

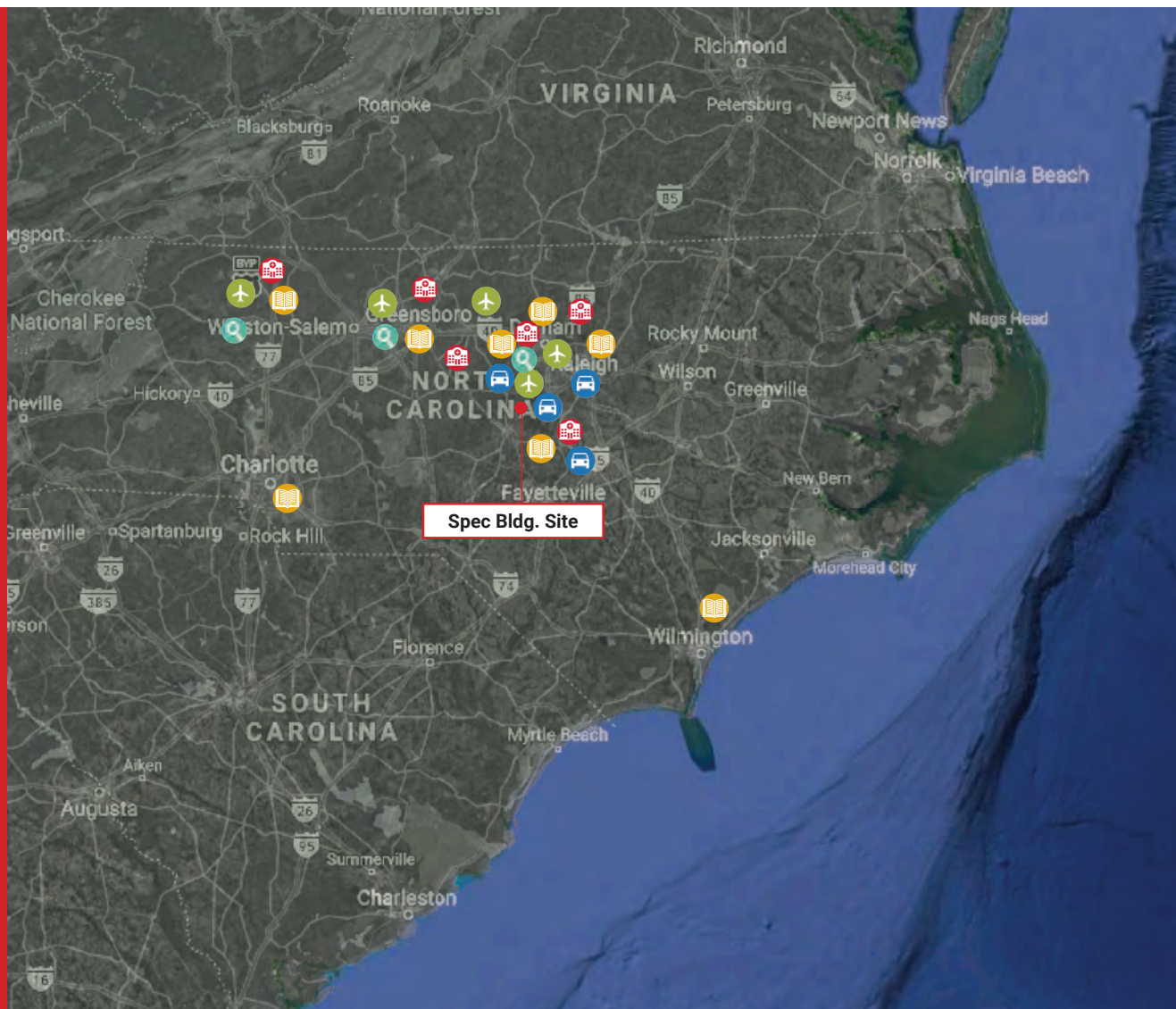
CENTRAL CAROLINA ENTERPRISE PARK



Central Carolina
ENTERPRISE PARK



PROXIMITY MAP



Access to Network
of Interstates (US 1,
I-40, I-95)



