



THE GROUNDS
AT CONCORD

**A RARE OPPORTUNITY TO CONTROL A LARGE
LAND PARCEL AND SEVERAL HIGH-QUALITY
FACILITIES IN A DYNAMIC REGION**

2321 Concord Parkway South, Concord, NC

www.TheGroundsAtConcord.com

3.5 MILLION SQUARE FEET

1600 ACRES OF DEVELOPMENT

UNIQUE VALUE CREATION OPPORTUNITY IN
A ROBUST SOUTHEASTERN MARKET



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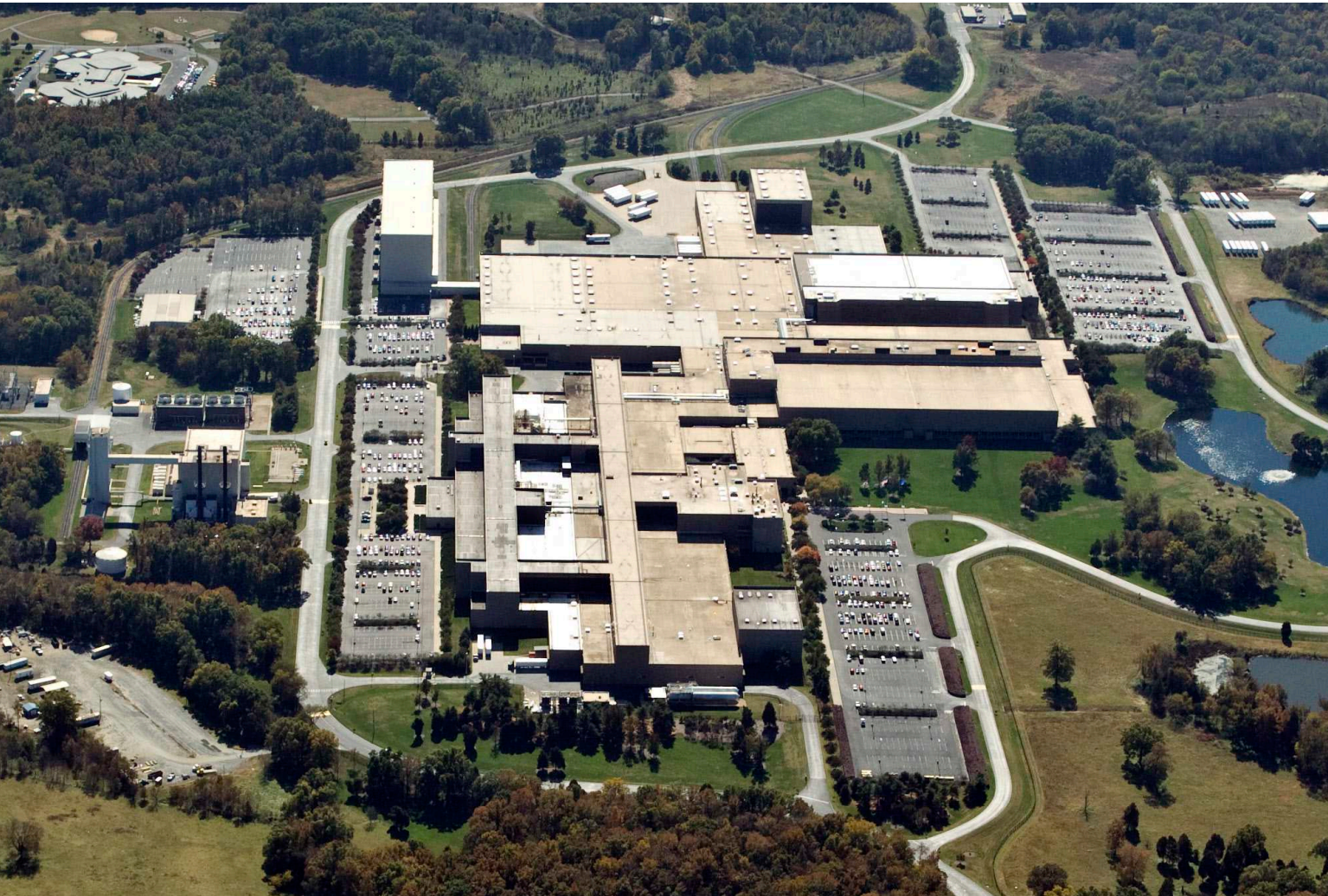
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PROPERTY
OVERVIEW





Introduction

JLL is pleased to offer for sale/lease a unique opportunity to acquire The Grounds at Concord located in Concord, North Carolina (the “Property”). Located just outside Charlotte, The Grounds at Concord includes over 3.5 million square feet of industrial space on approximately 1,000 acres of pristine land. With excellent highway access in the growing region of Charlotte, this offering presents a rare opportunity to control the largest land parcel and a high-quality facility in this dynamic region.

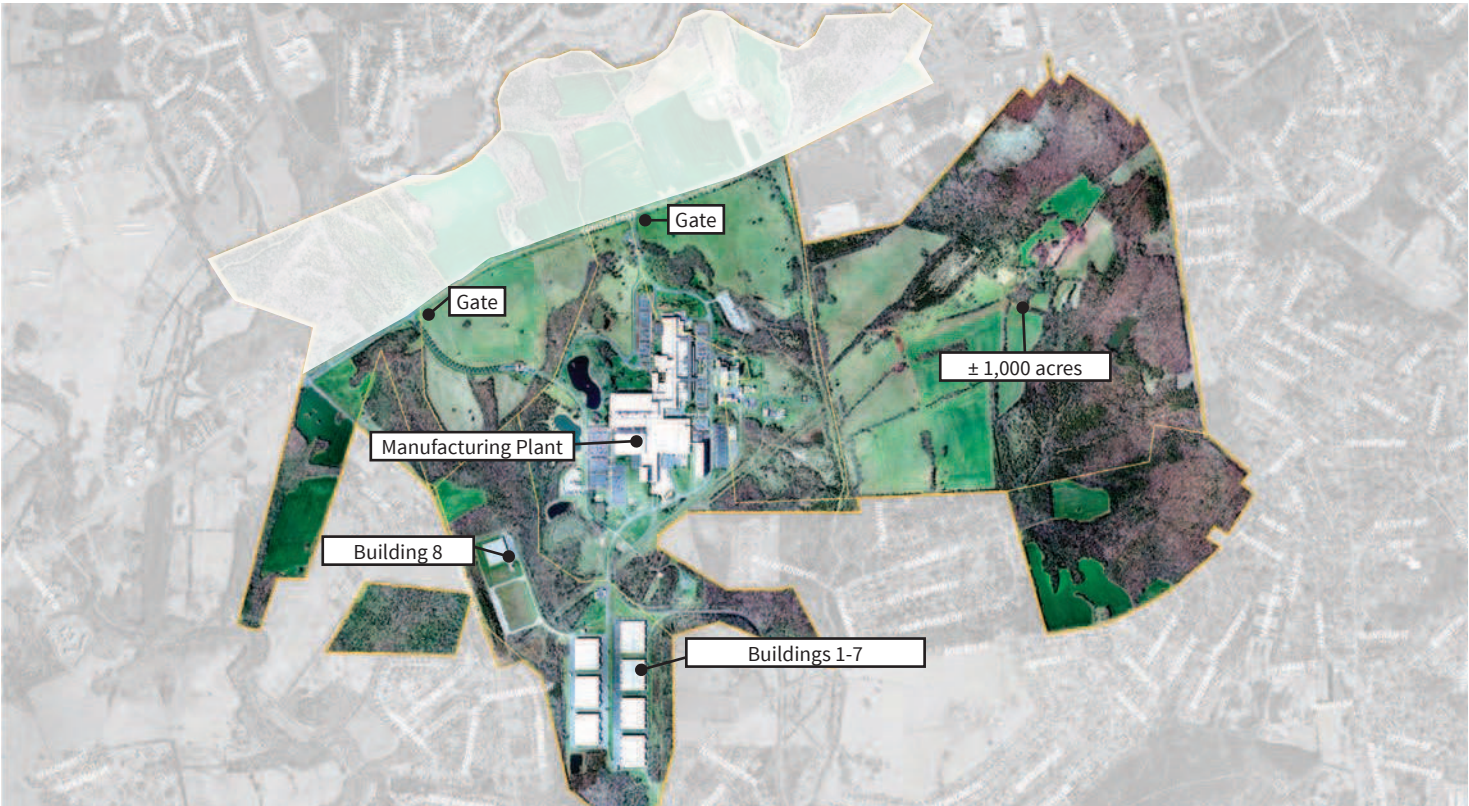
The manufacturing facility, which includes approximately 2.3 million square feet of space, enjoys superb construction, with pre-cast walls, excellent clear heights, wide column spacing and parquet floors throughout much of the primary facility. The building can be subdivided, with additional dock doors cut in for distribution use. The existing detached warehouses add an additional 1.1 million square feet of distribution space with dock-high and drive-in loading in each of the 8 separate buildings. The Property also includes over 1,000 developable greenfield acres, which can support a variety of uses.

