



MIDPORT 95

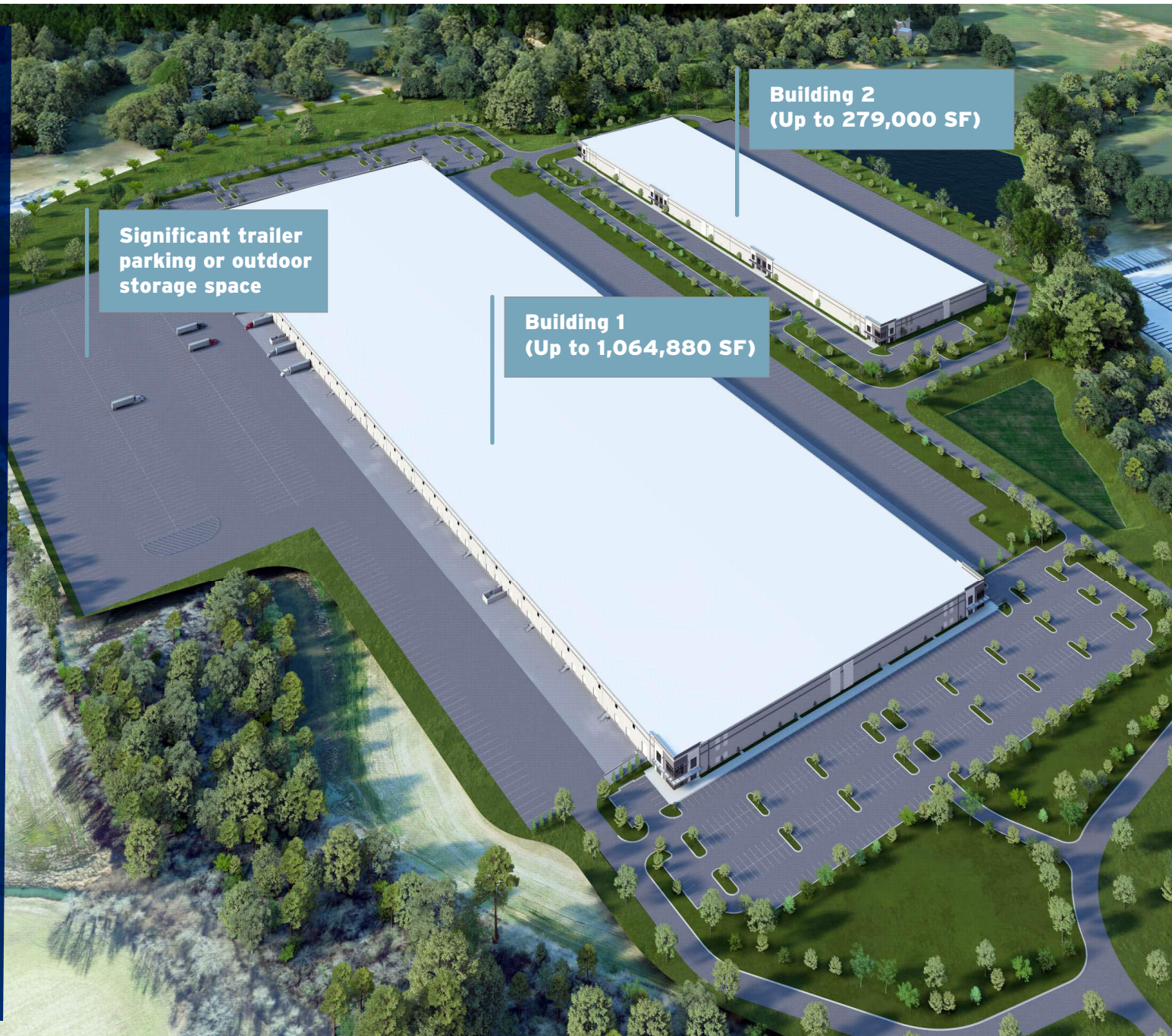
RALEIGH-DURHAM MARKET | DUNN, NORTH CAROLINA

1,343,880 SF INDUSTRIAL DEVELOPMENT ALONG DYNAMIC I-95 CORRIDOR

BEST-IN-CLASS INDUSTRIAL PARK WITH MAXIMUM FLEXIBILITY

Edgewater Ventures is pleased to present MidPort 95 – a 139-acre, Class A+ industrial development located on Interstate 95 in Dunn, NC, just 40 minutes south of Downtown Raleigh. Currently site planned to accommodate up to 1,343,880 square feet, MidPort 95 is positioned at the midpoint of the East Coast with outstanding connectivity to the region's major distribution arteries, seaports and intermodal ports, as well as high growth population hubs.

