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 $1.1625/$100 valuation
- North Carolina & local incentives available
- Fast-track soil and erosion control & building construction permitting available
- Metro Area ranked #1 in the US for Cost of Doing Business by Forbes.com (no lower than 6th since 2006)
- Inc. ranked Hickory among its 6 cheapest US cities in which to start a business.
- National Geographic ranked Hickory in the top 30 best small cities in the US.
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.

<table>
<thead>
<tr>
<th>Lot #</th>
<th>Size</th>
<th>Condition</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 5</td>
<td>18.70 acres</td>
<td>Greenfield Site</td>
<td>$55,000/acre</td>
</tr>
<tr>
<td>Lot 6</td>
<td>16.70 acres</td>
<td>Graded to FFE 956’</td>
<td>$95,000/acre</td>
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<tr>
<td>Lot 8</td>
<td>10.58 acres</td>
<td>Graded to FFE 956’</td>
<td>$95,000/acre</td>
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<tr>
<td>Lot 9</td>
<td>26.98 acres</td>
<td>Greenfield Site</td>
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<tr>
<td>Lot 11</td>
<td>32.92 acres</td>
<td>Graded to FFE 907’</td>
<td>$95,000/acre</td>
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<tr>
<td>Stonemont Spec Building</td>
<td>30.14 acres</td>
<td>192,000 sf shell, expandable to 348,000 sf</td>
<td>$13,430,000</td>
</tr>
</tbody>
</table>
Population of over 797,000 within a 45-minute drive time including a labor force of over 386,000

- 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