Property highlights

- Manufacturing facility comprising 2.3 million square feet in one building and an additional 1.2 million square feet of distribution space in 8 separate buildings
- 35 megawatts of power supplied by Duke Energy with substation on site
- Over 1,000 acres of developable land
- Well-constructed manufacturing facility, with clear heights ranging from 29-24 feet
- Only 4 miles from I-85 and along four-laned George Liles Parkway, providing additional direct access to I-485
- Less than 5 miles from Charlotte Motor Speedway and Concord Mills Mall
- Site rail-served (Norfolk Southern) by on-site spur that breaks into four separate spurs servicing four distinct areas of the property.
- Zoned I-2

Property configuration

Concord Parkway (US 29) provides a separation of the Property. On the south side of Concord Parkway, the Property’s frontage provides a natural vegetated buffer. The manufacturing facility is centrally located and is surrounded by production, storage, testing and administration buildings. A majority of the perimeter property is undeveloped, providing walking trails, extensive open space and buffers encircling the industrial facility.



LOCATION



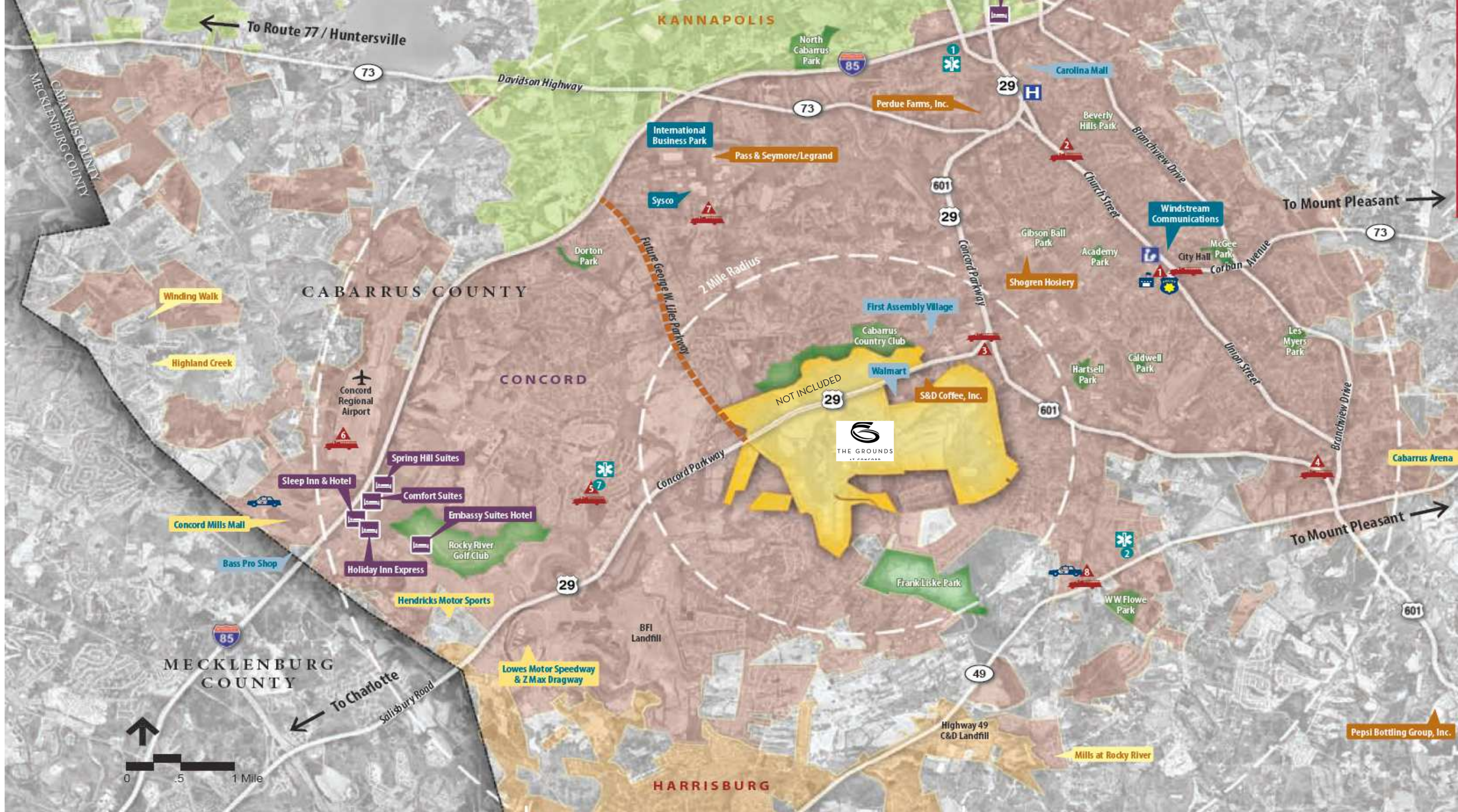
Location

Originally slated as the site for a new North Carolina Zoo in the late 1970s, Philip Morris USA purchased the Property for the site of its Cabarrus County manufacturing facility. During its years of operation, the facility was expanded several times to its current size. However, the bulk of the land remained in its agricultural state and remains so today. Over 1,000 acres of the Property remain undeveloped, comprising one of the largest, most attractive development parcels in the Charlotte region and in the southeast.

The Property lies less than 4 miles from Interstate 85, a primary corridor connecting Charlotte with Atlanta, Washington, D.C. and the entire eastern seaboard. In addition to Bruton Smith Boulevard, the George Liles Parkway provides a second direct link to I-85. Concord is 15 miles from downtown Charlotte.

The map to the right indicates the proximity of the Property to Charlotte Motor Speedway, Charlotte's Lake Norman, Concord Mills Mall, UNC Charlotte, North Carolina Research Campus (NCRC), Charlotte Douglas International Airport and Concord Regional Airport.





Kannapolis City Limits	Concord City Limits
Harrisburg City Limits	Parks

City of Concord Fire Stations
City of Concord Police Stations
City of Concord Police Headquarters

Cabarrus County Sheriff Department
Cabarrus County Emergency Medical Station (EMS)
Northeast Medical Center

Hotel	Commercial
Industrial	Retail
Residential	Entertainment Venues

PROPERTY
USES



Target industries

Emerging and target industries for which The Grounds at Concord facility may be well suited, receiving specific focus from Charlotte area community leaders include:

- Automotive
- Aviation / aerospace
- Defense industry
- Bio-tech / medical device
- Energy production
- Information technology infrastructure
- Logistics / distribution
- Optics
- High-tech manufacturing

Distribution

Charlotte has emerged as a key hub, connecting the northern and southern regions of the eastern seaboard of the United States. Linkages to the Port of Charleston, regional and international airport access, main artery rail service and superior interstate highways make the region desirable for users who require manufacturing inputs ranging from bulk-delivered raw materials to specialized custom fabricated components. The 1.1 million square foot warehouse complex offers plug-and-play distribution functionality. The main building may also be retrofitted for distribution.