Active
Railroads



Trained and
Available
Workforce
through NC Works



Low Cost
of Doing
Business



Attractive
Incentives



Specialized
Training
Programs



HIGHWAYS AND INTERSTATES

- Direct Access to Highway 1
- 15 Minutes to 540



AIRPORTS

- Raleigh Durham Intl.
- Raleigh Executive Jet Port
- Piedmont Triad Intl
- Burlington Airport



HOSPITALS

- Alamance Regional
- Duke University Medical
- Forsyth Medical
- Moses Cone Hospital
- Central Carolina Hospital
- UNC Medical
- Wake Forest Baptist
- Central Harnett
- Chatham Hospital
- Wake Med
- Central Carolina Hospital
- First Health



EDUCATION AND TRAINING

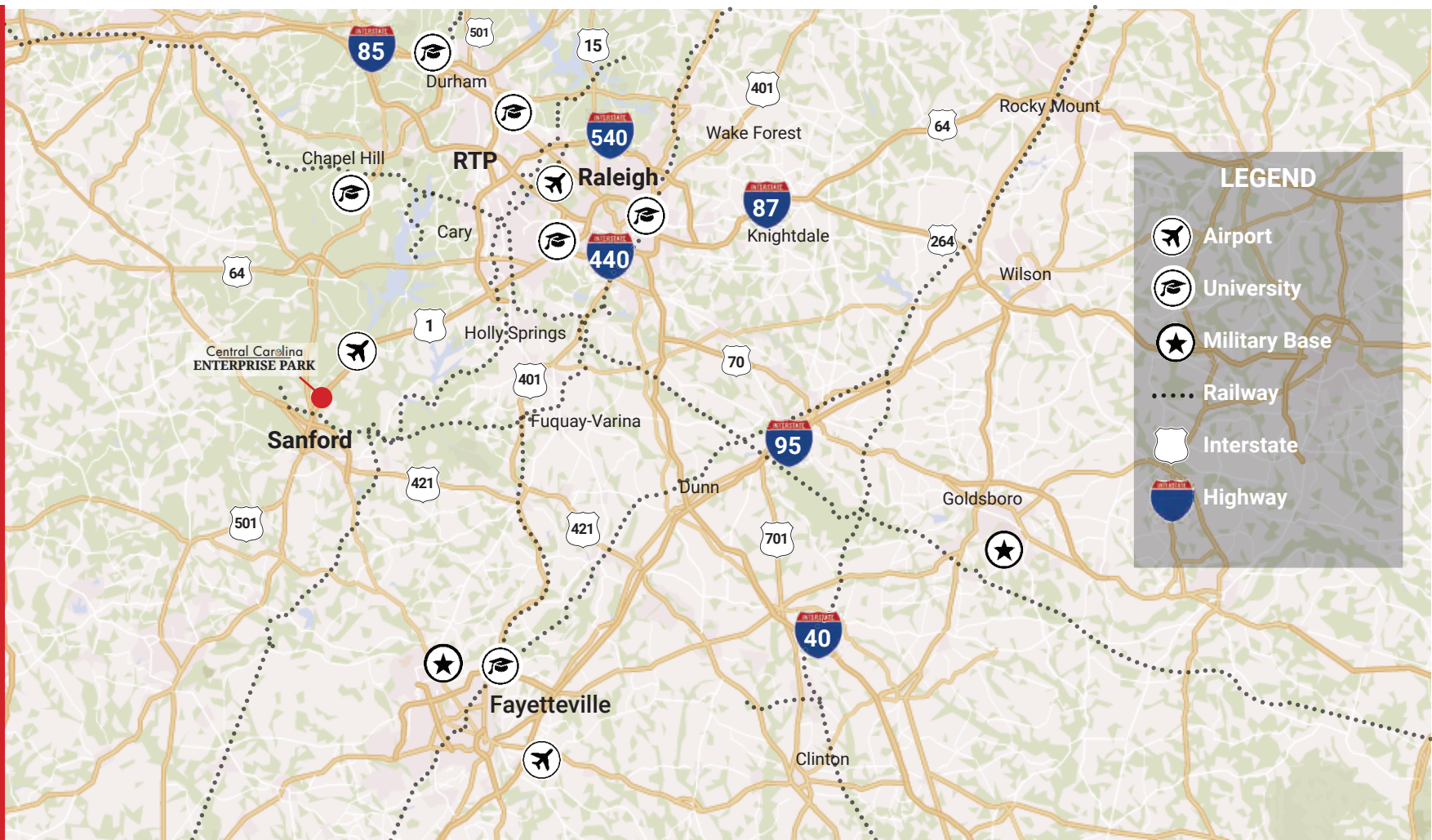
- Alamance CC
- College of Math and Science
- Duke University
- Durham Tech
- Elon University
- Guilford Tech
- High Point University
- NC A&T
- NC State University
- UNC Chapel Hill
- UNC Greensboro
- Wake Forest University
- NC Central
- Winston-Salem State
- Meredith College
- Peace University
- Greensboro College
- Wake Tech
- Central Carolina CC
- Salem University
- Methodist University
- Fayetteville State
- Central Carolina Community College



