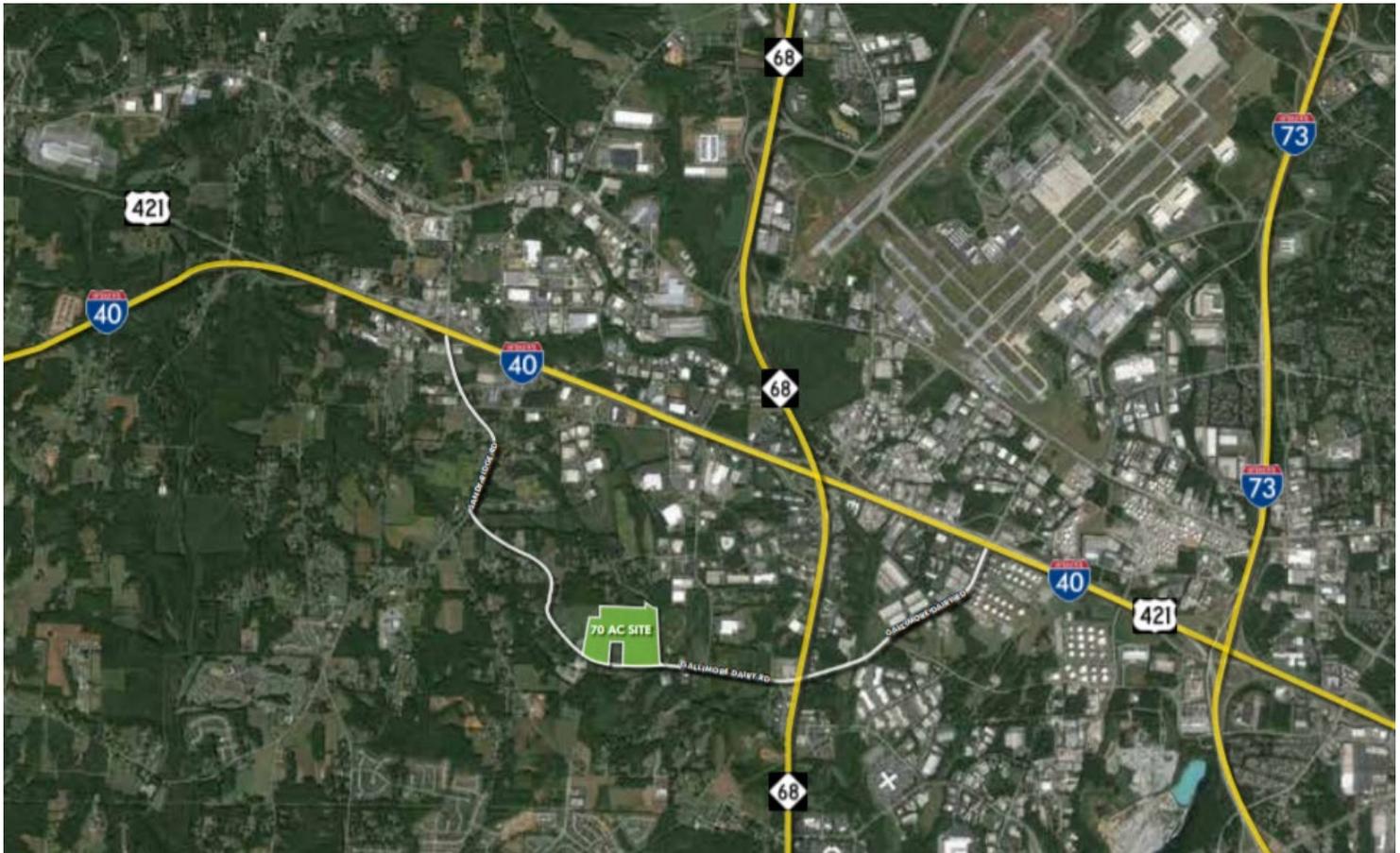


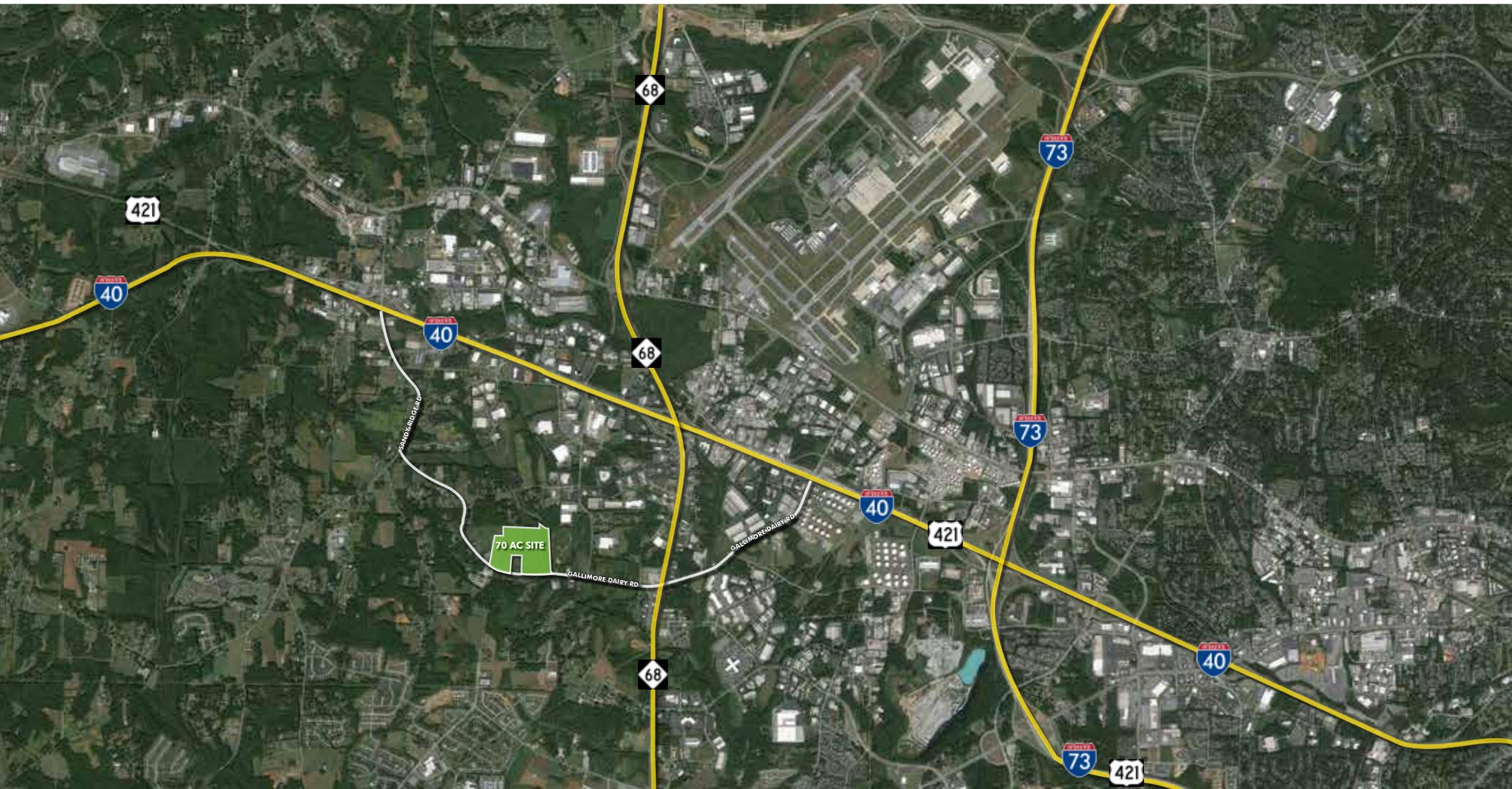
# Gallimore Industrial Center | High Point, NC

