

Liberty Point

INDUSTRIAL SPACE FOR LEASE

FAYETTEVILLE, NC



Liberty Point

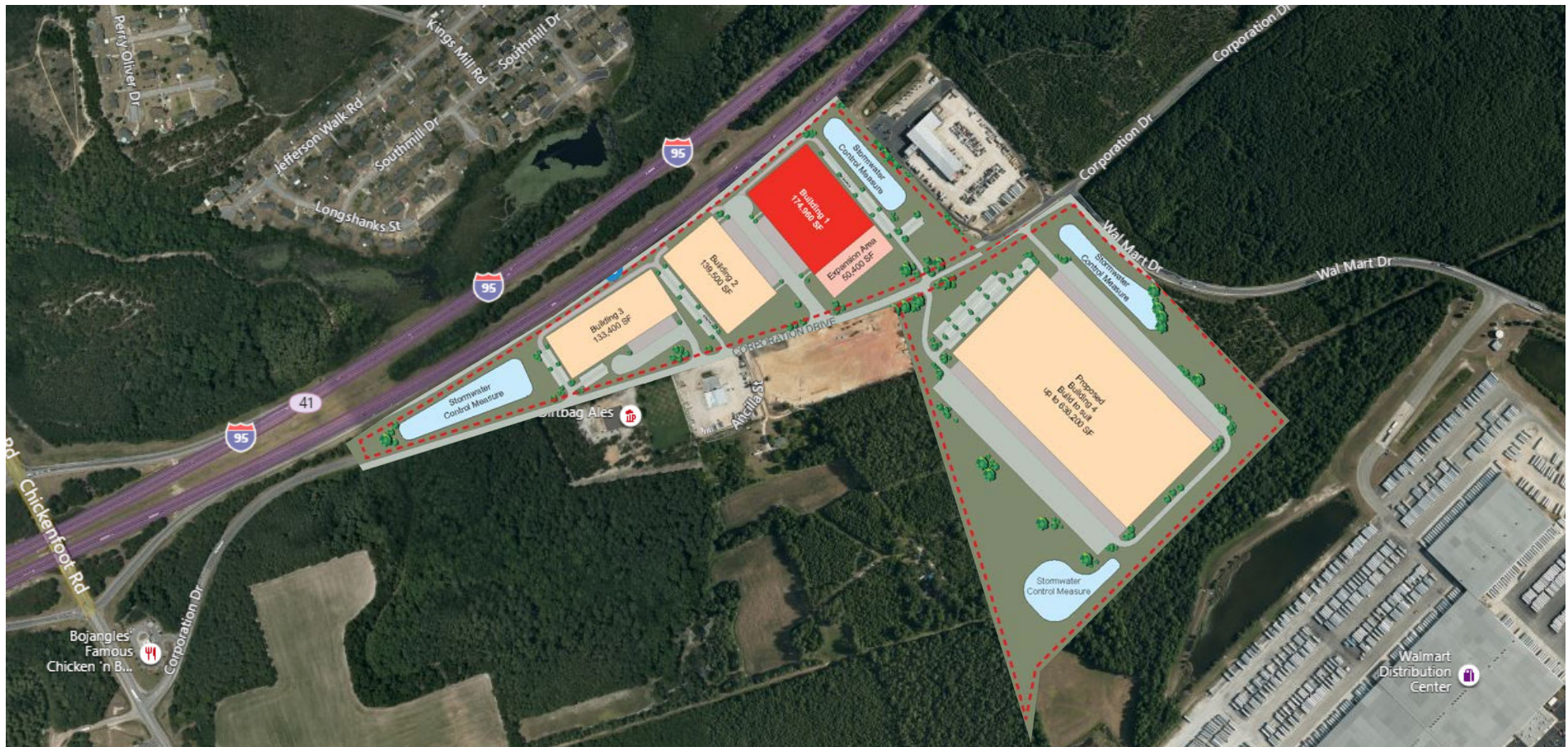
FOR LEASE
INDUSTRIAL SPACE



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PARK OVERVIEW



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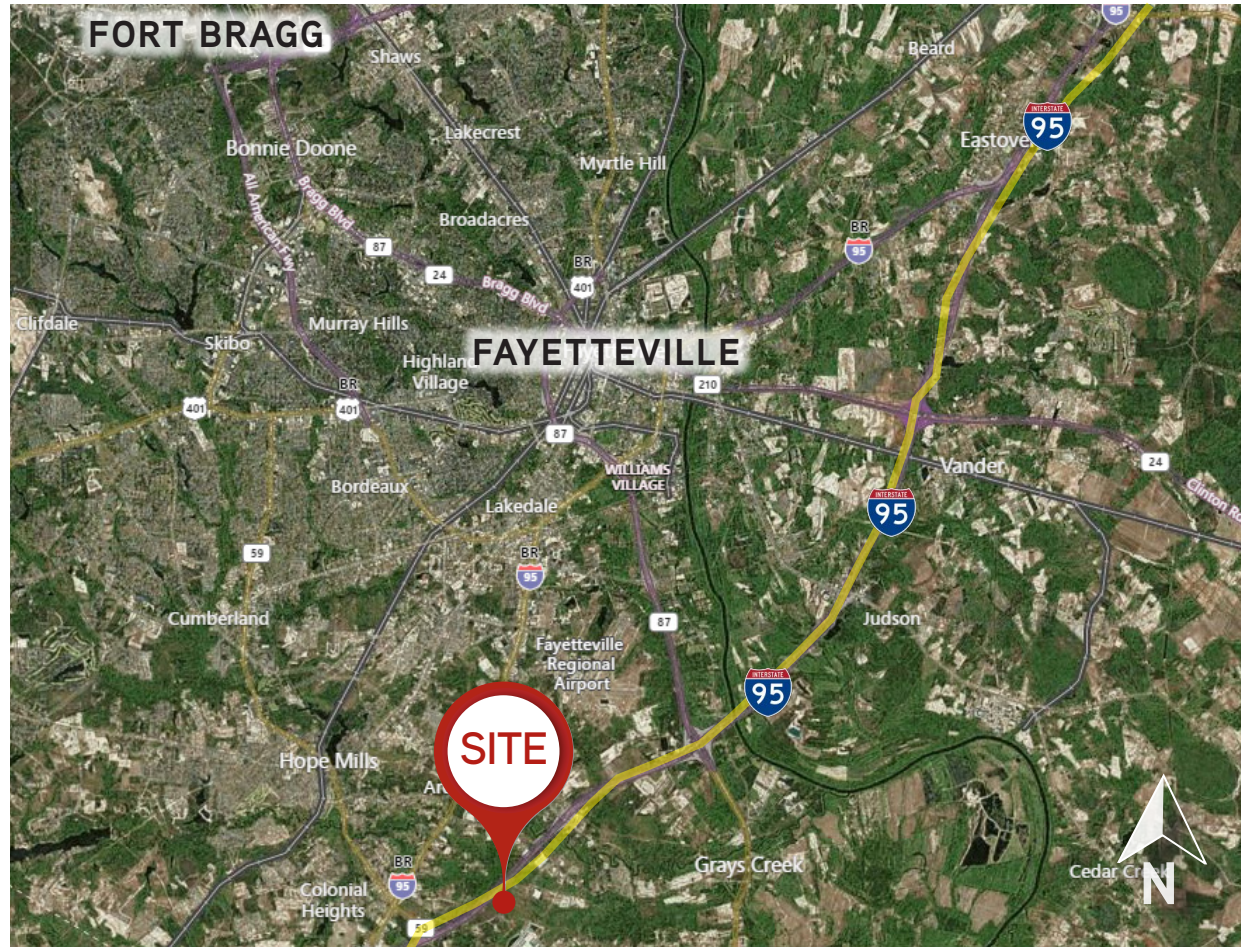
PARK OVERVIEW

HIGHLIGHTS

- › Class A Industrial development located directly on I-95
- › 174,960 SF spec building currently under construction
- › Over 1.1 million SF planned development
- › Space available from 40,000 and up
- › Ability to build to suit to meet specific user needs
- › Local incentives available
- › 142.15-acre site

