

Lenoir County Shell Building #3

40,000 SF



Highway 70 West Industrial Park

General Information

Acreage: 9 acres; Additional 8 acres available for expansion
Square Feet: 40,000 expandable to 160,000 sq. ft.
Building Area: Build to suit; building is suitable for multi-uses
Ceiling Heights: 30' minimum clear
Column Spacing: 40' x 40'
Walls: precast walls / metal
Exterior: precast / metal
Interior: precast / metal
Floor: 10 mil vapor barrier compacted and ready for slab
Dock Doors: 2
Drive-In Doors: 1
Zoning: Industrial
Permitted Uses: Manufacturing /Warehouse

Workforce/Training

Area Colleges/Universities:
 East Carolina University/East Carolina School of Medicine, Greenville;
 Mount Olive College, Mt. Olive;
 Barton College, Wilson;
 North Carolina Wesleyan College, Rocky Mount;
 Lenoir Community College, Kinston

Utilities

Electric

Service Provider: City of Kinston
Transmission Voltage: 115 kV, .25 miles from site
Primary Voltage: 7,200/12,470 Volts (3-Phase, Wye)
Transformers: Sizes up to 2,500 kVA
Secondary Voltages: 120/208 V (3 phase), or 277/480 Volts (3-phase)
Primary Substation: Industrial Park West Substation, Located on Smithfield Way, .25 miles from the site. Currently under construction.
Next Closest Substation: Hull Road Substation, 2.5 miles from site.

Water

Service provider: City of Kinston
Line size: 16" (at the property)
Static pressure: 64 psi
Flow: 1,290 gpm
Excess plant capacity: 4.8 MGD

Wastewater

Service provider: City of Kinston
Line size: 12" (at the property)
Available line capacity: 0.7 gpd
Current downstream capacity: 0.2 MGD with future expansion planned for additional 1.0 MGD

Natural Gas

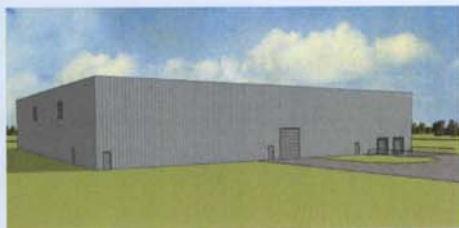
Service provider: Piedmont Natural Gas
Line size: 4" / 6"

Telecommunications

Service provider: Embarq/Suddenlink
Fiber optics: Yes

Access

Deepwater Ports: Wilmington, NC and Morehead City, NC (intra-coastal waterways and inlets)
Rail: Norfolk Southern, CSX and smaller regional operators
Nearby Highways: US 70 (4-lane divided highway), I-95 and I-40 (45 minutes away)
Air: Kinston Regional Jetport (located at the Global TransPark). Airport facilities include an 11,500 foot runway, FAA Control Tower and CAT I ILS upgraded to CAT III. Raleigh-Durham International Airport is 90 minutes west.
One-day trucking services from: Atlanta, Baltimore, New York, Philadelphia and Jacksonville, Florida



LENOIR COUNTY ED SHELL BUILDING KINSTON, NC
 SOUTHWEST EXTERIOR PERSPECTIVE DUNN & BALTON ARCHITECTS



LENOIR COUNTY ED SHELL BUILDING KINSTON, NC
 NORTHWEST EXTERIOR PERSPECTIVE DUNN & BALTON ARCHITECTS

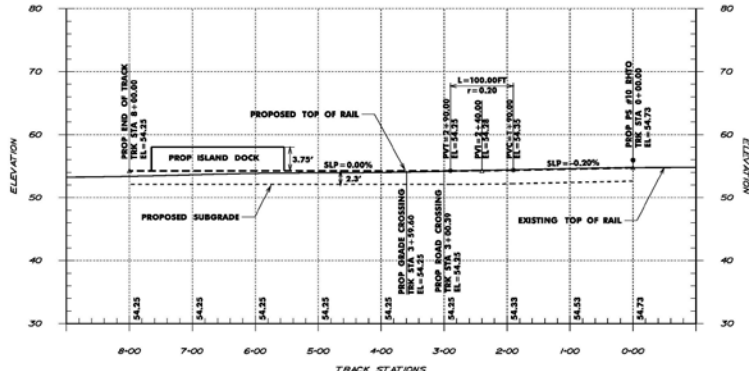


Prime Eastern North Carolina Location

PROPOSED RAIL

LENOIR COUNTY, NORTH CAROLINA

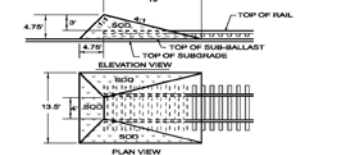
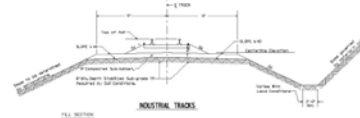
PROPOSED VERTICAL PROFILE