Manufacturing

The manufacutring facility is ideal for manufacturing and supplemental distribution. The design and subsequent expansions for such uses include multi-story construction, wide column spacing and high ceilings, which enable efficient retrofitting for new, in-line production, packaging and distribution functions. The building maintains its own air washing system, allowing for manufacturing processes requiring humidity and other environment control. Parquet flooring and the open space plan provide a high quality work environment. Four (4) primary entrances create an opportunity for a single user or multiple users in a subdivided building. The Property’s additional industrial zoned land offers a unique opportunity to locate key suppliers or other complimentary uses adjacent to the primary facility. Superior in-place utilities and potential for alternative energy sources, including landfill natural gas, enhance the opportunity, especially for new green manufacturing initiatives.

Data center / R&D

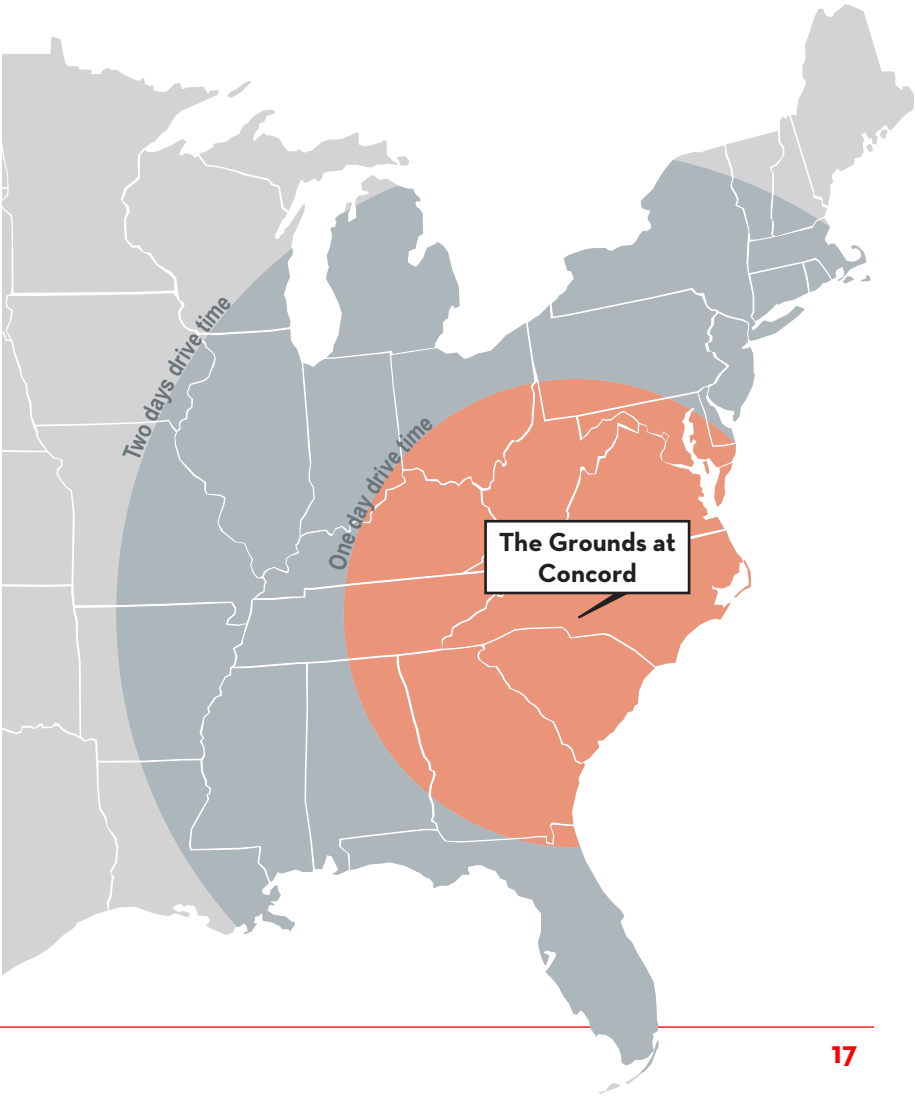
The manufacturing facility is well positioned to accommodate a new use as a high-tech infrastructure center or a bio-tech research/manufacturing facility. The Property offers security-conscious users the ability to maintain a secure perimeter, extended buffer and controlled access. The two-story production environment allows for more intense use and control of critical space in a more manageable footprint. Concrete construction and in-place environmental control equipment add to the appeal for specialized uses. The highly educated workforce, presence of nearby education centers, the North Carolina Research Campus and attractive cost of business offered by the Charlotte area compare favorably to any other location in the Southeast. Competitive utility costs, availability of substantial incentives and availability of the facility at a fraction of replacement cost make this Property financially viable and desirable.

Development land

The Property includes over 1,000 acres of greenfield land, historically used only for agricultural purposes. Approximately 300 acres of the Property lie between the Concord Parkway and the manufacturing facility, with the balance of the developable land (700 acres) lying east of the manufacturing facility. This land presents a rare opportunity to develop such a large parcel in the heart of the Charlotte region.

Travel time by highway to key cities

From facility to	miles	time
Charlotte, NC	15	20 minutes
Raleigh, NC	122	2.5 hours
Charleston, SC	234	3.5 hours
Atlanta, GA	238	4 hours
Savannah, GA	283	4.5 hours
Washington, DC	379	6 hours
Jacksonville, FL	409	6.5 hours
Nashville, TN	436	7 hours
Columbus, OH	433	7 hours
Pittsburgh, PA	457	7.5 hours
Philadelphia, PA	519	8.5 hours
New York, NY	616	10 hours
Miami, FL	751	11 hours
Chicago, IL	764	12 hours
Boston, MA	818	13 hours



WORKFORCE



Cabarrus County and 30-mile radius demographic snapshots

Cabarrus County		
Total population, 2018		209,519
Projected population, 2023		231,350
Total households, 2018		76,799
Median age, 2018		37.8
Median household income, 2018		\$62,046
Labor force, 2018		106,949
Unemployment, 2018		3.30%

30-mile radius from The Grounds at Concord		
Total population, 2018		2,033,345
Projected population, 2023		2,228,151
Projected population growth rate, 2018-2023		1.85%
Median home value		205,474
% of 25+ pop. with H.S. or better education		90.00%
% of 25+ pop. with some college or better		68.30%
White collar / blue collar (excludes services)		64%/19.6%