Street Address	820 Gallimore Dairy Rd
Acreage	70 Acres
Zoning	CU-LI
Price	\$8,400,000
Price/Acre	\$120,000/AC



# GALLIMORE INDUSTRIAL CENTER

## 70 Acre Industrial Site | High Point, NC



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**CBRE** | Triad

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# EXECUTIVE SUMMARY

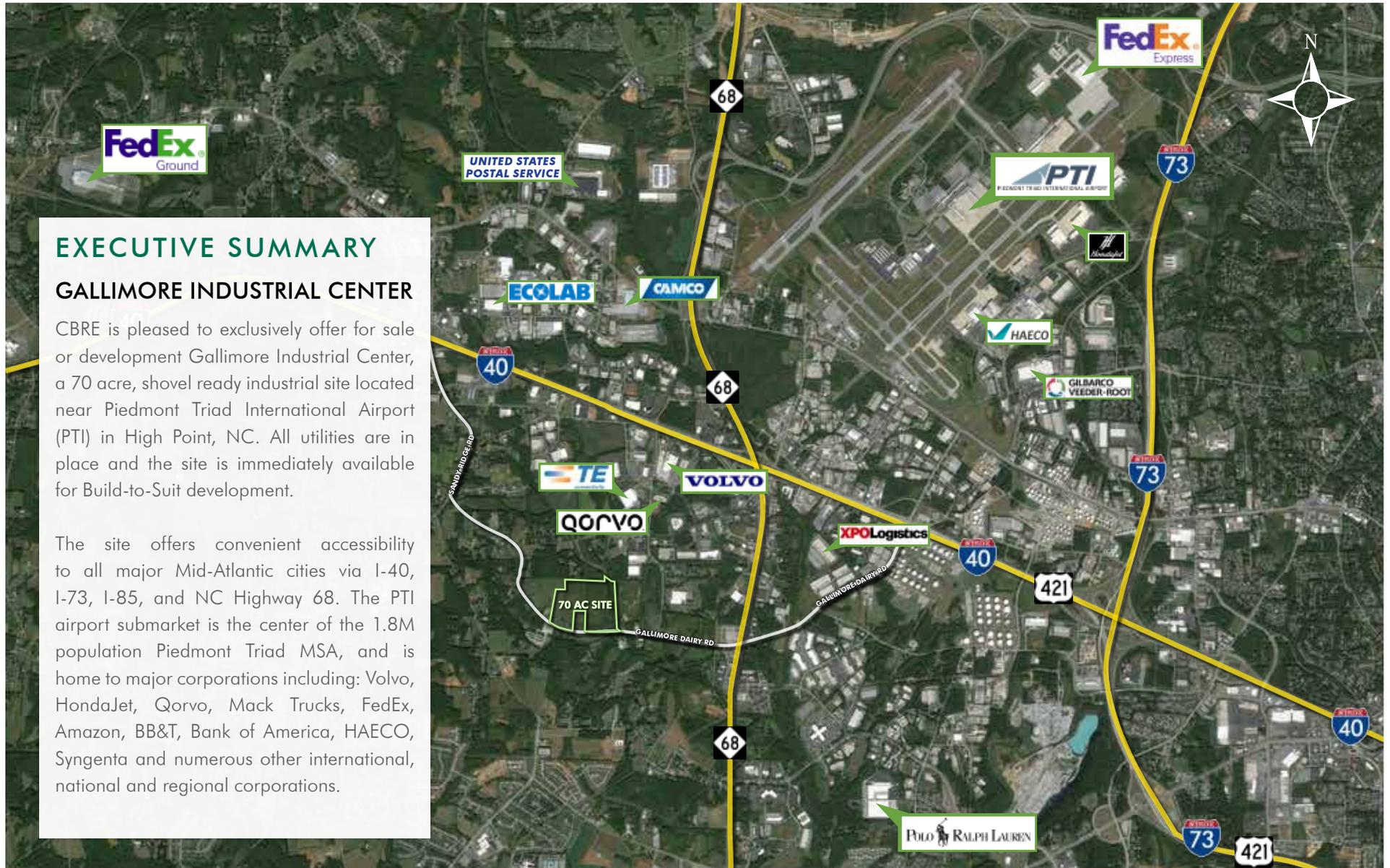
## THE OFFERING

### EXECUTIVE SUMMARY

#### GALLIMORE INDUSTRIAL CENTER

CBRE is pleased to exclusively offer for sale or development Gallimore Industrial Center, a 70 acre, shovel ready industrial site located near Piedmont Triad International Airport (PTI) in High Point, NC. All utilities are in place and the site is immediately available for Build-to-Suit development.

The site offers convenient accessibility to all major Mid-Atlantic cities via I-40, I-73, I-85, and NC Highway 68. The PTI airport submarket is the center of the 1.8M population Piedmont Triad MSA, and is home to major corporations including: Volvo, HondaJet, Qorvo, Mack Trucks, FedEx, Amazon, BB&T, Bank of America, HAECO, Syngenta and numerous other international, national and regional corporations.



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

### SITE OVERVIEW

ADDRESS	Gallimore Dairy Rd High Point, NC 27265
TOTAL SQUARE FEET	Build-to-Suit Up to 500,000 SF Concept A: Multiple Buildings Up to 500,000± SF Concept B: Multiple Buildings Up to 250,000± SF Development ready and fully engineered
ZONING	EC (Employment Center)
PERMITTED USES	Employment Center zoning will accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service uses.
