



TRIVIUM
CORPORATE CENTER

Hickory's New Class A Business Park
2355 Startown Road, Hickory, NC 28602

270-acre Phase I of
378-acre Master-planned Class A business park

3 lots remaining
33-acre graded site
14-acre & 23-acre ungraded sites

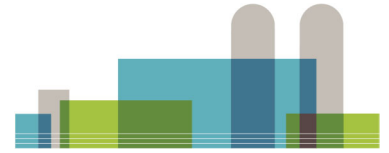
Zoned for HQ, Office, Data Center, R&D, Technical
& Advanced Manufacturing



- 2 miles to I-40; 30 miles to I-85; 27 miles to I-77
- 1.5 miles to hotels, restaurants & shopping
- Less than 1 mile to Catawba Valley Community College & Workforce Solutions Complex
- 50 minutes to the Charlotte-Douglas International Airport
- Within one-day drive of 60% of the US population
- City of Hickory water line main—12"
- City of Hickory wastewater main—16"
- Piedmont Natural Gas main—12", 800psi
- Telecommunications—CenturyLink, Spectrum, & Conterra
- Low-cost, reliable electricity provided by Duke Energy—Service customized to meet client needs
- Phase 1, Geotech, Stream Delineation Mapping completed
- Broker Protected
- Price: \$55,000/acre unimproved; \$95,000/acre graded
- Extensive training available from the NC Community College Systems including robotics, mechatronics, computer integrated machining; NSA Certification and Certified Network Engineer programs
- Low Tax Rate—Combined \$0.8535/\$100 valuation
- North Carolina & local incentives available
- Fast-track soil and erosion control & building construction permitting available
- Hickory MSA ranked **#1** in the US for Cost of Doing Business by Forbes.com (no lower than 6th since 2006)
- US News rated the Hickory MSA **#1** in the US for Most Affordable Places to Live.
- Hickory MSA named 8th MSA in the US for Mid-Size Manufacturing Hubs.

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We invite you to consider Trivium Corporate Center, Hickory's new 270-acre Class A business park. It is our intent to develop a business park compatible with the surrounding community and to promote a harmonious development for job creation for Catawba County citizens. Natural lands will be set aside within this park for scenic, natural walking trails.



Cataler Ground Breaking—December 2020

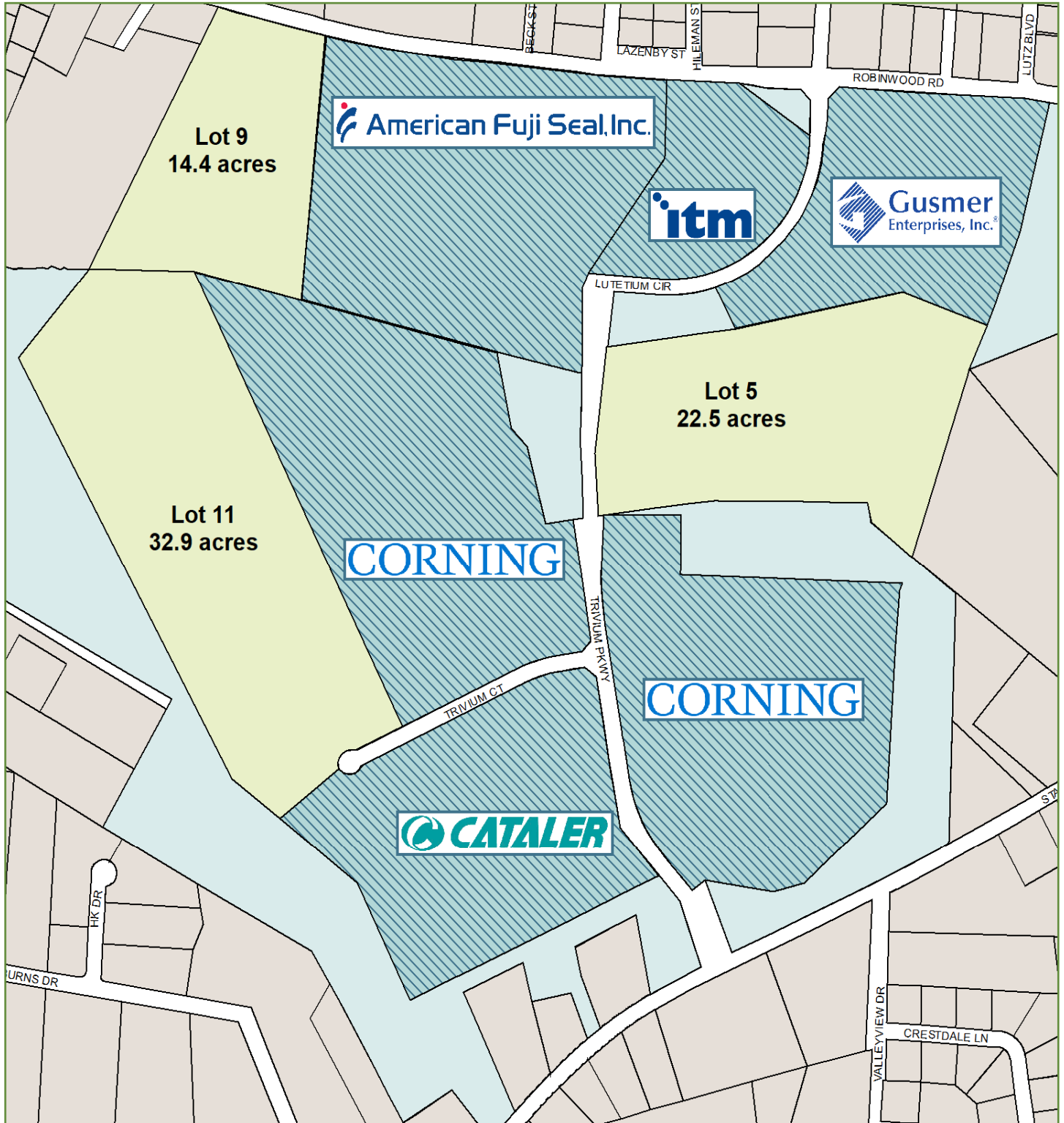
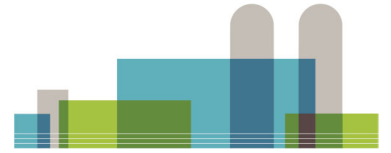
Lot #	Size	Condition	Price
Lot 5	22.50 acres	Greenfield Site	\$55,000/acre
Lot 9	14.42 acres	Greenfield Site	\$55,000/acre
Lot 11	32.92 acres	Graded to FFE 907'	\$95,000/acre