Source: ESRI & North Carolina Department of Labor

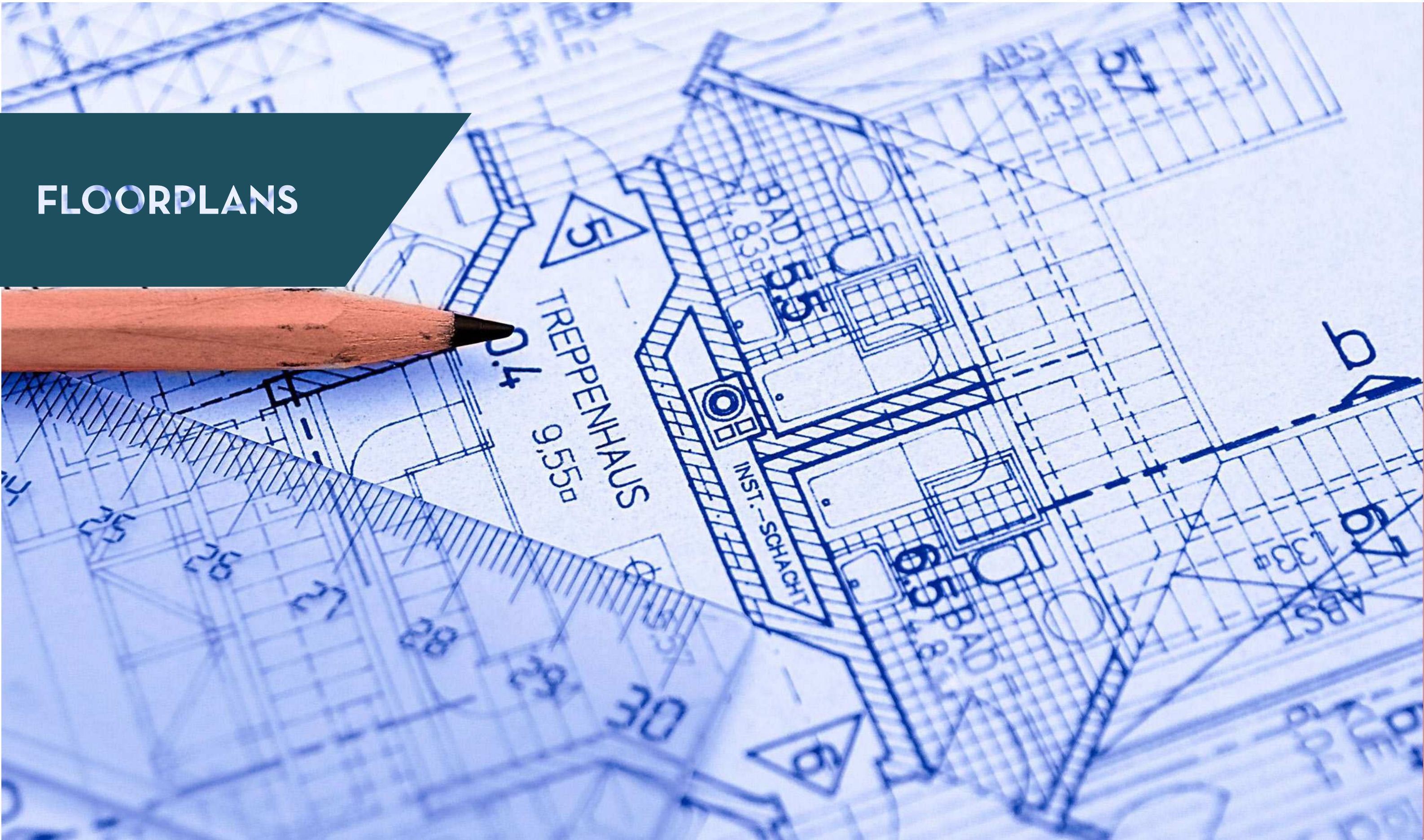
Demographics and workforce

Cabarrus County and the greater Charlotte Region offer employers a diverse and stable workforce from which to staff operations. Employers benefit from the area’s favorable wage, cost of business and pro-business community environment with employees enjoying superior quality of life and cost of living. Few areas in the country offer the complete workforce package available in the Charlotte MSA. Employers in the greater Charlotte area enjoy a broad and deep labor pool to cost-effeciently staff employee requirements ranging from hourly line work to positions requiring the highest educational attainment. The region consistently ranks in the top 5 U.S. metro areas for business recruitment, business climate, talent recruitment, livable community attributes and educated workforce availability.