WATER AND SEWER	Water and Sewer provided by City of High Point. Sewer is available on eastern side of site, no public extension required. Water is located in front of the parcel on Gallimore Dairy Rd.
FLOOD ZONE, WATERSHED WETLANDS INFORMATION	The site is located in the City Lake watershed area which allows up to 70% impervious surface area. All impervious surface will drain to in-place retention pond which has been substantially constructed by developer.
BUILD-TO-SUIT LEASEBACK	Owner will build facility to the firm's exact specifications and leaseback on mutually agreeable terms.
INTERSTATE ACCESS	Easy access to I-40, I-73 and I-840 (Greensboro Urban Loop). The site also has access from three major I-40 interchanges: Sandy Ridge Rd, Highway 68 and Gallimore Dairy Rd.

### CONCEPT A: MULTIPLE BUILDINGS UP TO 500,000± SF



### CONCEPT B: MULTIPLE BUILDINGS UP TO 250,000± SF



# PROPERTY OVERVIEW

## CONCEPTUAL PLANS



\* Representative layouts with multiple building square footage options

# PROPERTY OVERVIEW

## MARKET AERIAL



# LOCATION OVERVIEW

## THE PIEDMONT TRIAD REGION



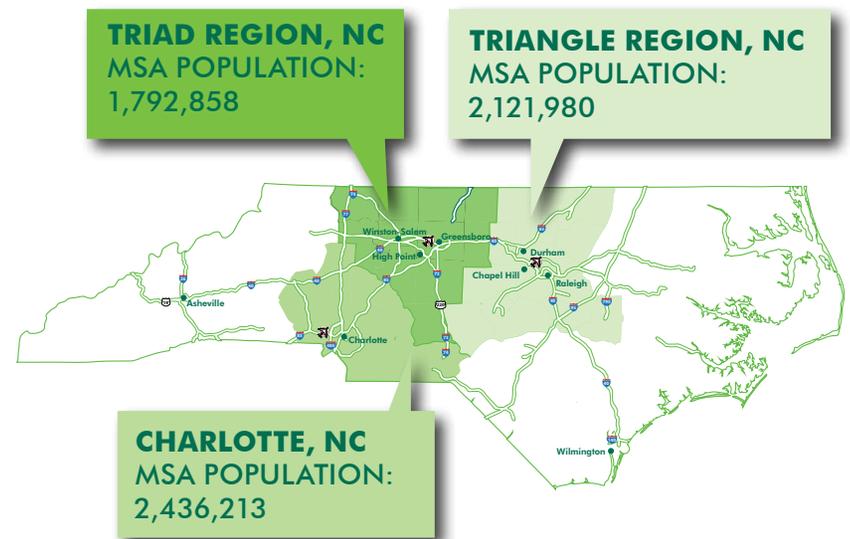
The Greensboro–High Point–Winston-Salem Combined Statistical Area (CSA) is the third-largest CSA in North Carolina. The 12-county region is commonly known as the Piedmont Triad. The Triad has enjoyed steady growth as a central member of the South’s “population crescent”, a high-growth corridor extending from Raleigh-Durham to Atlanta along I-85. The Triad is located in the geographic center of North Carolina and is almost equidistant from the two major metropolitan areas of Raleigh and Charlotte. Positioned in the middle of the eastern seaboard of the United States, half of the United States population is within a 650-mile radius.