RENTAL RATE

- › \$4.85 PSF NNN



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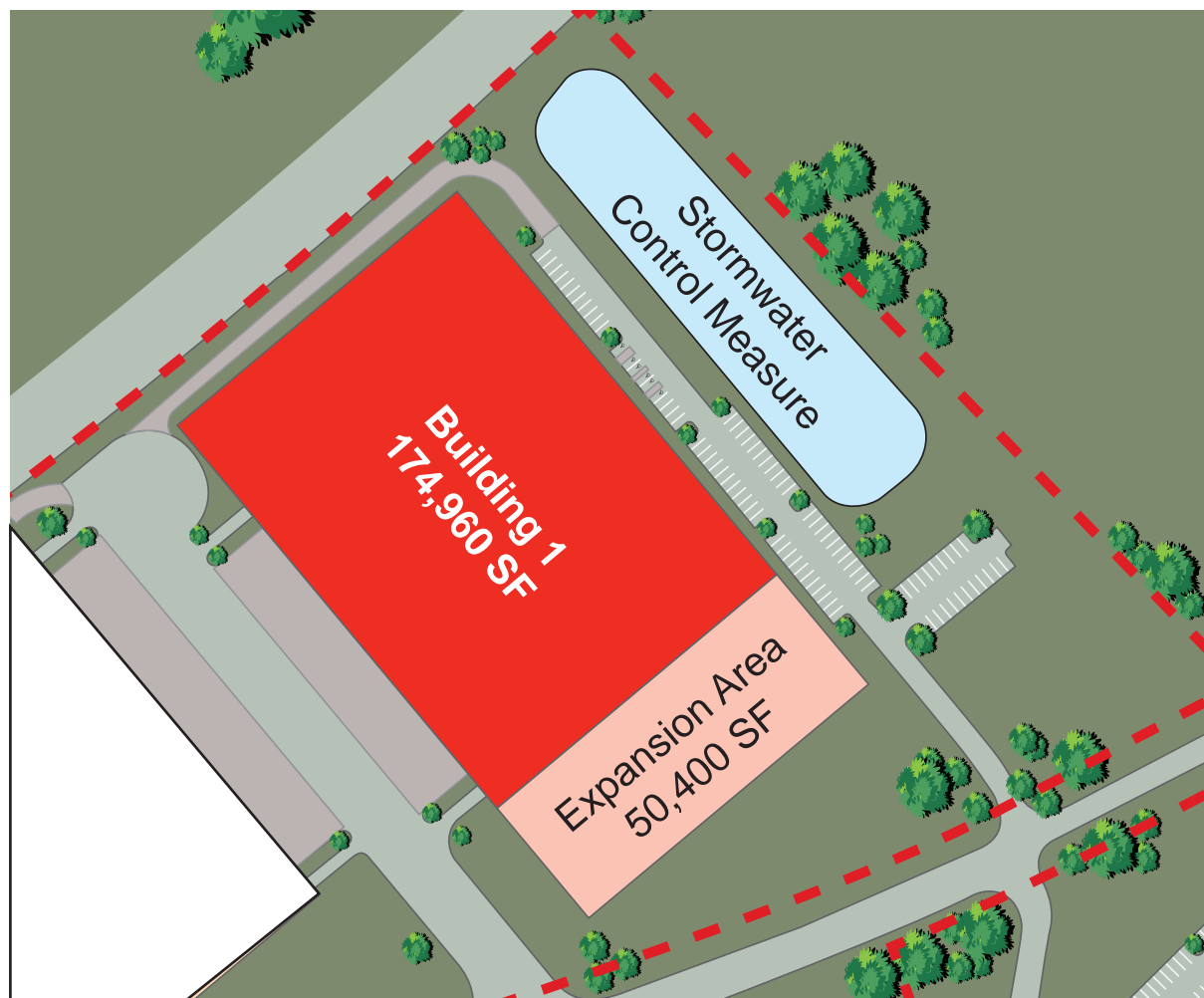


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BUILDING 1 FEATURES

BUILDING SIZE	174,960 SF (expandable up to 225,360 SF)
OFFICE SPACE	Build to Suit Tenant's Needs
CLEAR HEIGHT	32'
CONSTRUCTION	Tilt-up Insulated Concrete
FLOORS	7" reinforced concrete
ROOFING	Mechanically attached TPO with insulation
COLUMN SPACING	50' x 54', with 54' x 60' speed bay
DOCK DOORS	9' x 10'
DRIVE IN DOORS	Available
FIRE PROTECTION	ESFR for protection of Class I-IV commodities
HVAC	Heat for freeze protection (to 49 degrees F), 1 air change/hour
TRUCK COURT	130' minimum
LOADING	Rear loaded
ELECTRICAL	Built to spec
LIGHTING	Energy efficient T5 or LED - lighting to be selected by tenant
TRAILER PARKING	Available