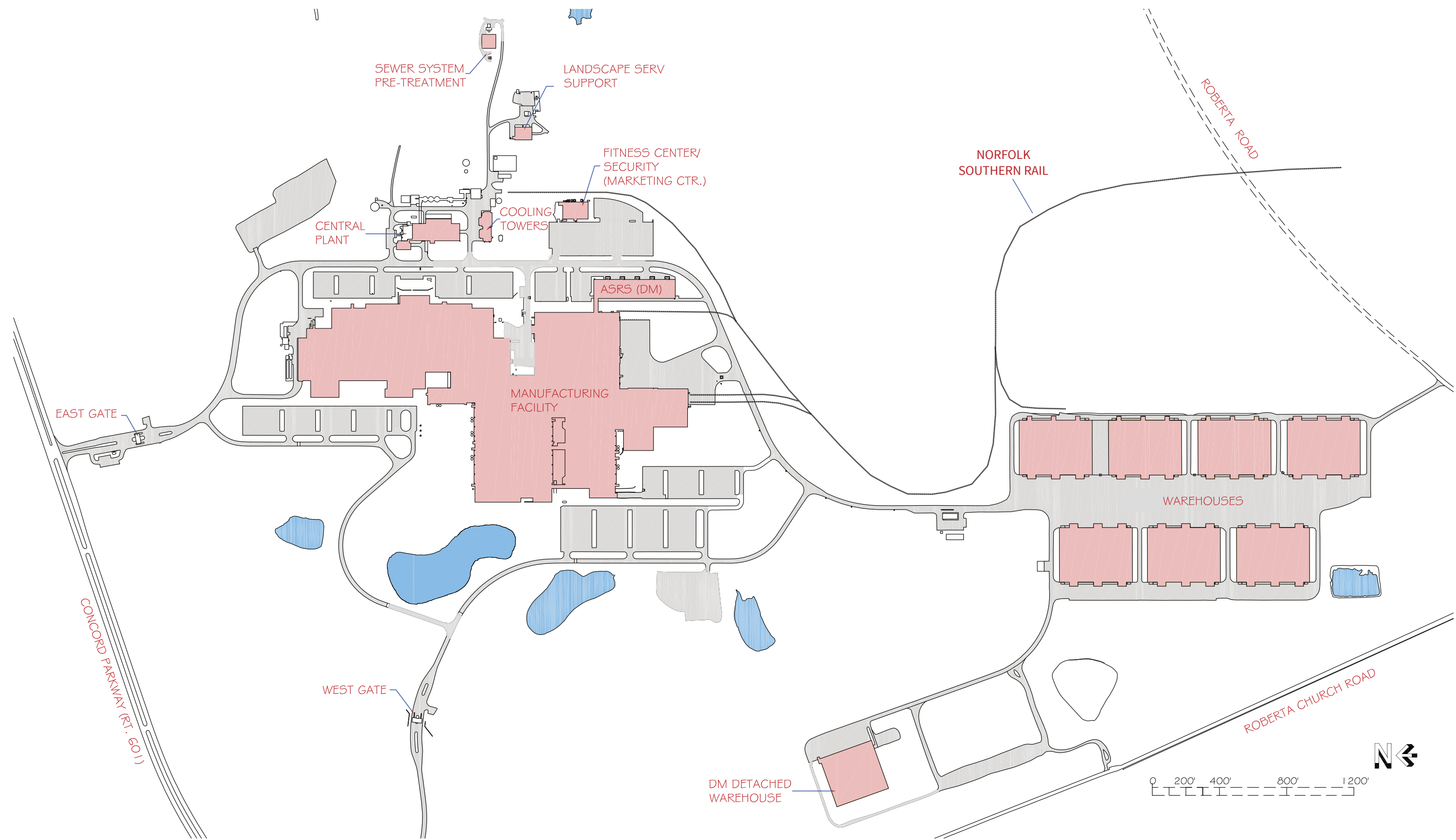
Prominent area employers



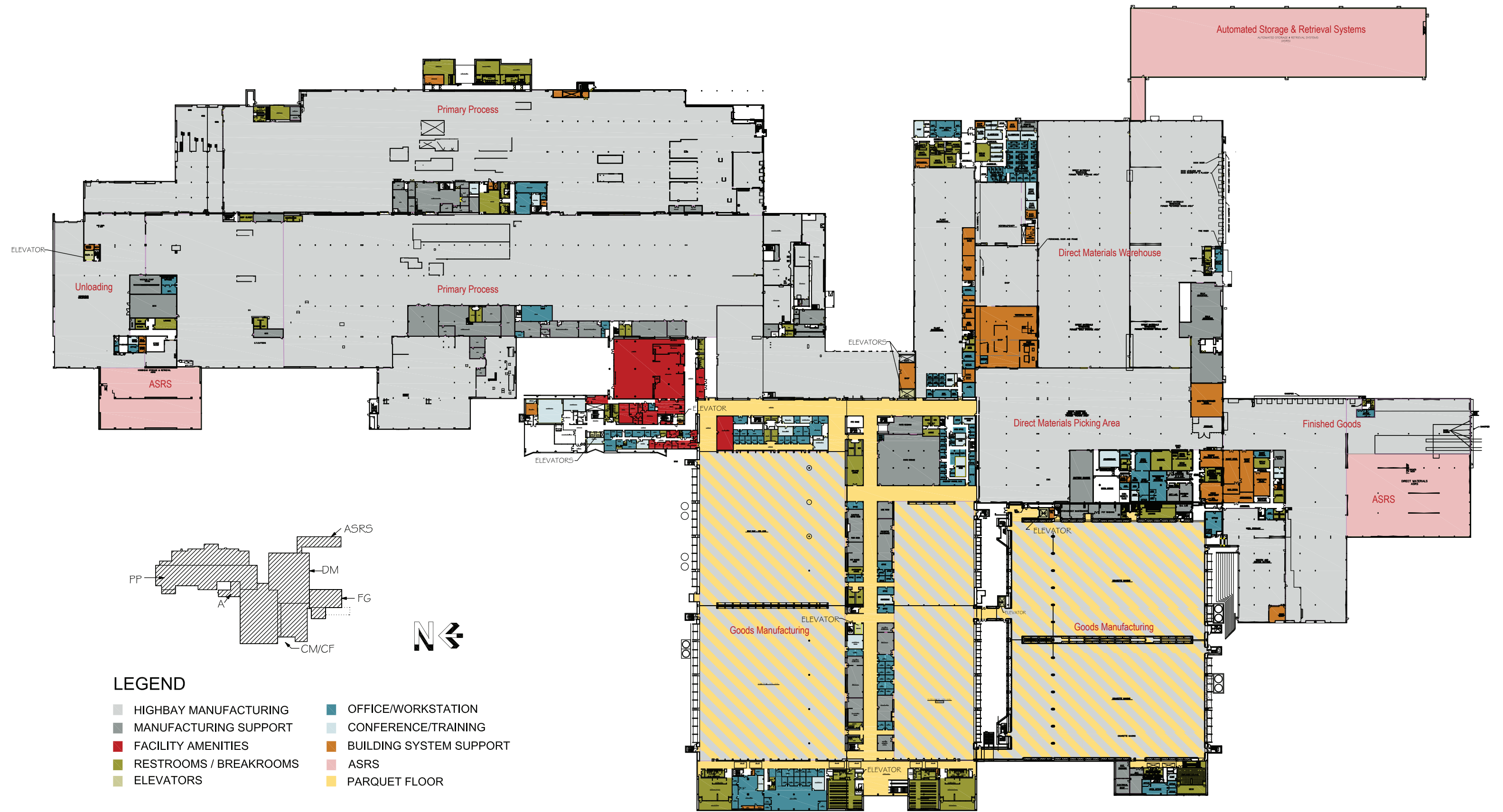
FLOORPLANS



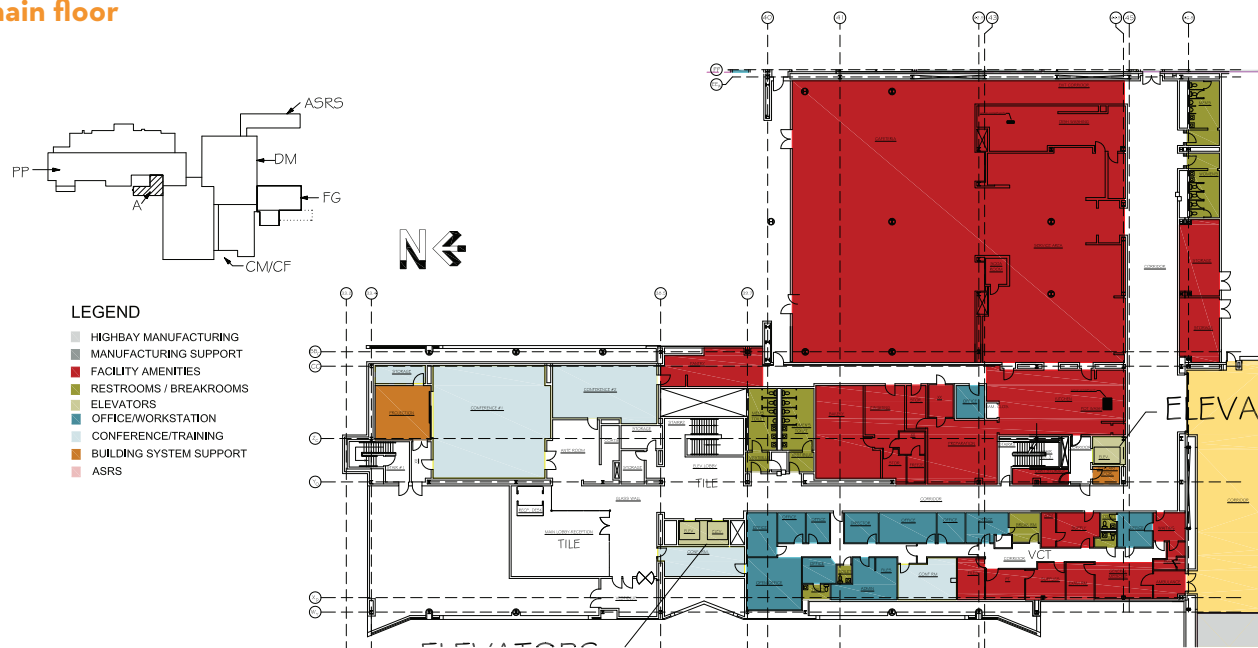
The Grounds at Concord - facility and warehouse layout



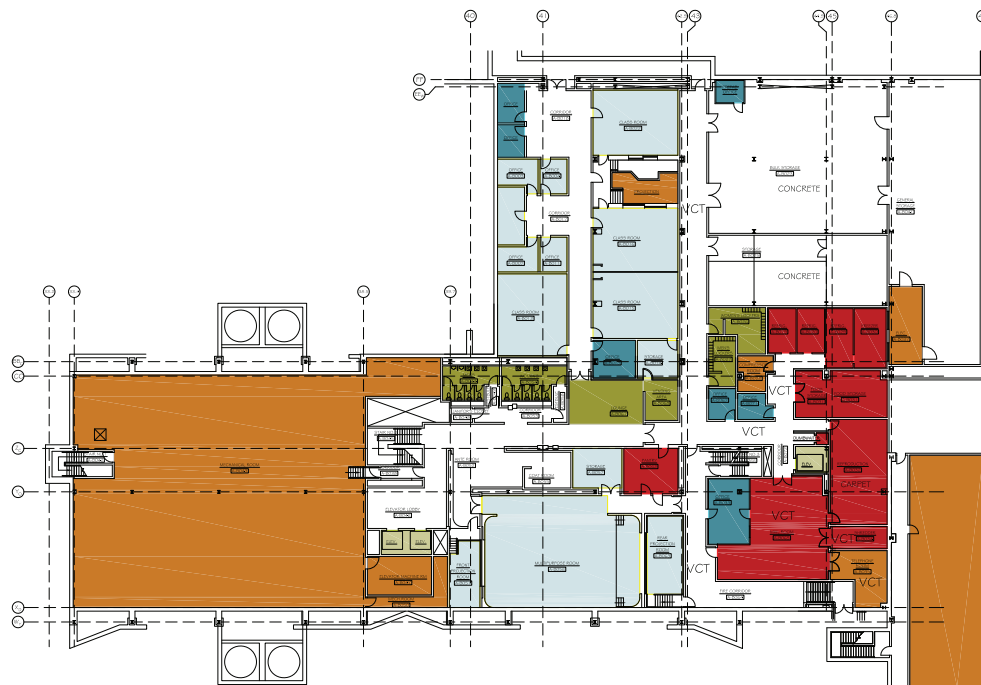
Manufacturing facility - main floor by function