- NOTES:**
- PROPOSED TRACKS SHOWN
 - EXISTING TRACKS SHOWN
 - ALL CLEARANCES (SIDE AND OVERHEAD) MUST ADHERE TO N.E.L. STANDARD PLANS 7.1 AND 3P-162.
 - RESPECT TO PROPOSED GRADING, SUBBALLAST, DRAINAGE, AND BEDDING FOR ENTIRE PROJECT.
 - ALL UTILITIES EXISTING OR PROPOSED, MUST BEYOND MINIMUM SOUTHERN CORPORATION MINIMUM CLEARANCE STANDARDS, AND ARE THE RESPONSIBILITY OF THE INDUSTRY.
 - ALL PLANS FOR UNDERGROUND STRUCTURES, EXTERIOR RAILWAY DRAINAGE STRUCTURES, OR RETENTION PONDS WHICH DRAIN INTO RAILWAY TRACKS MUST BE APPROVED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION.
 - ALL UNDERGROUND UTILITIES AND PIPES MAY NOT BE SHOWN ON THIS PLAN.
 - UNDERGROUND PIPE LINES (DESIGNED TO MEET A.S.T.M. PART 7 SPECIFICATIONS (LATEST EDITION)).
 - BONDING OF TRACKS (IF REQUIRED) SHALL ADHERE TO HIS STANDARD PLAN 3P-161.
 - A BOW HANDLED THROW IS REQUIRED FOR ALL SWITCHES.
 - VALUATION REASONING BASED ON MILE POST EC 21 AND VALUATION MAP.
 - TRACK PLAN BASED ON HIS SURVEY OF FEBRUARY 11, 2009.

Control Points				
Point Number	Northing	Easting	Elevation	Description
1	557271.0954	239867.5161	54.93	NSMON
2	557050.0311	239840.8763	53.23	NSMON
3	557311.9855	239776.1360	55.76	NSMON
4	555566.6250	239803.6577	53.96	NSMON
5	555168.1170	239796.8451	51.30	NSMON

Curve Data					
Curve No.	Degree	Radius	Delta	Tangent	Length
1	1° 00' 00"	476.34'	17° 36' 38.32"	74.22'	147.01'
2	1° 00' 00"	476.34'	22° 22' 08.16"	98.89'	194.88'



SMITHFIELD WAY (SR 2101)

PROPOSED LENOIR COUNTY SPEC BUILDING

DOPACO

EXISTING DRIVEWAY

EXISTING DOPACO SPUR TRACK

30' GENERAL UTILITIES EASEMENT

30' GENERAL UTILITIES EASEMENT

TO NS MAIN TO EC 21

TO END

PROP END OF TRACK TRK STA 8+00.00

NSMON #4
N 555966.6260
E 2398080.6260
EL = 53.9860

INDUSTRY DIVISION OF OWNERSHIP AND MAINTENANCE

NS TO LEAD TRK. PS 1419.55 FT.

PROP PS #10 RHTO
V.S. STA 14+19.55 =
TRK STA 0+00.00

14' CLEAR POINT
TRK STA 1+71.65
INSTALL HB DERAIL

PC CURVE #2
TRK STA 3+59.00

PT CURVE #2
TRK STA 5+54.13

SCALE: 1" = 50'

- PRELIMINARY PLAN - ISSUED BY NS DDC FOR TRANSPORTATION DEPARTMENT REVIEW ON 05/09/09
- APPROVED PLAN - TRANSPORTATION APPROVAL RECEIVED ON 06/09/09



EAST CAROLINA BUSINESS UNIT

KINSTON, NORTH CAROLINA

PROPOSED TRACK TO SERVE LENOIR COUNTY SPEC BUILDING

DDC	05/09/09	03/10 - 19 / MAP 28	EC 21.72
DDC	06/09/09	TRK 2042	
EC	06/09/09	JUNE 1, 2009	

AD-2009-34 R1