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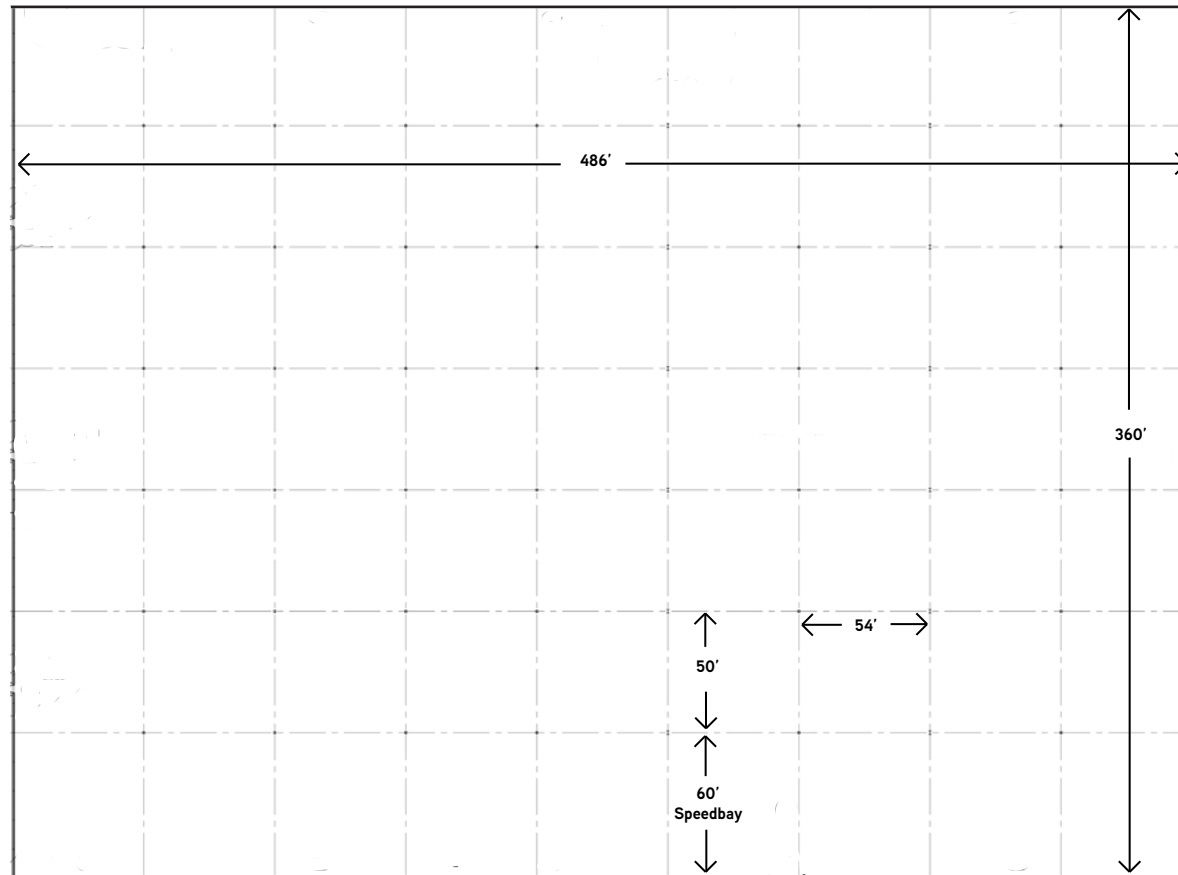
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BUILDING 1: 174,960 SF FLOORPLAN



