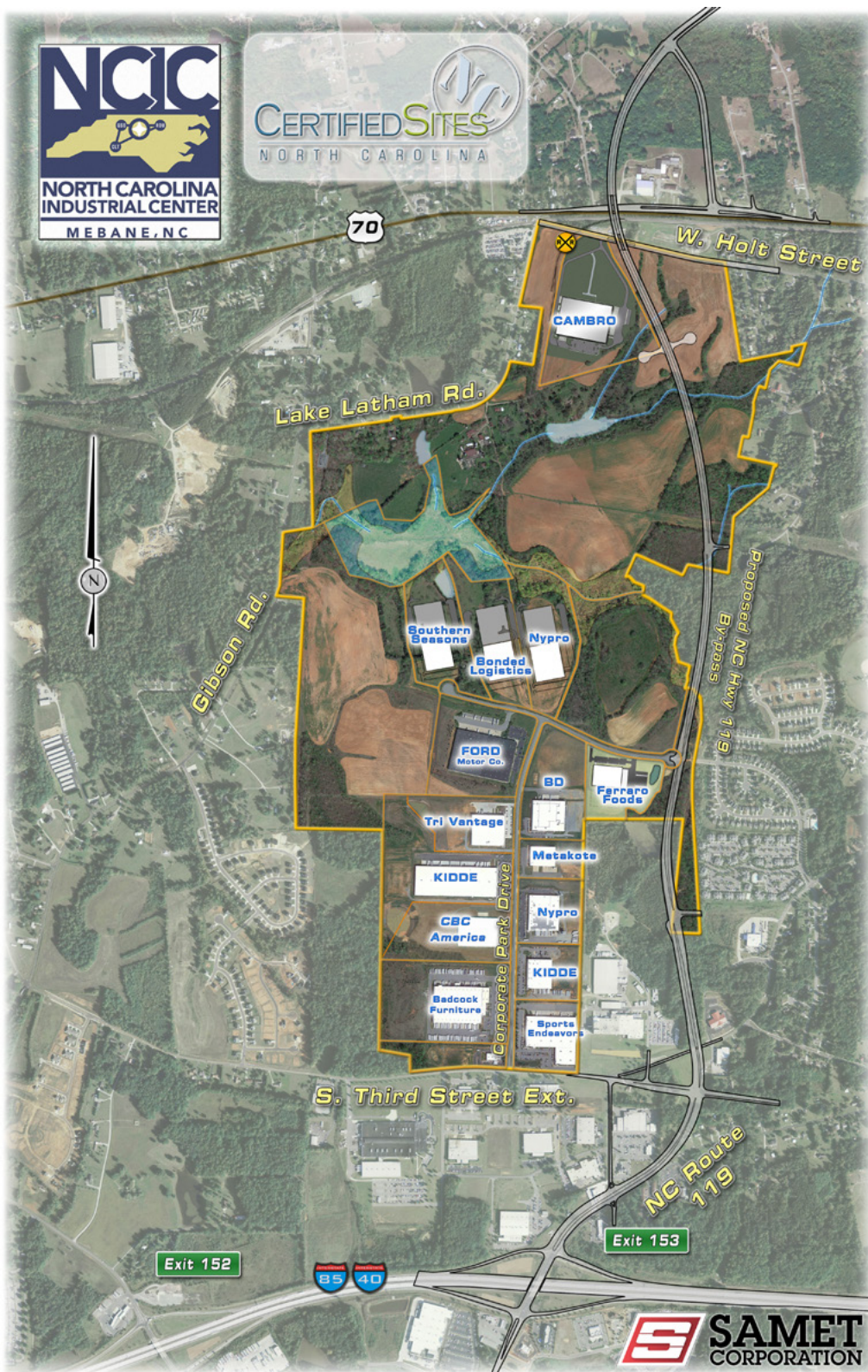




North Carolina Industrial Center



Zoning

Data Center
Light Manufacturing/
Warehouse Distribution

Total Acreage Available

Phase I ± 85 AC
Phase II ± 400 AC

Power

Underground 24 KV
Overhead 44KV & 100 KV
Separate Substation
Redundancy Available

Fiber

Embarq (on-site)
Time Warner (on-site)
AT&T (capable of service)
Tier 3 or Tier 4 (capable)

Water

12" and 16" Main
3,000 gpm

Sewer

12" Outfall for all lots
1.2 mgd capacity

North Carolina Industrial Center



NCIC, a 600 acre industrial development, is centrally located between Atlanta and Washington, DC in the heart of North Carolina. The park is perfect for office, manufacturing, and distribution facilities.

Permitted Uses

- Manufacturing
- Office
- Warehousing
- Communications Facility/ Data Center
- Distribution
- Research, Development, or Testing
- Wholesale Trade
- Bulk Mail/ Packaging
- Courier Service
- Miscellaneous Services

Wetland Delineation Phase I & II

Complete

Boundary Surveys

Complete, Cost Savings to Owner

Topographical Surveys

Available

Environmental Studies

Available

Typical Soil Bearing Capacities

3,000 - 6,000 psi

- Lot Sizes are flexible and can be subdivided to meet your company's needs
- NCIC is ½ mile from access to interstates I-40 and I-85 via Exit #153 and 2 miles from Exit #152
- Protective covenants including (but not limited to):
 - Sidewalks and uniform landscaping throughout the park
 - Professional building appearances
 - Curb and gutter on all roads
 - Professional entrance with median landscaping and signage

For more information on NCIC and any of Samet's five other business parks, contact:

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Real Estate Preconstruction Manager

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