The CSA, with a population of approximately 1.8 million people, consists of three key cities: Greensboro, High Point and Winston-Salem. The metropolitan area benefits from its strategic location along the I-85 corridor, halfway between Washington, D.C., and Atlanta. The Triad is the geographic center of North Carolina, midway between Charlotte and Raleigh. The “Tar Heel State” regularly receives accolades in national surveys and publications as a top state in which to live, relocate and do business. From a transportation and distribution perspective, the Triad is an optimal location because of access to five interstate highways, abundant labor and quick drive time to the Blue Ridge Mountains or the Atlantic coast. The region is poised to prosper due to its quality of life, low cost of living, mild climate, business-friendly environment and diverse economic base.

## ECONOMY

Employment in the Triad region is highly diversified, with the largest employers representing seven different industry types, including the healthcare, manufacturing and banking sectors. Due to aggressive state, regional and local economic development efforts, major companies have chosen the Triad as a base to expand their operations. Recent success stories include the commencement of a \$700 million American Express data center, a \$426 million plant for Caterpillar in Winston-Salem, the FedEx Mid-Atlantic sorting facility at Greensboro’s Piedmont Triad International Airport (PTI) and its 100-acre FedEx Ground delivery facility, and Honda Aircraft’s 360,000-square-foot international headquarters and very light jet manufacturing facility at PTI.

## NORTH CAROLINA METRO POPULATION 6,351,051\*



\*Nielsen; North Carolina Department of Commerce

# LOCATION OVERVIEW

## STRATEGIC LOCATION & INFRASTRUCTURE

### HIGHWAYS

- The region lies at the intersection of five Interstate highways (I-40, 73, 74, 77, 85) and a number of major federal highways (US 29, 52, 70, 220, 311, 421). Our Mid-Atlantic location is paramount to our role as an East Coast manufacturing center and hub for logistics/transportation.
- Our region is within 650 miles of more than half of the U.S. population and most major domestic markets.
- The region has one of the largest concentrations of trucking companies on the East Coast. FedEx Ground and UPS Ground both maintain regional sorting hubs here with collective sorting capabilities of over 100,000 packages an hour.

### PORTS

- Wilmington, NC 203 Miles
- Morehead City, NC 219 Miles
- Norfolk, VA 247 Miles
- Charleston, SC 301 Miles
- Savannah, GA 346 Miles