RESEARCH PARKS

- Research Triangle Park
- Piedmont Triad Research Park
- Joint School of Nanoscience & Nanoengineering

LOCATION AND ACCESS



PORT ACCESS

CCEP is located centrally to utilize five East Coast deepwater ports. All five ports can be accessed by road & rail:

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA

RAIL ACCESS

CSX & Norfolk Southern rail lines are closely accessible from CCEP

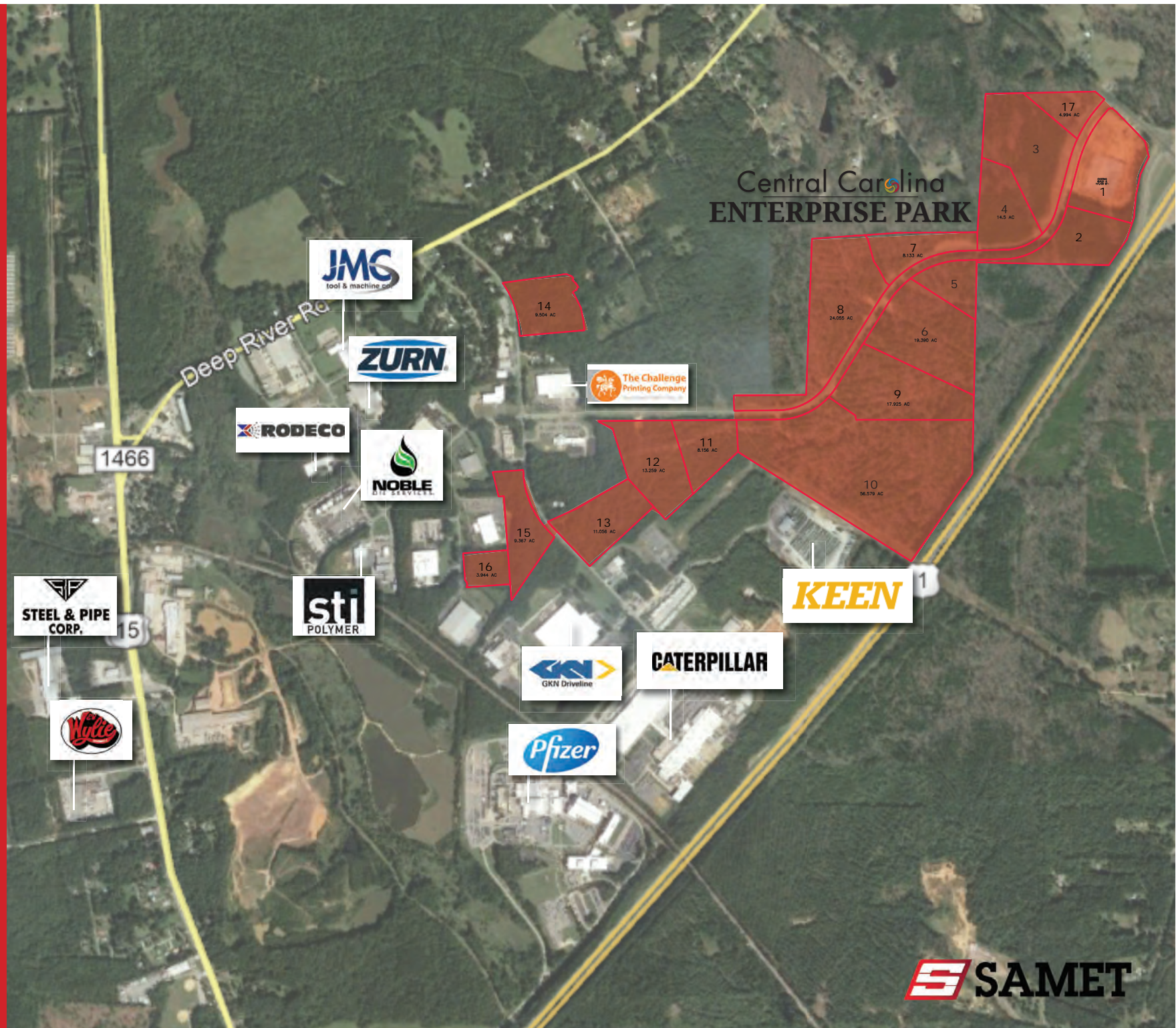
HIGHWAYS/INTERSTATE

- CCEP can be easily accessed by US Highway 1
- 15 miles from NC 540
- Less than 25 miles from I-40 and I-440