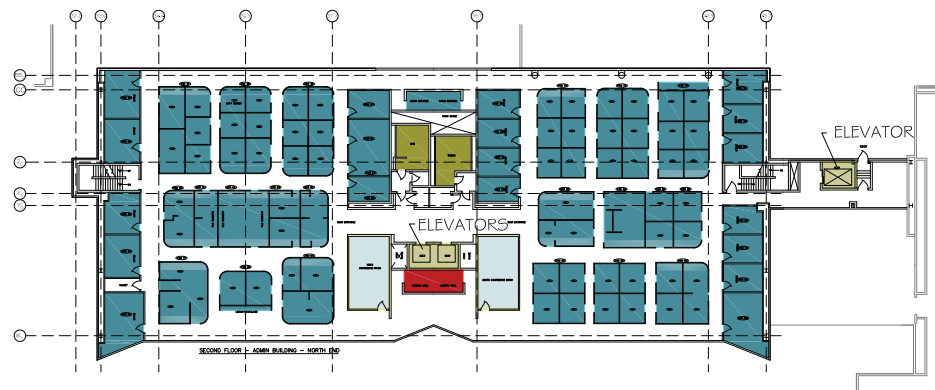
Administrative - main floor



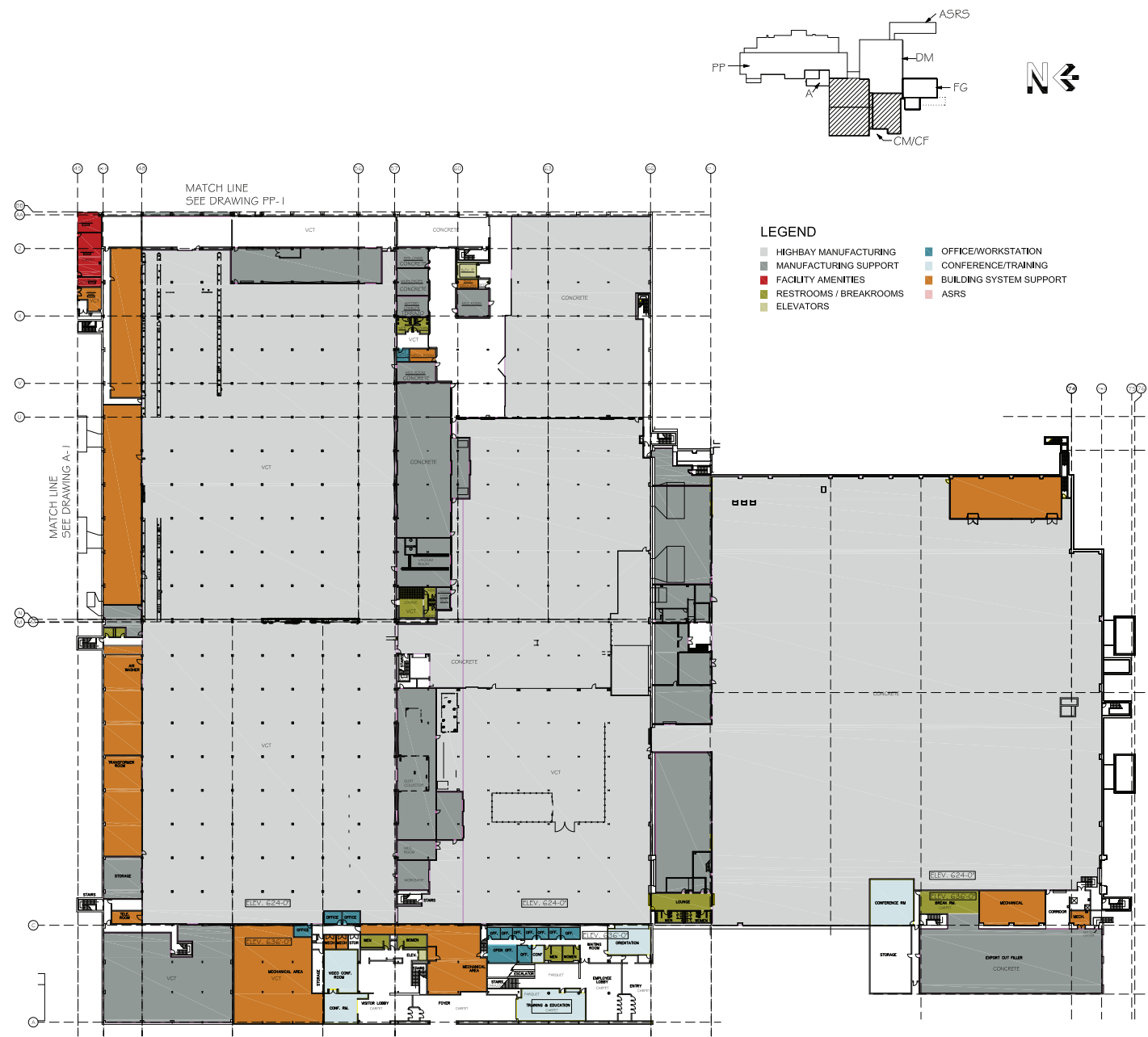
Administrative - basement



Administrative - second floor

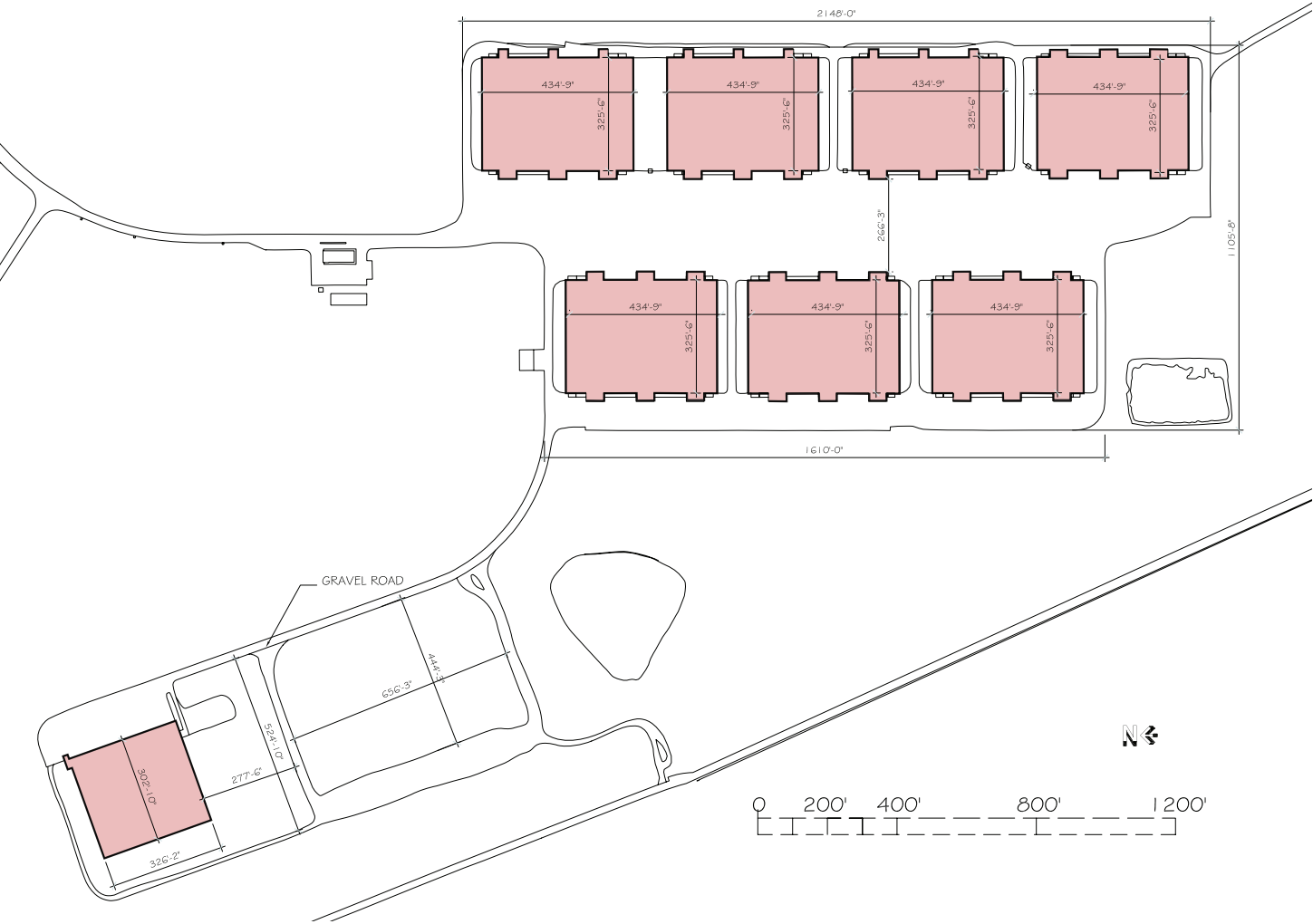


Goods manufacturing - basement



THE GROUNDS AT CONCORD

The Grounds at Concord warehouse complex - approximate dimensions

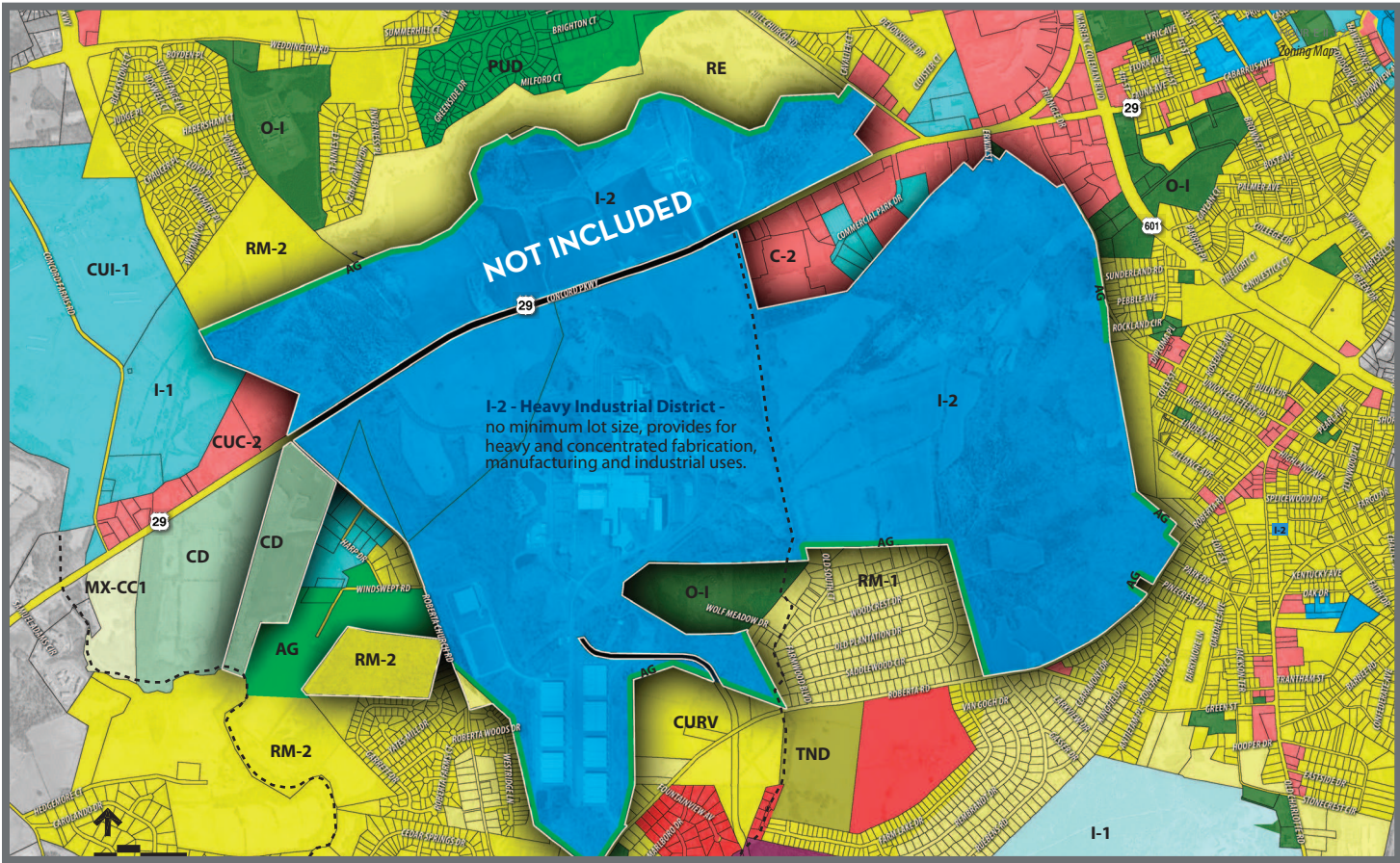


PROPERTY
SPECIFICS



Zoning

The Grounds at Concord and additional land holdings are primarily zoned I-2, Heavy Industrial District, providing for heavy and concentrated fabrication, manufacturing and industrial uses. A band of the Property’s periphery, mostly where adjacent to residential areas, is currently zoned as AG, Agricultural District. Two western portions of land separated from the balance of the Property by George Liles Parkway are zoned CD and RM-2, Campus Development and Residential Medium Density, respectively.



Electric

Duke Energy services The Grounds at Concord via two 230 kilovolt services to a 100 kilovolt tie station. A 12.47 kilovolt distribution system is dedicated to the manufacturing facility. The substation serving the Property is rated for approximately 40 megawatts and the existing contract specifies 35 megawatt availability. Significant incentives may be available to supplement the rate received by the Property’s new user.

