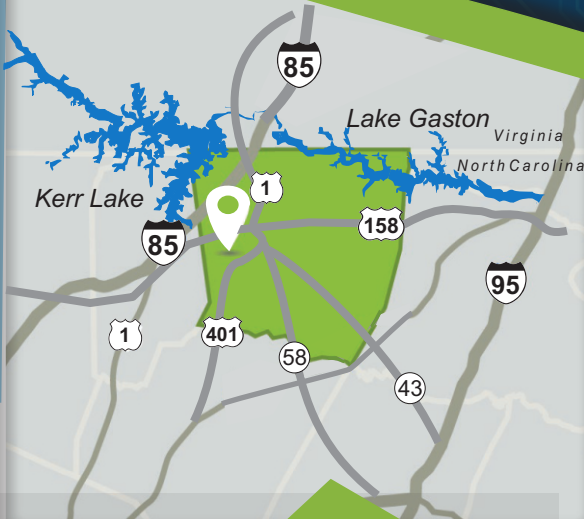


Affordable Business Access to the Research Triangle Region



TRIANGLE NORTH WARREN



Triangle North Warren is a highly accessible, 860-acre megasite located at the northeastern boundary of the Research Triangle Region of North Carolina, one of the most economically competitive locations in the world.

Triangle North Warren is presented to Project Holzwerk for consideration for the southeastern US location.

Quick Facts

860 acres

Focus: Logistics, Distribution,
Manufacturing

Development-ready

50-Mile Radius Data:

Population (2018)

1.49 million

Median Age (2018)

37.8

Employment Age 16-65 (2018)

1.0 million

Warren County Avg Wages (Q2 2018)

\$589.00 / week manufacturing

\$597.00 / week all sectors

Educational Attainment (2018)

45.2 percent hold college degree

WARREN COUNTY, NC OFFERS

Research and development resources of three major universities (Duke University, North Carolina State University and University of North Carolina at Chapel Hill) and federal and private labs.

Strong manufacturing environment with International Paper, Glen Raven, AW North Carolina, BASF, Biogen Idec, Cisco, GlaxoSmithKline, Lenovo, Merck, Novozymes and many others operating major facilities.

Qualified, motivated workforce with a wide range of education and skills.

Customized workforce training, on site and off site, through Vance-Granville Community College.

Easy access to East Coast markets and transportation routes.

Close proximity to Raleigh-Durham International Airport with nonstop service to key East Coast, West Coast and international destinations plus regional airports serving executive travelers.

TRIANGLE NORTH WARREN SITE

Triangle North Warren park, certified shovel-ready by the N.C. Department of Commerce, 860 acres expandable to over 1,000. Just three miles from I-85, offering Tier 1 NC Incentives.

Stacy Woodhouse, Director
Warren County Economic Development
501 US Hwy 158-Bus E, Warrenton, NC 27589
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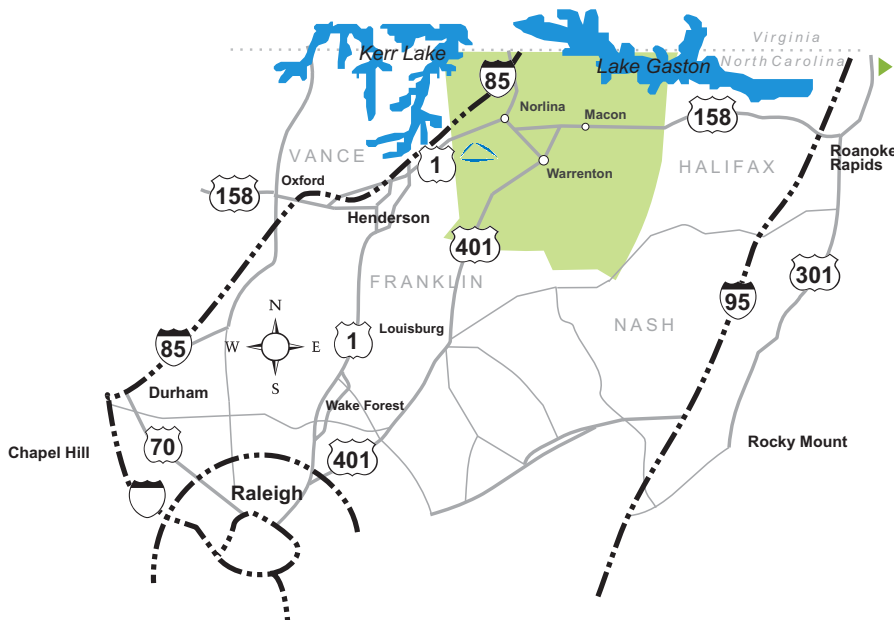
Triangle North Warren Business Park

- Ample acreage to accommodate both initial and future operations
- Natural gas at site
- Electric upgradable within project timeline
- Ample water and sewer capacity
- Rail .13 miles to site; can be extended into site; existing siding at nearby chip mill
- Telecom/fiber optics at site