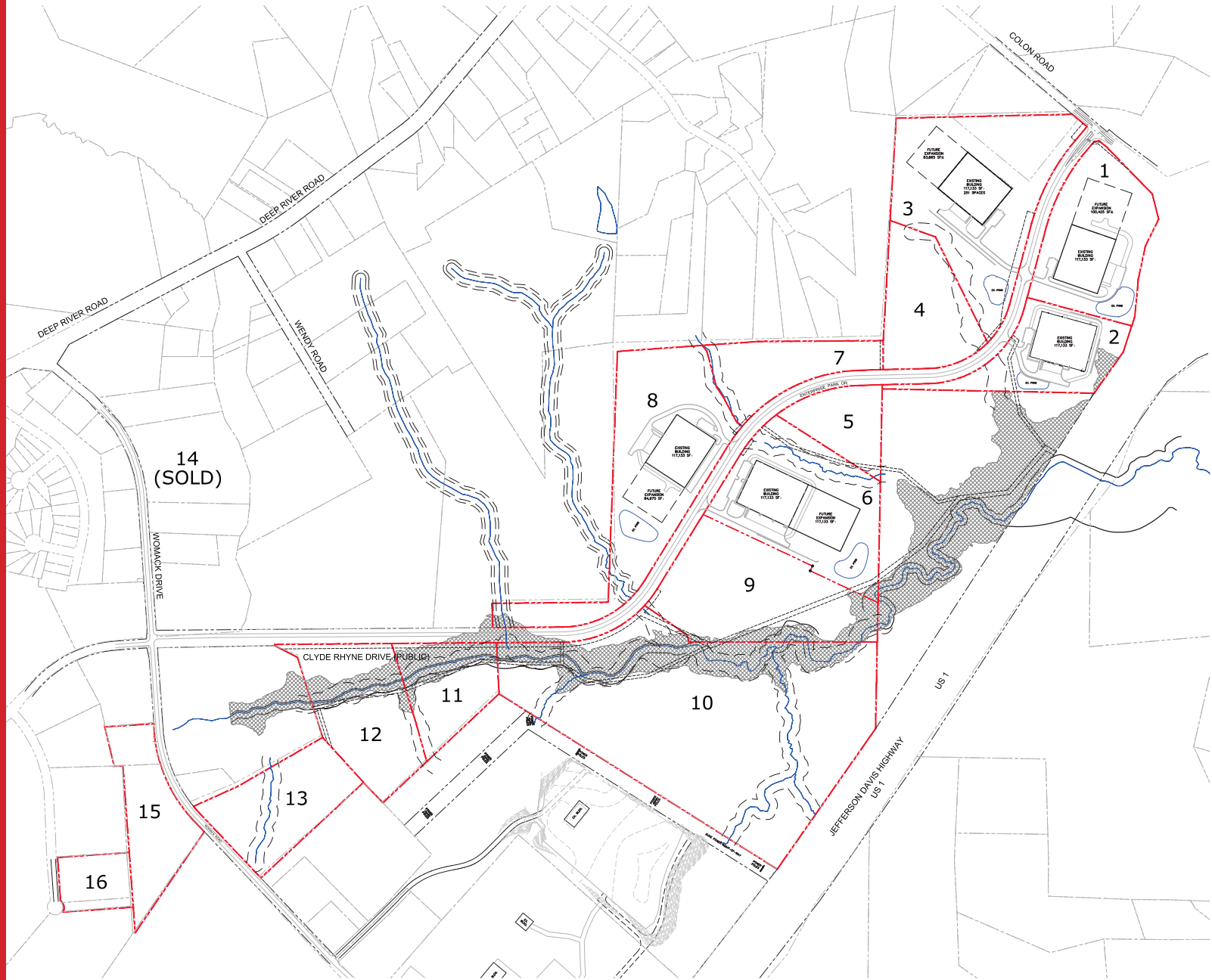
AIR ACCESS

- Raleigh-Durham International Airport is 35 minutes NE of the site and continues to grow within the market
- Raleigh Executive Jetport is just 5 miles from CCEP

CENTRAL CAROLINA OVERVIEW



CURRENT/COMPLETED PROJECTS



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SPEC BUILDING



Permitted Uses

- Manufacturing
- Office
- Warehousing
- Communications Facility/ Data Center
- Distribution
- Research, Development, or Testing
- Wholesale Trade
- Bulk Mail/ Packaging
- Courier Service
- Miscellaneous Services