Fiber

Fiber is provided to the Manufacturing facility by Windstream Communications. Existing fiber capacity along Highway 29 supports up to OC-48 (2,488.32 mbps).

Gas and landfill gas potential

Piedmont Natural Gas (PSNC), a wholly owned subsidiary of SCANA Corporation, provides natural gas to the site. A six-inch feed to the metering station currently supplies the manufacturing facility. In addition to the natural gas utility service in place, landfill gas up to 800,000 deca therms per year at a supply flow rate of 170,000,000 BTU per year could be made available from a location within three miles of the Property.

Water

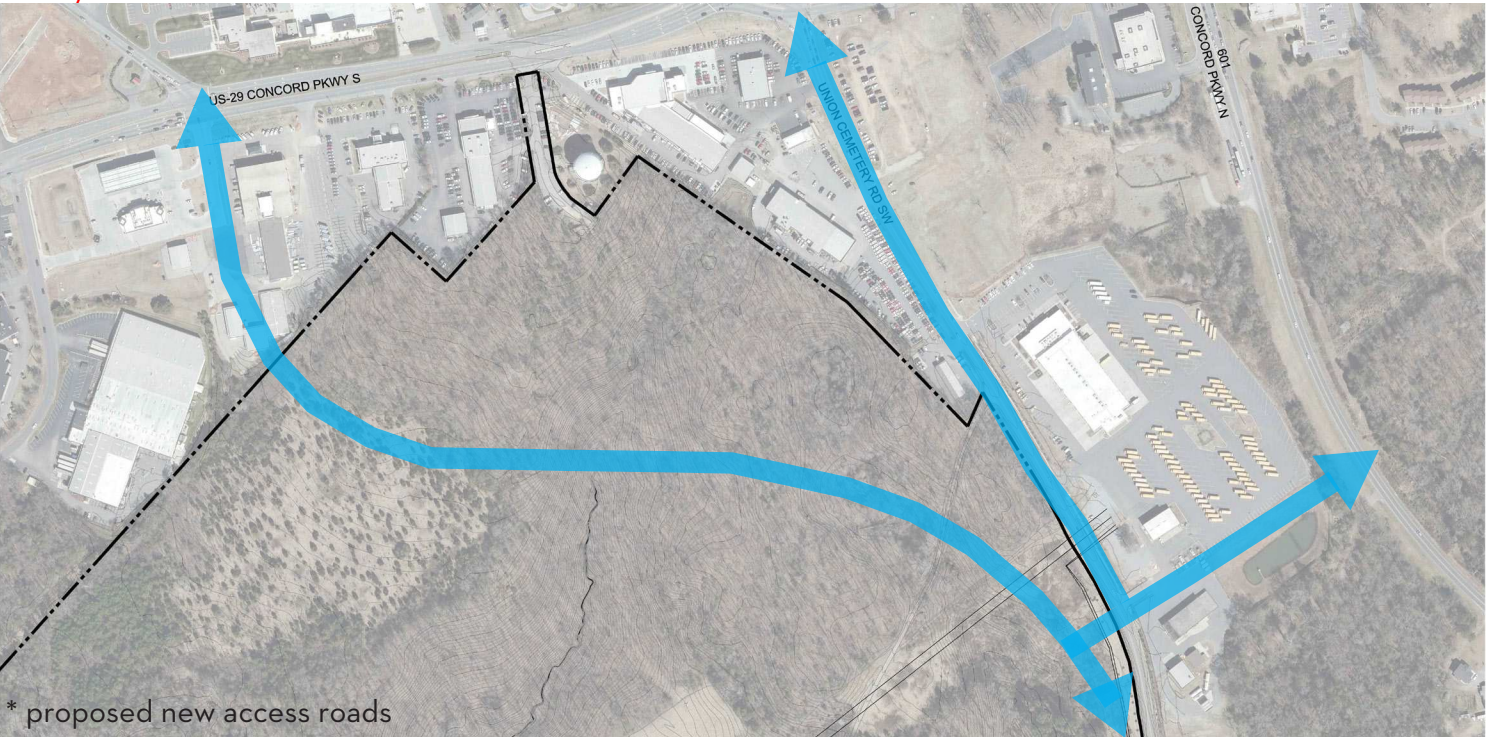
The City of Concord provides water to the facility via a 12” feed. A 1+ million gallon tank is dedicated to the manufacturing facility. The facility previously used approximately 0.62 million gallons per day. Fire systems are supplied by water from a 12-inch city water main terminating at a meter/backflow preventer. Campus fire hydrants, building hookups and sprinklers are served from this main.