With immediate access off of Interstate 95, the project will feature best-in-class construction capable of accommodating modern user requirements including a minimum 40' clear height, 65' speed bays, 50' x 54' column spacing, 185' truck courts and above-standard trailer storage. Designed to maximize user flexibility, MidPort 95 is programmed to house a wide variety of logistics and manufacturing operations ranging from significant trailer parking needs to building expansion capabilities for future growth.



CENTRALIZED DISTRIBUTION AT THE MIDPOINT OF THE EAST COAST

MidPort 95 is positioned with immediate access to the East Coast's main north-south artery connecting Miami, FL to Canada - and Interstate 40, which connects Wilmington, NC to Barstow, CA.



Immediate access to I-95 and I-40 as well as I-85, the industrial "backbone" of the Southeast.



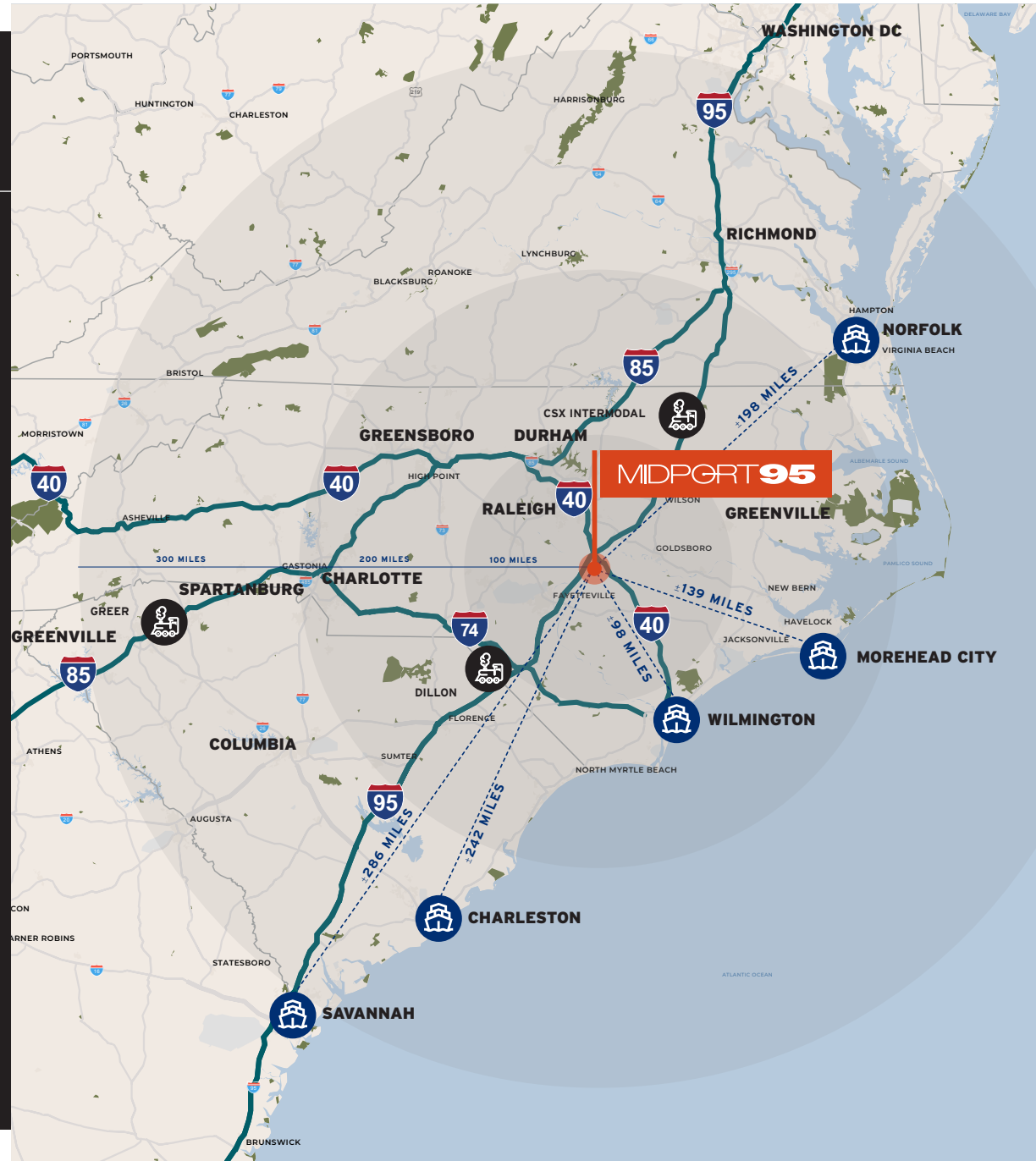
Within a one-day drive, trucks from MidPort 95 can reach some of the Southeast and Mid-Atlantic's largest and fastest-growing population hubs including Washington DC, Raleigh-Durham, Charlotte, and Atlanta.