Corning Building #2—October 2021

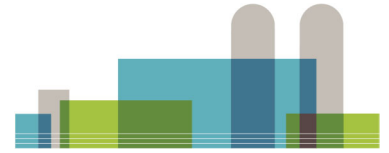
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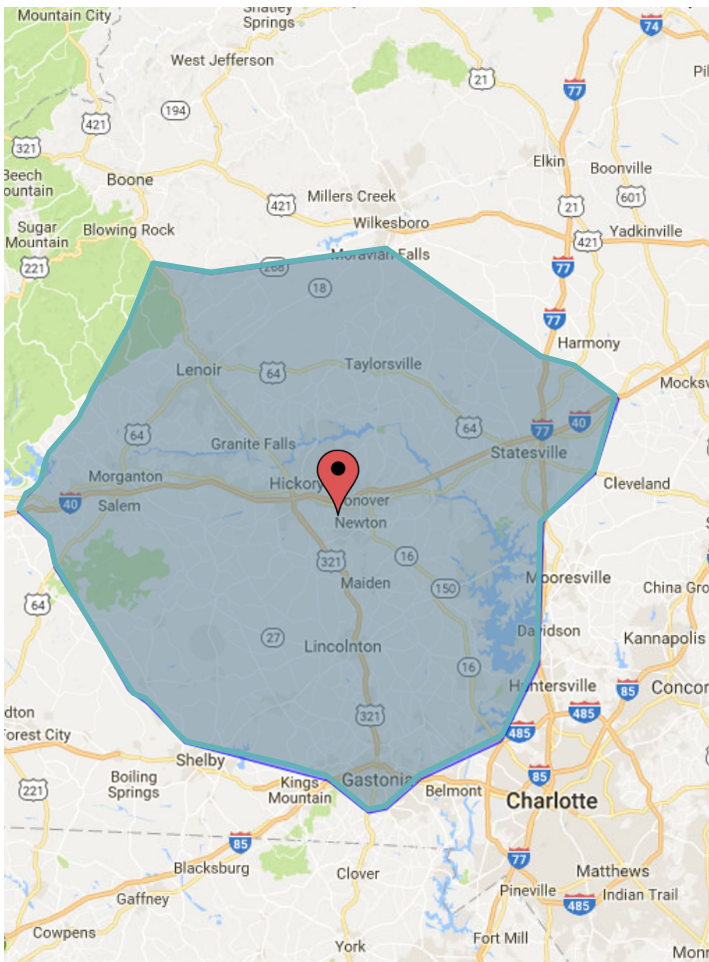


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45-minute Drive Time



Area Map



- Population of over 812,000 within a 45-minute drive time including a labor force of over 405,000
- 2 miles to I-40
- 27 miles to I-77
- 30 miles to I-85
- 50 minutes to Charlotte Douglas International Airport
- 50 minutes to Charlotte Intermodal Facility
- Less than 4 hours to the Port of Charleston, South Carolina
- 4.5 hours to the Port of Wilmington, North Carolina

- Less than one-day drive time to 60% of the US population:
 - 1.5 hours to Spartanburg, SC
 - 3.5 hours to Charleston, SC
 - 3.5 hours to Atlanta, GA
 - 5 hours to Chattanooga, TN
 - 6 hours to Washington, DC
 - 6.5 hours to Cincinnati, OH
 - 9.5 hours to Detroit, MI
 - 9.5 hours to New York, NY
 - 11 hours to Chicago, IL
 - 12 hours to Miami, FL