Sewer

A sanitary sewer pre-processing basin controls the flow of effluent from the facility to the city system. 12” and 18” piping terminates at the basin with effluent and process water from the maufacturing facility and surrounding buildings.

Access

Two signalized intersections provide facility ingress and egress from Highway 29, Concord Parkway. Existing gates secure vehicular access at these two entry points. A third gate, located on Roberta Road immediately south of the warehouse complex, was previously reserved for emergency uses only. Signalized intersections serve George Liles Parkway and Union Cemetery Road on the eastern and western borders of the Property. Entrances along these roads could serve additional property access without impacting the security and ingress/egress of the manufacturing facility.



Rail

An onsite Norfolk Southern rail spur connects the site to Norfolk Southern’s expanding eastern seaboard network. To the south, the spur links the Property to the Charlotte intermodal terminal via Harrisburg. The immediate northern intermodal terminal is located in Linwood, NC. The on-site spur breaks into four (4) seperate spurs servicing four (4) distinct areas of the property.



Current facility space by area

Description	Built	Net marketable square footage				Gross square footage
		Basement	Ground	Upper	Net Total	Total
Manufacturing facility						
Office	1982	43,725	34,573	23, 285	101,583	101,583
Process area 1	1982		335,533		335,533	478,295
Process area 2	1995		214,095		214,095	300,675
Manufacturing area 1	1982	285,207	347,422		632,629	710,475
Manufacturing area 2	1995	144,824	164,360		309,184	361,117
Direct material warehouse	1982		299,097		299,097	299,097
Finish goods warehouse 1	1982		104,990		104,990	104,990
Finish goods warehouse 2	1995		40,300		40,300	40,300
ASRS	2003					54,320
Sub total - manufacturing		473,756	1,540,370	23,285	2,037,411	2,450,852
% Net marketable area		23.25%	75.60%	1.14%	100.00%	
Central plant						
Central plant	1982		30,160	36,554	66,714	
Central plant	1995		8,812		8,812	
Sub total - central plant			38,972	36,554	75,526	75,526
Warehouse complex						
Warehouse office	1980		2,600		2,600	2,600
Warehouse 1	1980		141,511		141,511	141,511
Warehouse 2	1980		141,511		141,511	141,511
Warehouse 3	1982		141,511		141,511	141,511
Warehouse 4	1988		141,511		141,511	141,511
Warehouse 5	1988		141,511		141,511	141,511
Warehouse 6	1989		141,511		141,511	141,511
Warehouse 7	1989		141,511		141,511	141,511
Remote direct mtrl whse	1995		98,450		98,450	98,450
Sub total - unheated whse			1,091,627		1,091,627	1,091,627
Total complex - Main buildings		473,756	2,670,969	59,839	3,204,564	3,618,005
% of facility (Gross Area)		13.09%	73.82%	1.65%	88.57%	100%



Construction

The main manufacturing facility is constructed of architectural pre-cast concrete panels with a single ply membrane roof. Clear heights in manufacturing areas are approximately 29-24 feet.

The seven (7) warehouses are built with uninsulated, metal panels with a single ply membrane roof. The warehouses are dock height and include three (3) dock doors per building with room for door expansion. The warehouses are fully sprinklered with clear heights of 26 feet at the eaves.

Parking

The current parking configuration includes eight (8) lots associated with specific functional areas of the campus, providing parking for 2,174 vehicles.

Clear heights by area

Area	Bottom of roof pan	Bottom of steel
Primary process	27' 4"	25'
Direct materials	27' 7"	19' 7"
Manufacturing	29' 6"	24'
Finished goods	30'	26' 9"
RR	27' 4"	25'

Parking configuration

Parking lot	Location	Count
Administration	NW	382
Manufacturing	SW	802
Primary process	NE	359
Direct materials	SE	143
Security / fitness	East	428
Central plant	East	18
Warehouse office	South	30
Direct mat. whse.	South	12
Total		2,174

Manufacturing facility equipment ratings

Type	Manufacturer	Year	Capacity	Pressure	Temperature
Boiler	Combustion Engineering	1980	100,000 lbs/hr	225 PSIG, Sat	
Boiler	Combustion Engineering	1980	100,000 lbs/hr	225 PSIG, Sat	
Boiler	Nebraska	1997	80,000 lbs/hr	225 PSIG, Sat	
Air Compressor	Atlas Copco	1981	1,375 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1981	1,375 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1981	2,750 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1981	2,750 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1997	3,100 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1997	3,100 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1997	3,100 SCFM	125 PSIG	
Air Compressor	Atlas Copco	1999	3,250 SCFM	125 PSIG	
Air dryer	Arrow	2002	4,000 SCFM	125 PSIG	40 deg. F Dewpt
Air dryer	Arrow	2002	4,000 SCFM	125 PSIG	40 deg. F Dewpt
Air dryer	Arrow	2002	4,000 SCFM	125 PSIG	40 deg. F Dewpt
Air dryer	Arrow	2002	4,000 SCFM	125 PSIG	40 deg. F Dewpt
Air dryer	Arrow	2002	4,000 SCFM	125 PSIG	40 deg. F Dewpt
Air dryer	Arrow	2002	4,000 SCFM	125 PSIG	40 deg. F Dewpt
Chiller- open loop	Carrier	1981	2,600 tons		42 deg. F
Chiller- open loop	Carrier	1981	2,600 tons		42 deg. F
Chiller - closed loop	York	2003	1,300 tons		42 deg. F
Chiller- open loop	York	1981	1,950 tons		42 deg. F
Chiller - closed loop	York	1981	1,950 tons		42 deg. F
Chiller - closed loop	York	1981	1,950 tons		42 deg. F
Chiller- open loop	York	1981	1,950 tons		42 deg. F
Chiller- open loop	York	1992	1,200 tons		42 deg. F
Chiller- open loop	York	1992	1,200 tons		42 deg. F
Chiller- open loop	York	1992	1,300 tons		42 deg. F
Chiller - closed loop	York	1997	1,300 tons		42 deg. F
Cooling tower	Marley	1980	9,700 tons		85 deg. F
Cooling tower	Marley	1993	11,785 tons		85 deg. F
Cooling tower	Marley	1997	1,600 tons		85 deg. F
Chiller - closed loop	York	1997	1,300 tons		42 deg. F

Data above for informational purposes only and does not represent actual equipment performance

LEASING INFORMATION

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