

Cleveland Commerce Park

Cleveland, NC

Charlotte MSA



Shovel Ready BTS Site

Duke Energy Ready Site (Heavy Power Available)

Up to 1,710,000 SF

M-1 Industrial Zoned

Proximity to I-77, I-85 and I-40

Delivery 2026 (Accommodate)

Project Features

- Space Available: 50,000-1,200,000 SF (1,710,000 total SF)
- Property is Part of the Duke Energy Site Readiness Program
- Due Diligence Complete
 - ALTA & Topographic Survey
 - Geotechnical Investigation
 - Phase I Environmental Site Assessment
 - Wetland Delineation
 - Endangered Species Assessment
 - Cultural Resource Assessment
 - Traffic Impact Study
- Manufacturing and Distribution Uses Permitted
- All Utilities on Site
- 40' Clear Height or to Suit
- 56' x 50' Minimum Column Spacing with 60' Dock Speed Bays
- Ample Car Parks, Dock Positions, and Trailer Storage.
- 7" 4000 PSI Reinforced Concrete Floor Slab or to Suit
- ESFR Fire Suppression System or to Suit
- LED Lighting or to Suit

Transportation

- Site Has Frontage and Direct Access to US Highway 70
- Direct and Full Access to Interstates 77, 85, and 40 via US Hwy 70
- 53 Minute Drive Time to Charlotte, NC
- 1-Day Drive Time to 79M Total Population

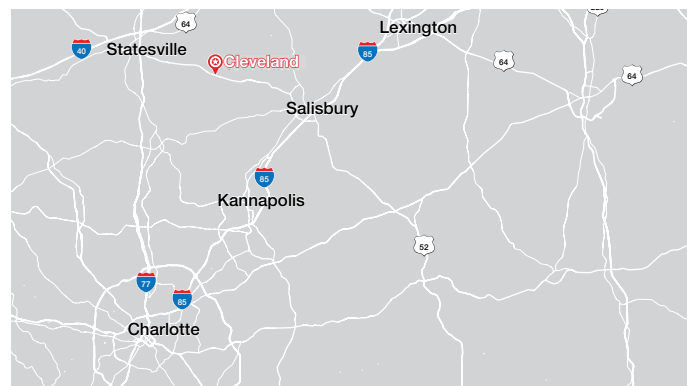
- 47.4 Miles to Charlotte Douglas International Airport, 250 Miles to Port of Charleston, and 295 Miles to the Port of Savannah.

Labor Force

- 1,481,642 Available Skilled Labor within a 45-minute Drive

State, Regional, and Local Incentives Available

- One North Carolina Fund Grant
- Rowan County Investment Grant Program
- NC Job Development Investment Grant (JDIG)
- NC Fulfillment Facility Equipment Tax Exemption (Sales & Use)
- NC Manufacturing Machinery & Equipment Tax Exemption (Sales & Use)
- Low Corporate Income Tax Rate: NC Lowest in the Nation (dropping to 0% by 2030)
- Workforce Development Programs Available



InSite

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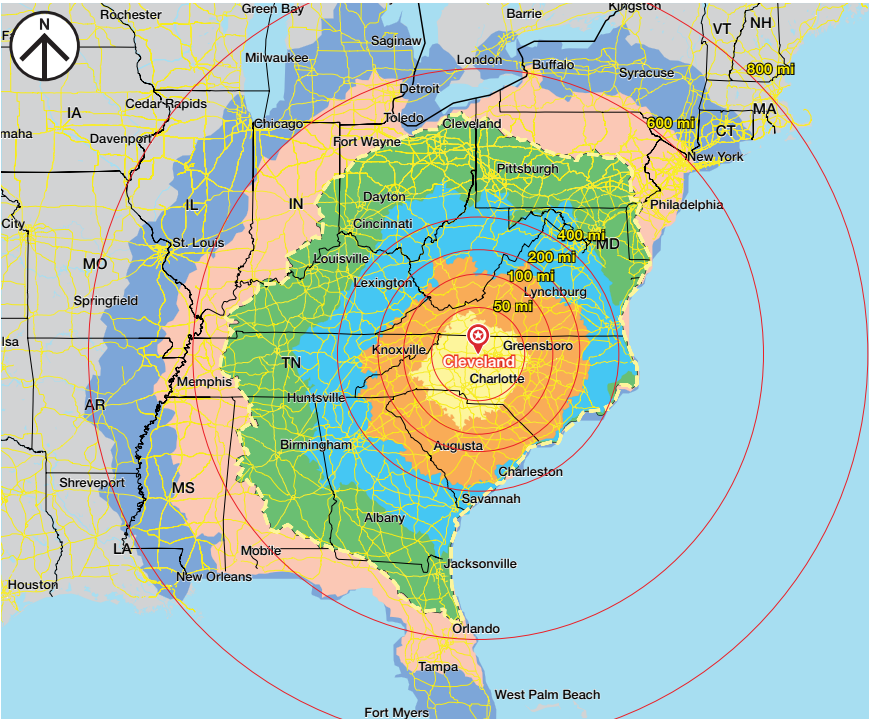
Location