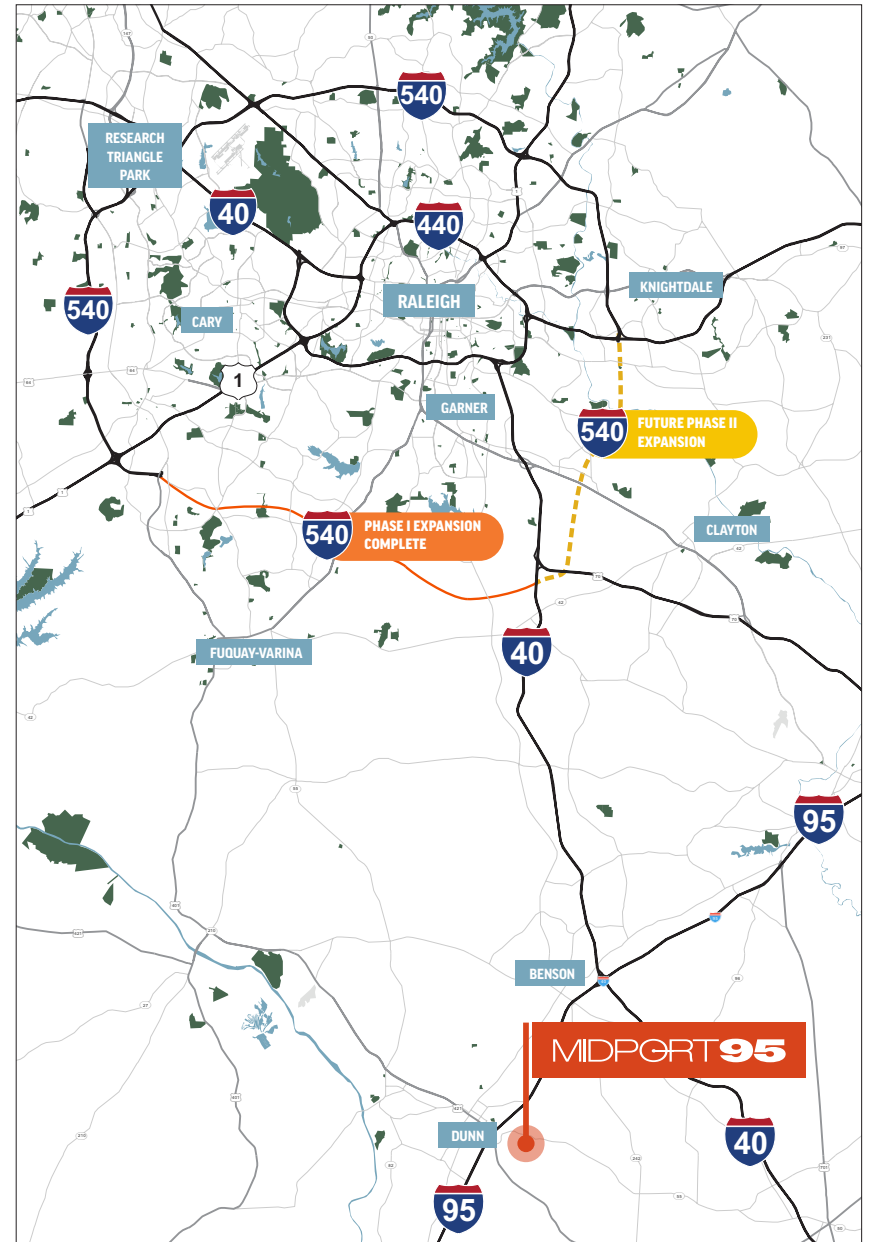
Seamless connectivity to three of the country's top ten seaports - the Port of Savannah, the Port of Charleston, and the Port of Virginia (Norfolk). The building is also located less than two hours from the Port of Wilmington.