Wetland Delineation Phase I & II Complete

Boundary Surveys

Complete, Cost Savings to Owner

Topographical Surveys Available

Environmental Studies Available

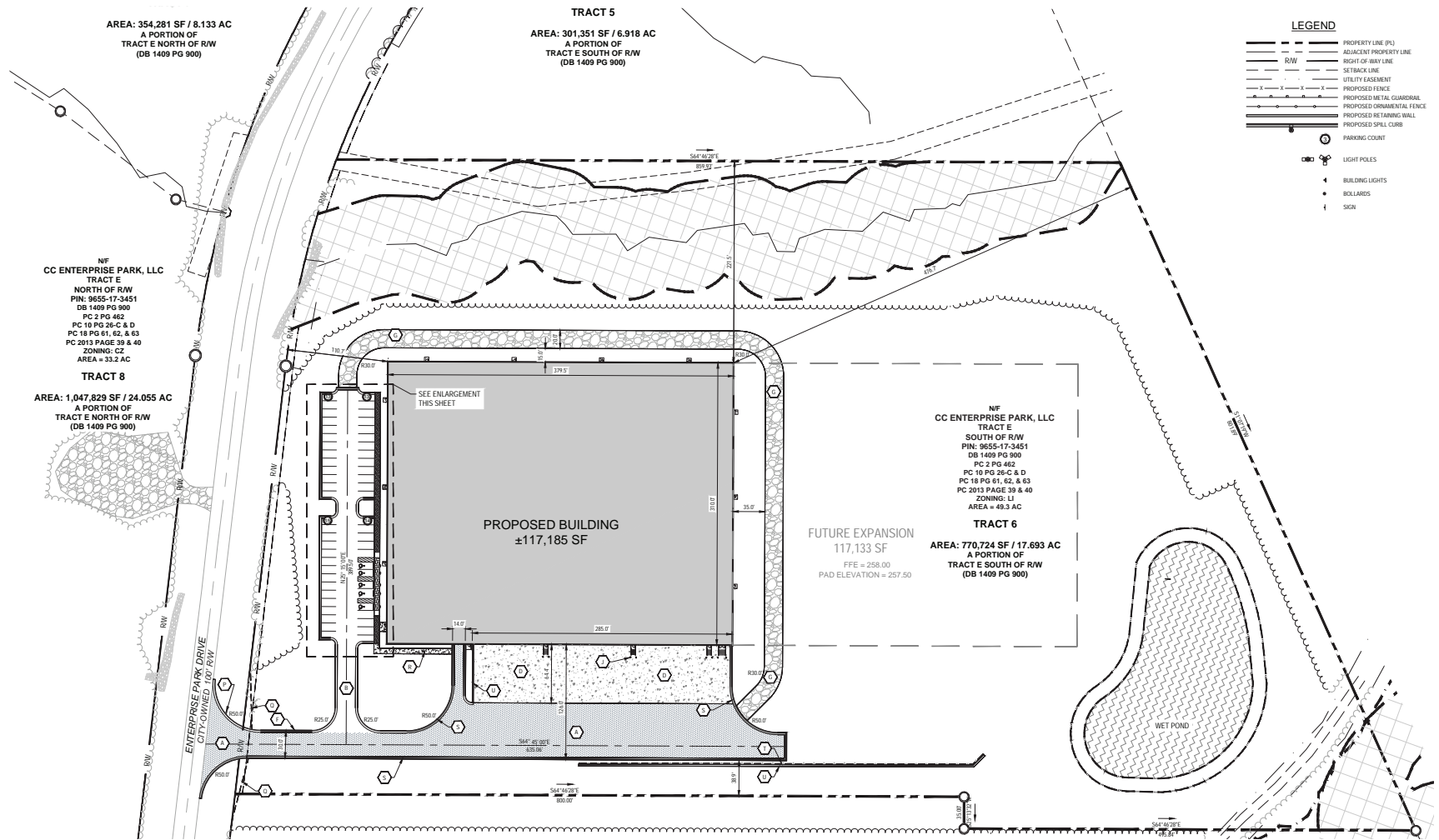
Typical Soil Bearing Capacities

3,000 - 6,000 psi

- +/- 117,000 warehouse (shell condition)
- 117,000 +/- SF Expansion Pad
- First Bay Engineered to Accommodate Mezzanine Office & Storage
- Column Spacing - 50' x 54'
- Center Ceiling Height - 29'
- Eave Ceiling Height - 26'
- Dock Area Doors:
 - * 19 - Dock High - 9'x10'
 - * 1 - Drive-In - 12'x14'
- Floor Thickness: 6 inches
- Designed for Sprinkler System: ESFR
- Exterior Material: Load bearing concrete tilt-up panels
- Interior Material: Steel Frame
- 55 Paved Parking Spaces (Expandable)