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BUILDINGS 1-3 RENDERING



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PROPERTY AERIAL



142 Acres

CORPORATION DR

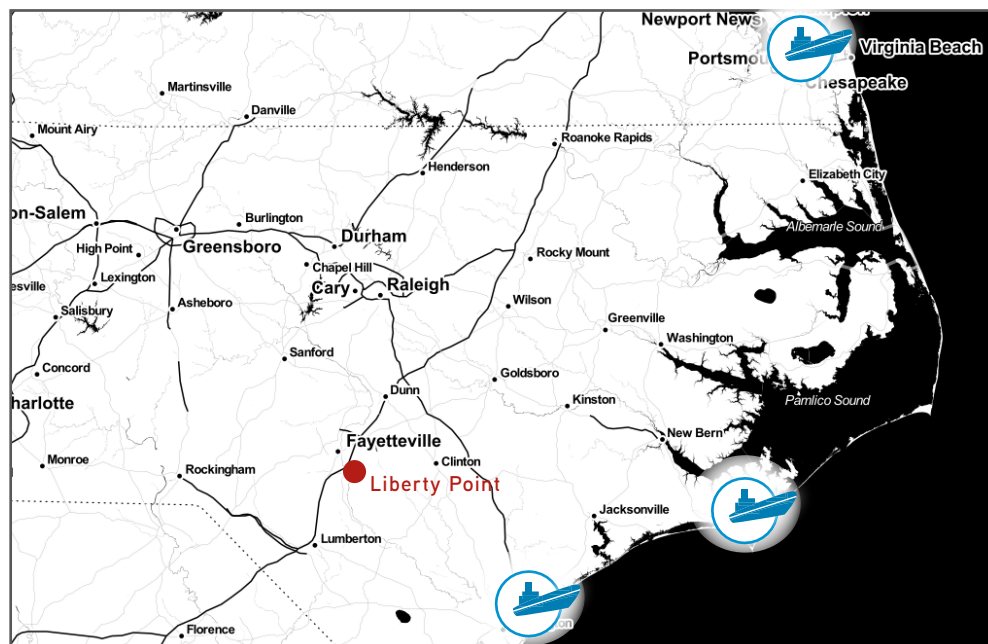


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LOCATION & ACCESS



INTERSTATES

	<0.25 miles
	4.2 miles
	11.2 miles
	17.8 miles
	31.2 miles

PORTS

Wilmington, NC	84 miles
Morehead City, NC	161 miles
Norfolk, VA	231 miles
Charleston, SC	220 miles
Savannah, GA	263 miles

AIRPORTS

Fayetteville Regional Airport	6 miles
Raleigh-Durham International	87 miles
Charlotte Douglas International	151 miles