Proximities Map



Highway Distance

City	Highway Distance	Drive Time
Charlotte, NC	45 mi	53 min
Greensboro, NC	68 mi	1 hr 15 min
Augusta, GA	207 mi	3 hr 15 min
Knoxville, TN	231 mi	3 hr 43 min
Savannah, GA	295 mi	4 hr 24 min
Richmond, VA	270 mi	4 hr 32 min
Atlanta, GA	282 mi	4 hr 45 min
Lexington, KY	397 mi	6 hr 5 min
Nashville, TN	407 mi	6 hr 11 min
Washington, D.C.	396 mi	6 hr 18 min
Pittsburgh, PA	419 mi	6 hr 35 min
Montgomery, AL	442 mi	6 hr 36 min
Cincinnati, OH	436 mi	7 hr 30 min
Cleveland, OH	487 mi	7 hr 41 min
Philadelphia, PA	511 mi	7 hr 58 min
Toledo, OH	540 mi	8 hr 41 min
New York, NY	602 mi	9 hr 23 min
Tampa, FL	623 mi	9 hr 25 min
Detroit, MI	601 mi	9 hr 35 min
Chicago, IL	727 mi	11 hr 32 min
Toronto, Ontario, Canada	730 mi	12 hr 14 min
Montreal, Quebec, Canada	959 mi	14 hr 44 min



Property Features

Road:	Direct access to I-77, I-40 and I-85
Air:	Charlotte Douglas International
Intermodal Terminal:	Norfolk Southern
Ports:	Charleston and Savannah



1-Day Drive Time to
79M Total Population

Premises Plan



Lot 1 Building Specs

Size:	210,000 SF or to Suit
Clear Ceiling Height:	36' or to Suit
Loading Docks:	21 or to Suit
Car Parks:	74 or to Suit
Trailer Parks:	42 or to Suit
Office:	6,300 SF or to Suit
Electrical:	4,000 Amps Available (Expandable to Suit)

Lot 3 Building Specs

Size:	300,000 SF or to Suit
Clear Ceiling Height:	36' or to Suit
Loading Docks:	30 or to Suit
Car Parks:	105 or to Suit
Trailer Parks:	60 or to Suit
Office:	9,000 SF or to Suit
Electrical:	4,000 Amps Available (Expandable to Suit)

Utilities

Electric:	Duke Energy	Served by 100kV (Service to Suit)
Gas:	Piedmont Natural Gas	HP Line on Site (Service to Suit)
Water:	Salisbury-Rowan Utilities	16-inch Main on Site
Sewer:	Town of Cleveland	8-inch Force Main on Site
Fiber:	Multiple Providers Available	Redundancy Available (Service to Suit)

Lot 2 Building Specs

Size:	1,000,000 SF (Expandable to 1,200,000 SF) or to Suit
Clear Ceiling Height:	40' or to Suit
Loading Docks:	100 or to Suit
Car Parks:	350 or to Suit
Trailer Parks:	200 or to Suit
Office:	30,000 SF or to Suit
Electrical:	7,000 Amps Available (Expandable to Suit)

All Buildings Feature:

Roof:	TPO - 20 Year Warranty or to Suit
Exterior Wall:	Insulated Concrete Wall Panels or to Suit
Floor:	7" Thick Reinforced Concrete Slab on Grade or to Suit
Structure:	56'x 50' Bay Spacing (Minimum) with 60' Dock Speed Bays or to Suit
HVAC:	High-Efficiency Gas Fired or to Suit
Lighting:	LED Lighting Fixtures or to Suit
Fire Suppression:	ESFR or to Suit

Charlotte MSA



Total Population
2,805,115



Total Labor Force
1,481,642



**Median Household
Income**
\$76,177



**Median Household
Value**
\$283,000

About InSite Real Estate

Developer, Owner, and Operator

InSite Real Estate, LLC acquires, develops, and operates industrial, office, and retail investment property nationwide.

Proven Industrial Build-to-Suit Specialist

InSite specializes in the execution of build-to-suit projects for investment-grade and other creditworthy industrial and logistics tenants in primary, secondary, and tertiary markets.

To date, InSite has completed over 650 industrial, office, and retail projects in over 45 states ranging from 2,000 to 2.6 million square feet in size and \$1 million to \$250 million in value.



Ford Motor Company — Newport, MI



Penske Logistics — Romulus, MI



BWI — Krakow, Poland



The Kroger Co. — Romulus, MI



Frito-Lay — Baton Rouge, LA



Game One — Swanton, OH

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