SITE PLAN



FLOOR PLAN



MAXIMIZE FLEXIBILITY

Prefinished White Roof Deck

Clear Story Windows - No Skylights



Mezzanine Planned for Large Office User

Panels Sized Appropriately

Columns and Footing Sized Appropriately



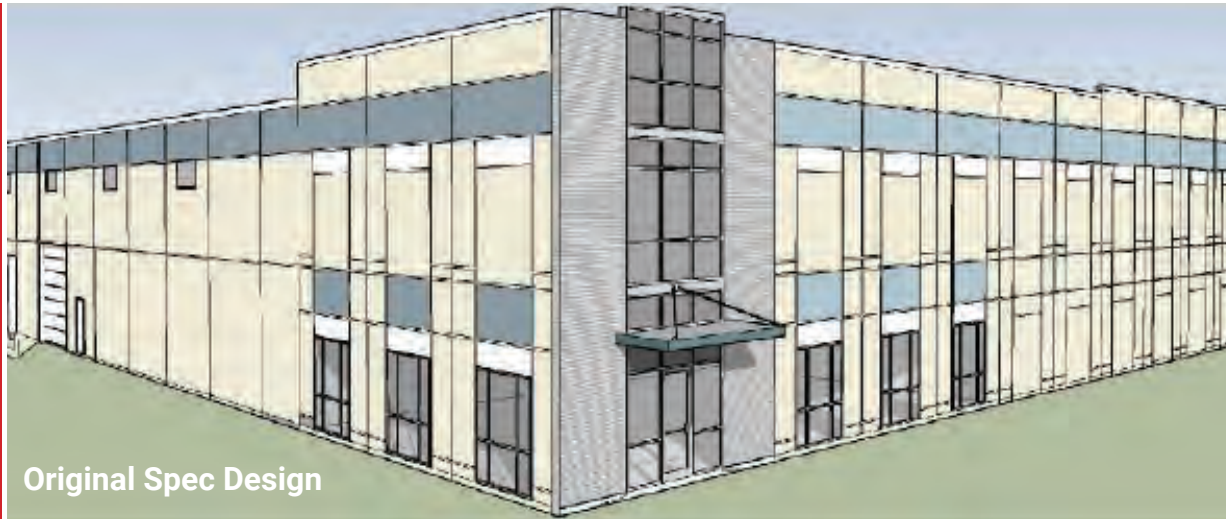
Plan for easy expansion upfront



AUDENTES THERAPEUTICS



BONDED LOGISTICS/JABIL



Original Spec Design



Bonded Logistics



Jabil

BONDED *LOGISTICS*

BONDED LOGISTICS

- 3rd Party Logistics Company
- Auto Parts Distribution

JABIL

JABIL MANUFACTURING

- Plastic Injection Molder
- Supplier to Procter & Gamble

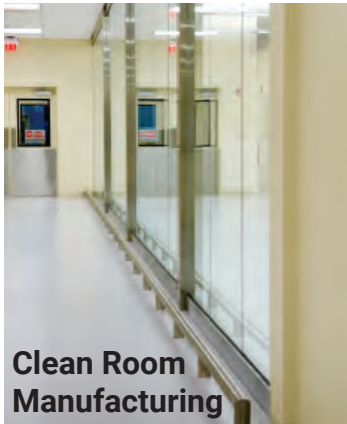
Site flexibility was able to accommodate multiple users with ease.



Spec Building



- Purchased shell building
- Samet built out cancer screening manufacturing
- LEED Gold certified
- \$6.5M invested above the spec shell
- Project completed in 90 days
- 18,000 SF of office
- 100,000 SF spec. building expandable



Clean Room Manufacturing



LEED Gold Office Upfit



Final Build Out



SAMET CORPORATION

Founded by Norman Samet in 1961, Samet Corporation quickly became known for its unwavering commitment to client satisfaction and high ethical standards. Since then, our capabilities have grown, but our values haven't changed.

In the 1960s we began to construct speculative buildings. This experience taught us how to "think like an owner." Our project teams focus on the owner's objectives and financial goals throughout the planning and financing phase to develop creative approaches that enable clients to make their vision a reality. One measure of Samet's success is our volume of loyal clients who continue to partner with us as repeat customers on their construction expansions and new facilities.