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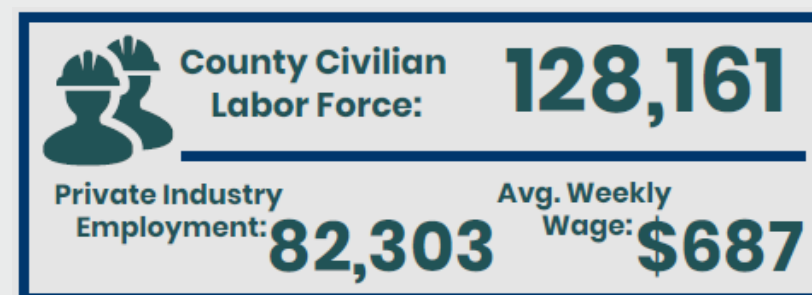
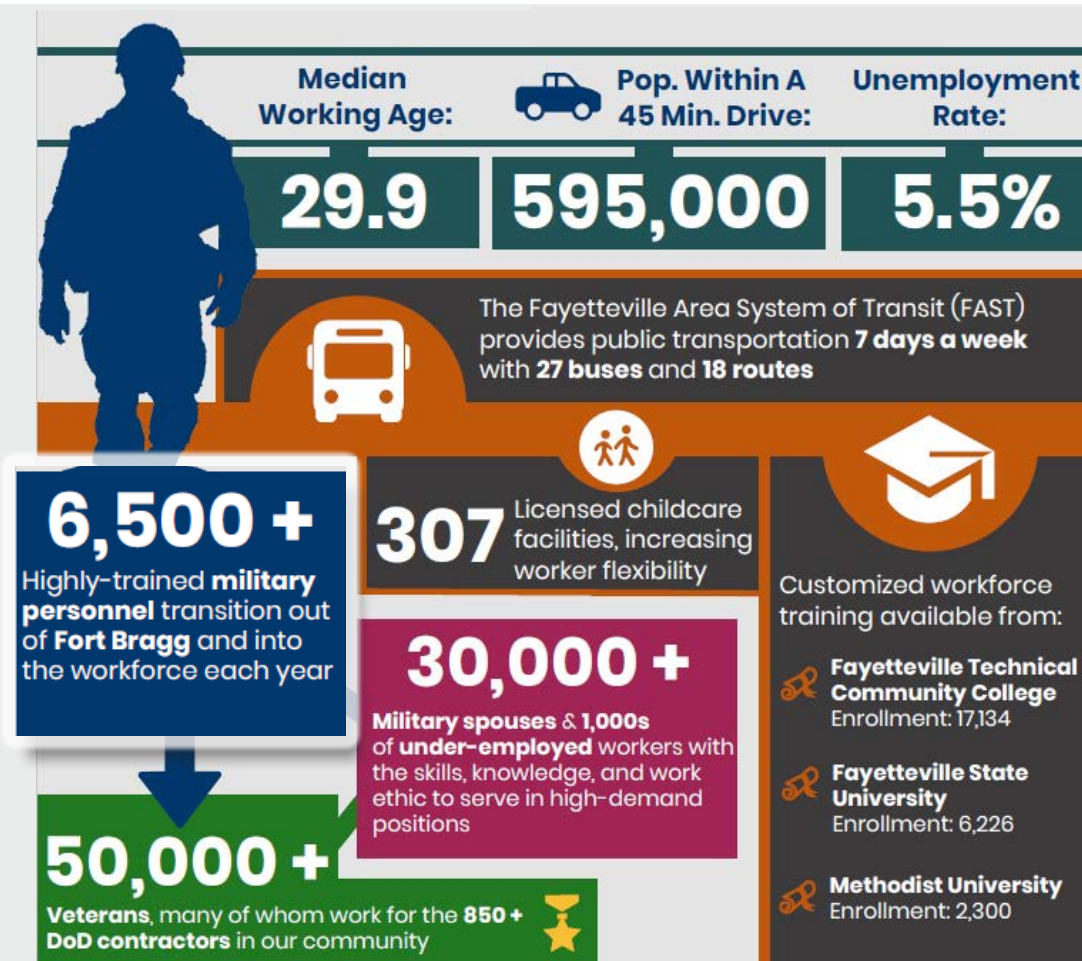
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WHY FAYETTEVILLE?



SOURCE: FAYETTEVILLE CUMBERLAND COUNTY
ECONOMIC DEVELOPMENT CORPORATION



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WHY FAYETTEVILLE?

Where Accessibility & Affordability Converge

Direct
Access To



Fayetteville's centralized location on I-95 gives you easy and cost-effective access to your customers and supply chain. Contact our team or visit www.fayedc.com to learn about our available sites and buildings.



3 Hour
Drive

Raleigh - 1 Hr.
Wilmington - 1 Hr. 40 Min.
Columbia - 2 Hr. 20 Min.
Charlotte - 2 Hr. 30 Min.
Moorehead City - 2 Hr. 50 Min.
Richmond - 3 Hr.
Charleston - 3 Hr. 10 Min.
Norfolk/Newport - 3 Hr. 30 Min.
Savannah - 3 Hr. 40 Min.

5 Hour
Drive

Washington, D.C. - 4 Hr. 30 Min.
Baltimore - 5 Hr. 10 Min.
Jacksonville - 5 Hr. 20 Min.
Atlanta - 5 Hr. 10 Min.
Asheville - 4 Hr.



8 Hour
Drive

Philadelphia - 6 Hr. 30 Min.
Columbus - 7 Hr. 50 Min.
Chattanooga - 6 Hr. 50 Min.
Pittsburgh - 8 Hr.
Orlando - 7 Hr. 20 Min.
Tampa - 8 Hr. 20 Min.
Montgomery - 7 Hr. 20 Min.
Cincinnati - 8 Hr. 20 Min.
New York - 7 Hr. 50 Min.



Local Rail Services include Class I rail provided by Norfolk Southern and CSX and short line services from the Aberdeen & Rockfish R.R. Co.



The **deep-water Port of Wilmington, NC** (1 Hr. 40 Min. from Downtown Fayetteville) offers a 600,000 TEU capacity terminal, 8 container cranes, and almost 1 million sq. ft. of prime covered and sprinklered storage.