Immediate access to two (2) intermodal terminals along I-95, including the Inland Port in Dillon, SC and the new CSX Terminal in Rocky Mount, NC.



LOCATION OVERVIEW



20 MINUTES

I-540 EXTENSION

30 MINUTES

DOWNTOWN
RALEIGH

50 MINUTES

RDU/RESEARCH
TRIANGLE

100 MILES

PORT OF
WILMINGTON

190 MILES

PORT OF
VIRGINIA

250 MILES

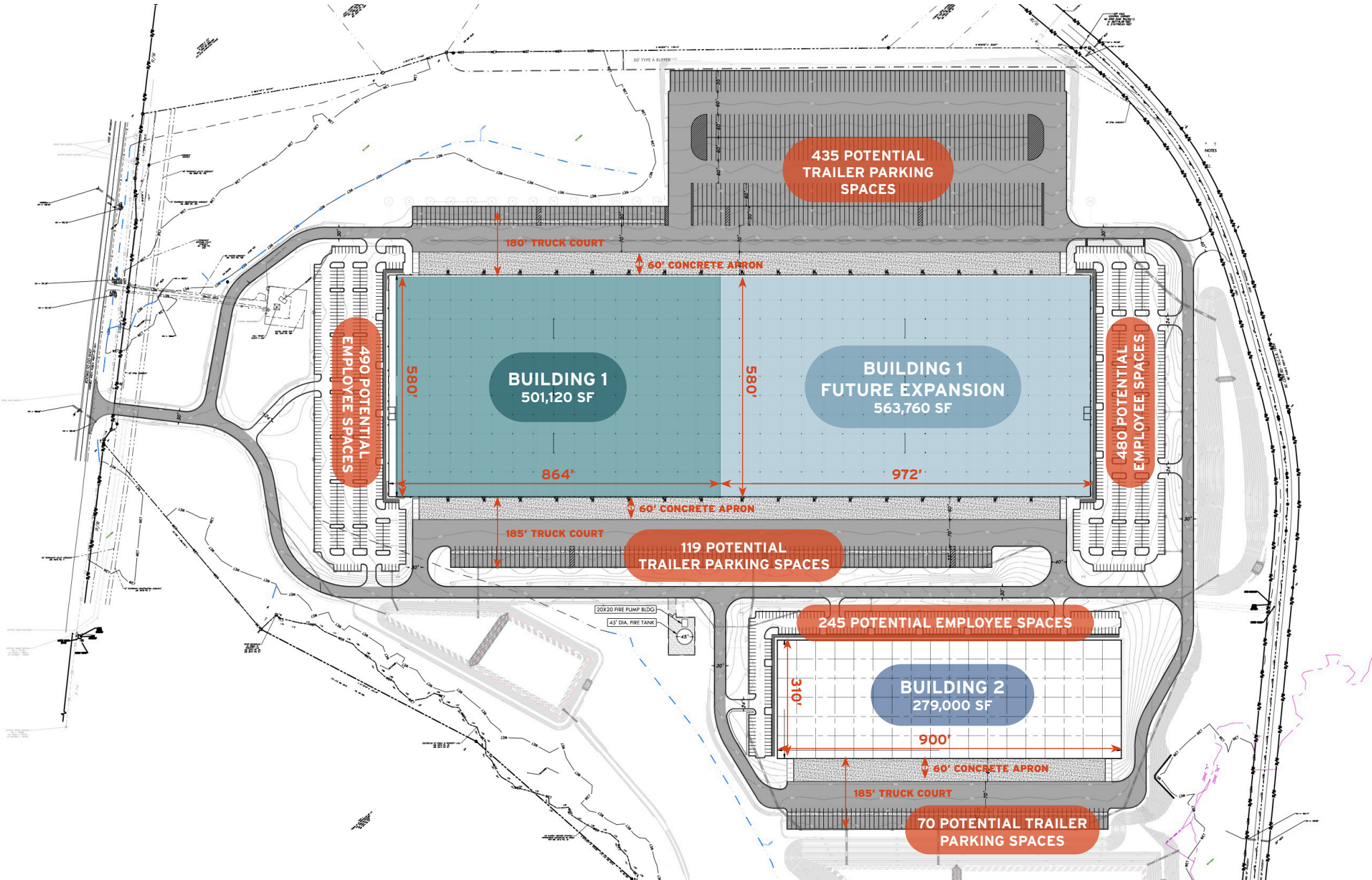
PORT OF
CHARLESTON

MIDPORT 95 IS THE BENEFICIARY OF TWO SIGNIFICANT NCDOT PROJECTS ►

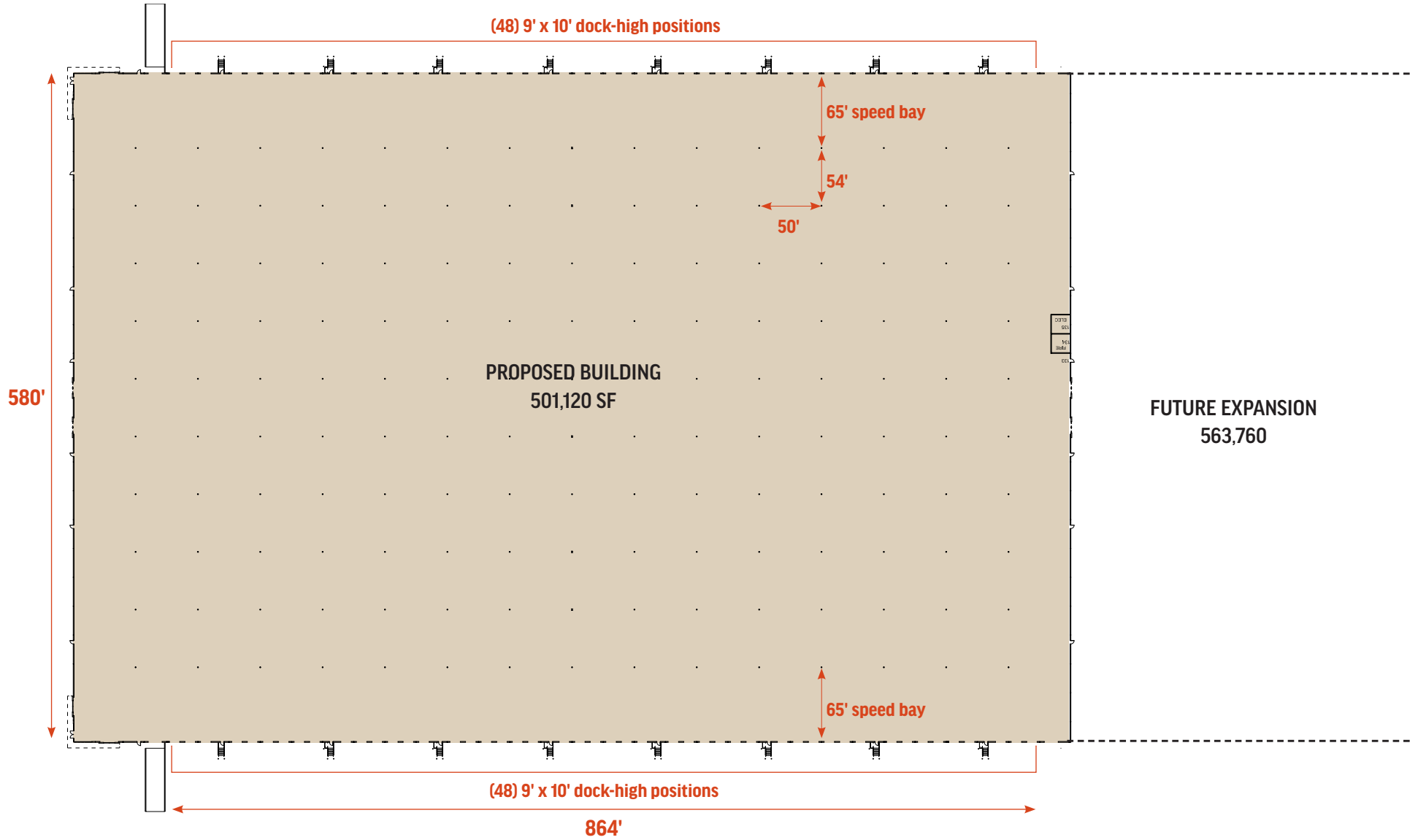
I-540 Extension Phase I: An eight-lane, 70 MPH bypass from US-1 to I-40 allowing uninterrupted transportation across southeast Raleigh by Spring 2024.