In 1991, Arthur Samet joined the company and succeeded his father as CEO in 2000. Under Arthur's leadership, we have diversified from our commercial/industrial roots into high-growth segments such as healthcare, multi-family housing, education and technology, and we have continued our geographic expansion further into the Southeastern United States.

Samet Corporation provides the experience, resources, and structured processes of a large company combined with the responsiveness, management accessibility and personalized service that has been ingrained in our culture from the very beginning.



INDUSTRIAL SCALE

WITHIN THE PAST 10 YEARS

approximately

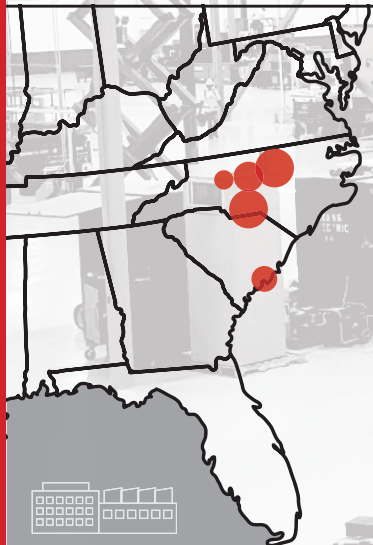
\$2B

worth of facilities built

TOTALING OVER

20 M

SQUARE FEET OF SPACE



average size of
industrial project:

120,000SF

average dollar
amount: \$12M

complete an
average of
8 per year

EXPERIENCE

with large and small companies
including Fortune 500 clients



Google

MOEN

LabCorp

BD



HONDA

VOLVO

SHEETZ

CAMBRO

pepsi

Kayser-Roth
Corporation

SAMET HAS COMPLETED
FACILITIES
ranging from

1,000 SF – 1M SF
and
\$100,000 – \$100M

WHY SAMET

SAFETY

.61
EMR

*the lowest
possible rating*
FOR A FIRM OF OUR SIZE

"A" safety rating
for ISNetworld

500+
employees

Central Carolina ENTERPRISE PARK



THANK YOU
from all of us



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