SOURCE: FAYETTEVILLE CUMBERLAND COUNTY
ECONOMIC DEVELOPMENT CORPORATION



FAY Regional
Airport



7,709 Ft. Runway That Accommodates
"Narrow Body" Cargo Jets

Connections Offered Through
Charlotte, Atlanta, & Washington, DC

American, Delta, United,
& Private Charter Services

RDU International
Airport

400 Daily Domestic & International
Arrivals / Departures

10,000 Ft. Runway That
Accommodates Cargo Jets

Voted #9 Best Airport in the
U.S. by Airports Council
International



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WHY FAYETTEVILLE?



"Enhancing our distribution capabilities is the most effective and efficient way to meet dynamic customer and consumer needs today and in the future. The combination of partnering with an expert like DHL Supply Chain and Fayetteville's proximity to major rail and truck transportation hubs helps us quickly advance that strategy." - Robert Furbee, Senior Vice President, Global Supply Chain - Campbell Soup Company

Booz | Allen | Hamilton
strategy and technology consultants

"We look forward to supporting our clients with the diverse and talented workforce in and around Cumberland County. In addition to a strong business community, Fayetteville's proximity to Fort Bragg and Camp Lejeune provides an important access point to an exciting talent pipeline of military spouses with diverse skillsets, as well as veterans who are transitioning from the military and seeking high-impact, mission-focused careers." - Joseph Dodd, Vice President - Booz Allen Hamilton



"Fayetteville provides us with an improved reach to our customers as well as an improved ability to streamline and grow our operations." - Dave Spadafora, VP Global Supply Chain - Cambridge-Lee.



"Cumberland County is full of opportunities for defense companies like ours, whether they work in IT, cybersecurity, machine learning, predictive analytics, or other operations that are vital to the DoD and other civilian agencies. The community has worked with us hand-in-hand, making it extremely easy for RLM to expand its facilities and employee base. Their accessible and proactive support ensure that I'm never fighting to get ahold of someone to address the things that need to be addressed." - Randy Moore, President & CEO - RLM Communications, Inc.



"This community has a large support network for defense companies. We also enjoy a relatively low cost of living compared to Washington, D.C. and other areas with a large DoD presence. This allows us to fulfill our contracts a lot more cost-effectively." - Bradd Chi, Founder - ACLC (Advanced Computer Learning Company)

"There are a tremendous number of veterans in the Fayetteville area with specialized expertise and technical capabilities. If we're pursuing a contract with a particular subject matter like logistics or marksmanship, it's easy to reach out in the community and find the right people to assist us. FTCC, local universities, and organizations like the NC Military Business Center have also been phenomenal partners. They are very open and provide substantial support to many types of businesses and industries." - Kathryn Cox, Executive Vice President - ACLC (Advanced Computer Learning Company)



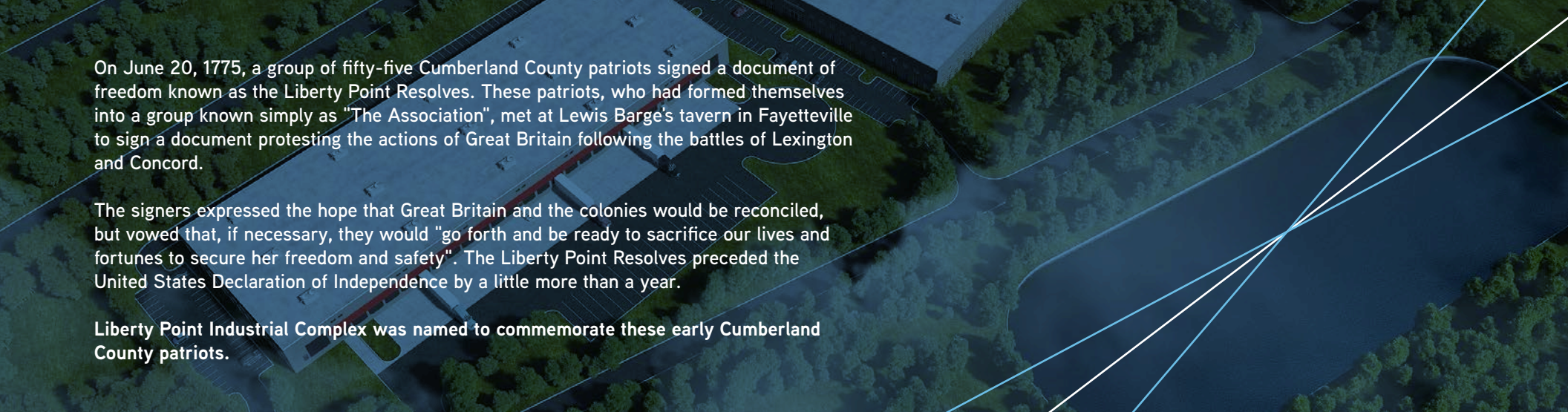
"Fayetteville's location on I-95 is key for us. We're at a central point, allowing us to easily pick up freight from our clients, get back on the interstate, and take it whatever direction it needs to go. This area's demand for transportation and distribution is off the charts right now, and I expect Fayetteville to become the next Chicago for logistics. There's no reason companies won't succeed here. This area is large, diverse, and there are a lot of industries that need these services. I've already had customers reaching out to me for 2019 and 2020 projections and I'm eager to see what the market will look like in the next 5 years." - Sherry Fulton, Terminal Manager - Slay Transportation