I-95 Widening: I-95 will be widened to eight lanes from Fayetteville to I-40 by Spring 2026, which comes with robust improvements

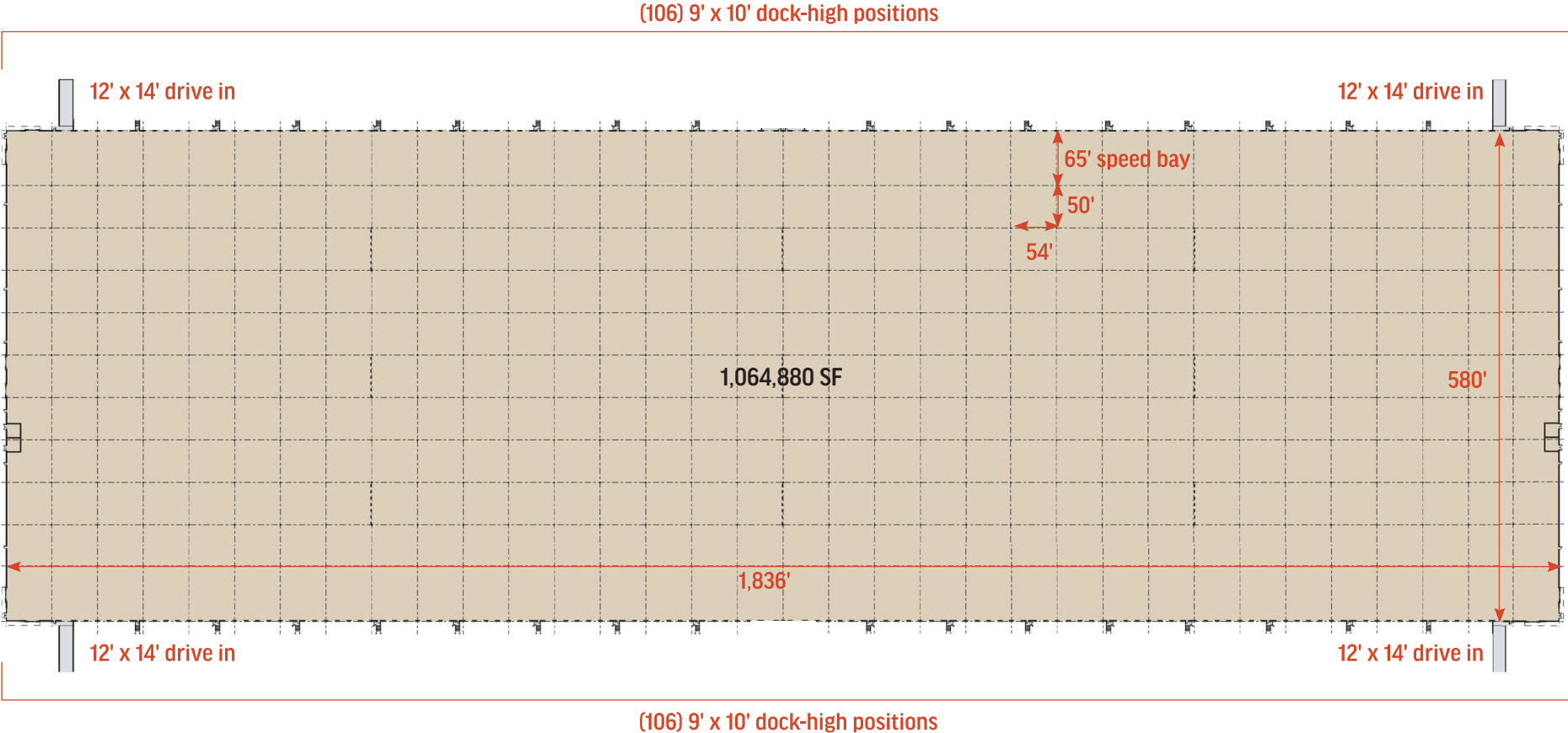
SITE PLAN



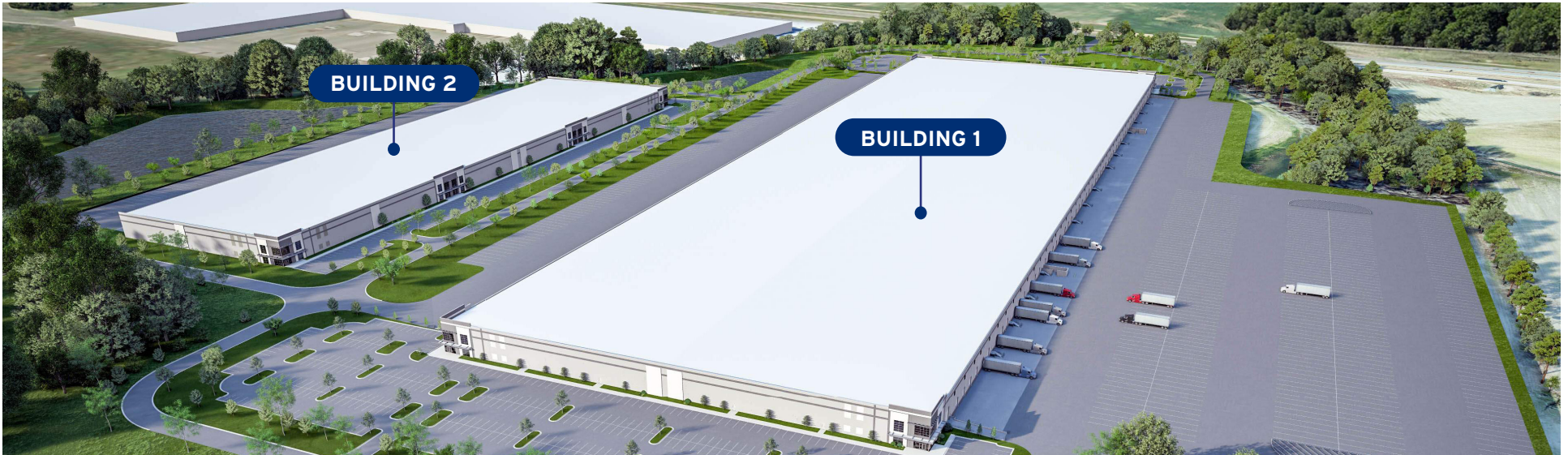
BUILDING 1 FLOORPLAN - 501,215 SF EXPANDABLE



BUILDING 1 FLOORPLAN - 1,064,880 SF



BUILDING INFORMATION



	Building 1	Building 2
BUILDING SIZE	Up to 1,064,880 SF	279,000 SF
BUILDING DIMENSIONS	580' deep x 1,836' wide	310' deep x 900' wide
CLEAR HEIGHT	40' minimum	36' minimum
COLUMN SPACING	50' x 54' column spacing with 65' speed bays	50' x 54' column spacing with 65' speed bays
SPRINKLER SYSTEM	ESFR	ESFR
FLOOR THICKNESS	8" concrete	7" concrete
DOCK HIGH DOORS	Two-hundred twelve (212) 9' x 10' doors	Forty-eight (48) 9' x 10' doors
DRIVE-IN DOORS	Four (4) 12' x 14' doors (expandable to 4)	Two (2) 12' x 14' doors
TRUCK COURTS	180' - 185' deep with 60' concrete aprons	185' deep with 60' concrete aprons
TRAILER PARKING	Up to 554 spaces	±70 spaces
EMPLOYEE PARKING	Up to 970 spaces	±245 spaces
ROOF	60 Mil TPO	60 Mil TPO

MIDPORT 95 HAS ACCESS TO A NEARBY SUBSTATION WITH 8 MW OF AVAILABLE POWER, WHICH IS A SIGNIFICANT ADVANTAGE TO HIGH-POWER USERS.



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