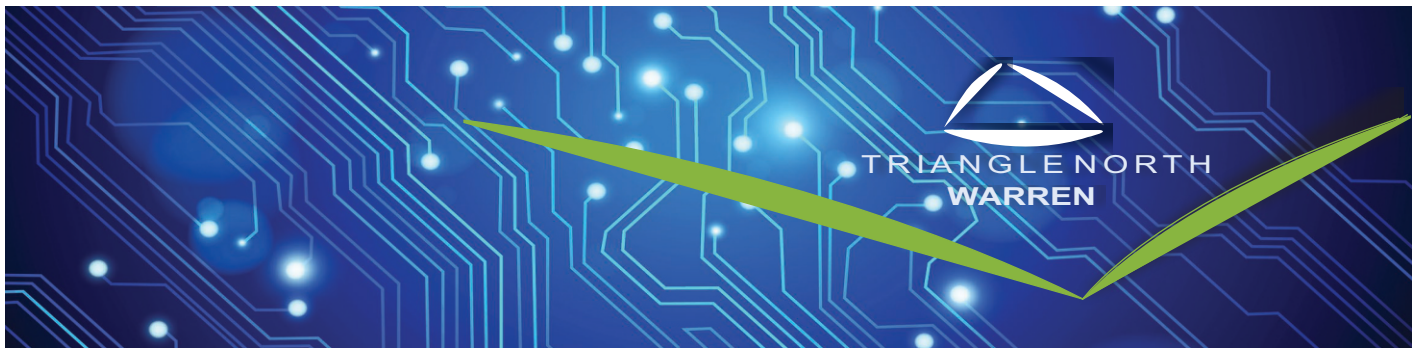
ASSETS:

- ▶ 860 available acres, expandable to over 1,000, controlled by Triangle North and certified shovel-ready by the N.C. Department of Commerce.
- ▶ Three miles to I-85.
- ▶ 45 miles north of the Raleigh and Durham metropolitan statistical areas and 75 minutes from Greater Richmond.
- ▶ Less than one hour's drive to Duke University, N.C. State University, UNC Chapel Hill, Research Triangle Park, and other education and research assets.
- ▶ Industry-grade utilities in place; supportive providers include Duke Energy, Frontier Natural Gas, CenturyLink and Warren County Public Utilities.
- ▶ Accessible to CSX mainline railroad.
- ▶ Eligibility for Tier One (i.e., most lucrative) status when applying for North Carolina incentives.
- ▶ Federal HUBzone geographic eligibility.
- ▶ Innovative career-ready curricula at Warren County Schools; free customized training and other industry support programs via Vance-Granville Community College.

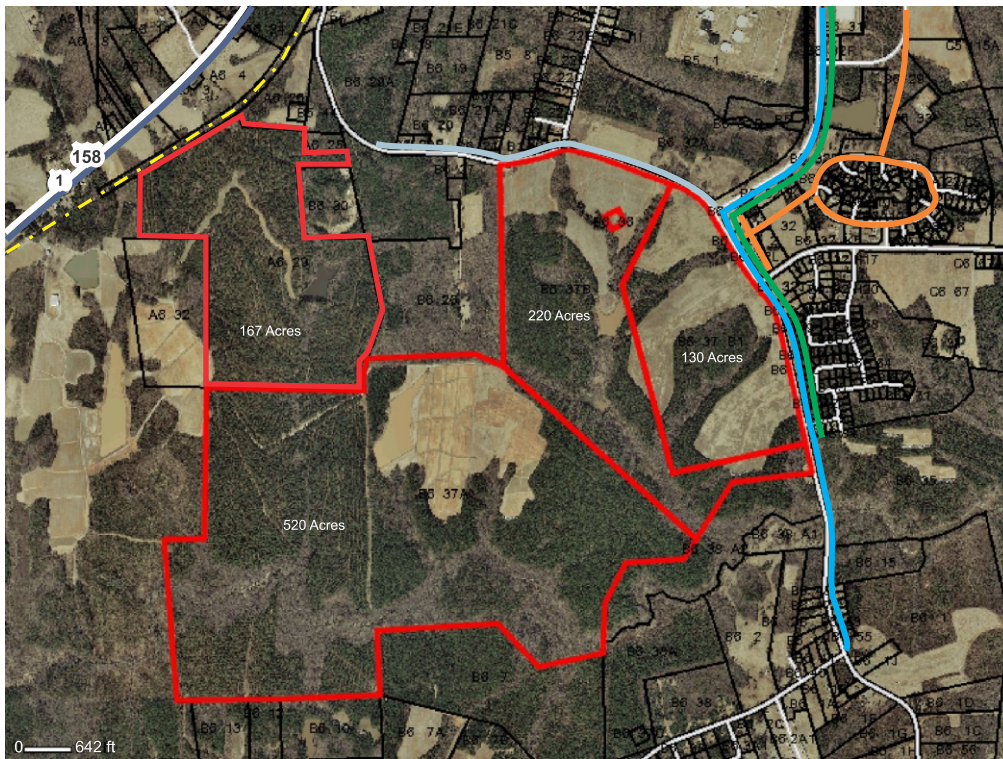
Charming, historic towns nearby; resort destination at Lake Gaston and Kerr Lake offers fishing, camping, boating and other outdoor recreation, as well as attractive residential options.



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Transportation & Utility Infrastructure



Warren County Economic Development Commission 252-257-3114 www.warrencountync.org

LEGEND

HIGHWAY

US 1/158 1.1 miles N via Main Access Rd
I-85 (Exit 223) 3 miles N via Main Access Rds

RAIL

CSX Spur

UTILITIES

20" Water Line

10" Water Line

6" Water Line

8" Sanitary Sewer

6" Frontier Natural Gas

Water and sewer are operated by Warren County Public Utilities. 250,000 Gallon Elevated Water Storage Tank is located 3,500 ft. north of site

TELECOM PROVIDERS

Centurylink - Fiber Installed to Site
Time Warner

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