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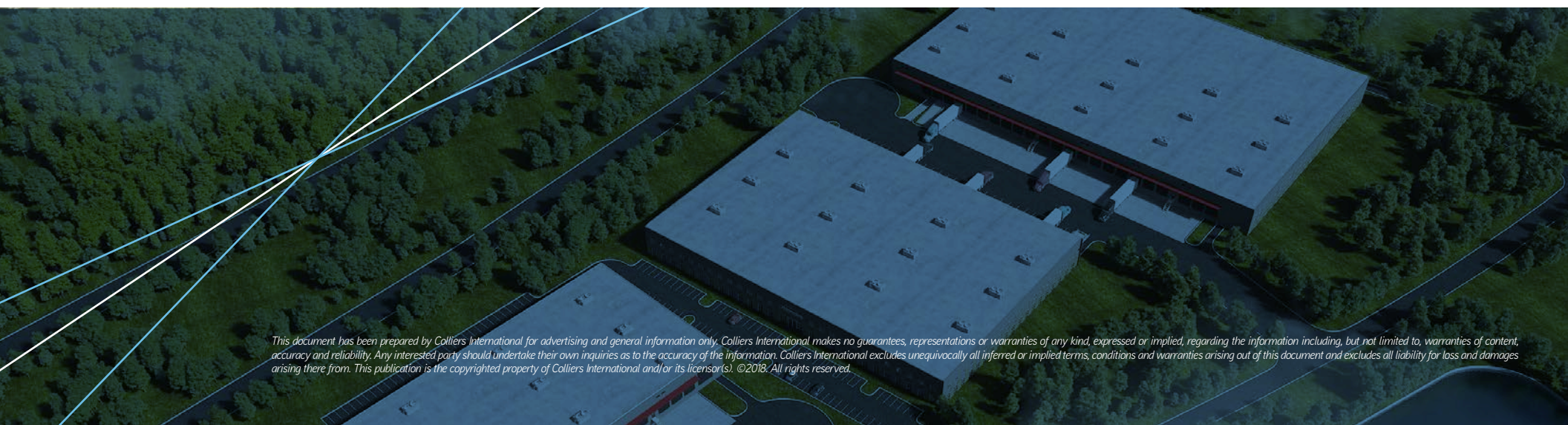


On June 20, 1775, a group of fifty-five Cumberland County patriots signed a document of freedom known as the Liberty Point Resolves. These patriots, who had formed themselves into a group known simply as "The Association", met at Lewis Barge's tavern in Fayetteville to sign a document protesting the actions of Great Britain following the battles of Lexington and Concord.

The signers expressed the hope that Great Britain and the colonies would be reconciled, but vowed that, if necessary, they would "go forth and be ready to sacrifice our lives and fortunes to secure her freedom and safety". The Liberty Point Resolves preceded the United States Declaration of Independence by a little more than a year.

Liberty Point Industrial Complex was named to commemorate these early Cumberland County patriots.

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