### AIR

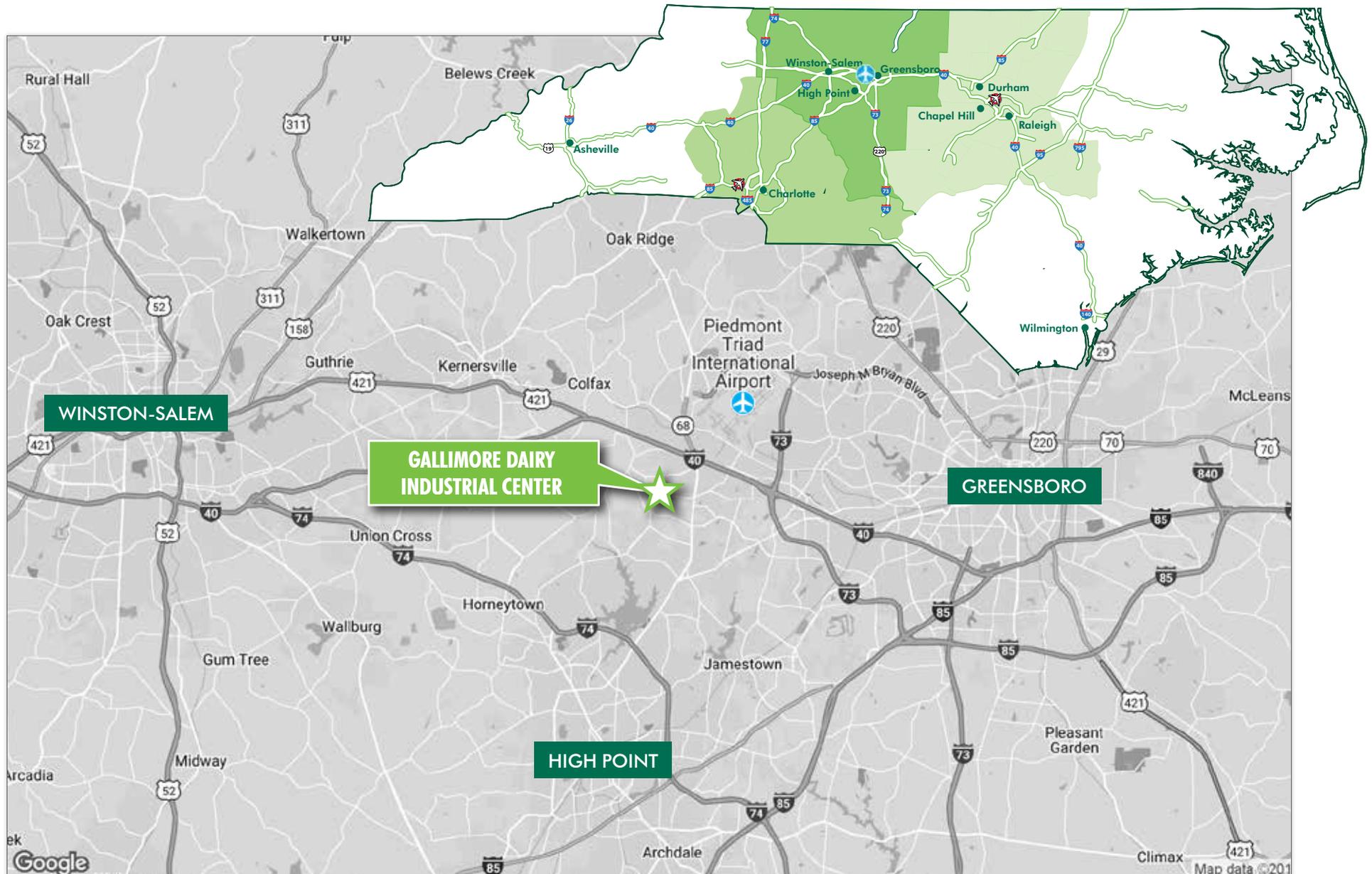
- There are approximately 50 direct flights daily on major carriers out of Piedmont Triad International Airport. The airport's central location and state-of-the-art facilities have made it a catalyst for commercial and industrial development. The airfield facility has 3 runways including 9,000 and 10,000 square foot parallel runways. The 4,000-acre campus is home to more than 50 companies, including a fixed-base operator, and has an estimated economic impact on the region in excess of \$1.6 billion.
- The FedEx Express Mid-Atlantic Air Hub provides strategic overnight delivery services and a competitive advantage for local companies.
- Smith Reynolds Airport provides an effective base of operations for corporate aircraft, air charter services, general aviation, and air cargo. The facilities are ideally suited for aircraft maintenance, repair and overhaul (MRO) operations and a variety of aviation-related industrial and commercial development.
- The Burlington-Alamance Regional Airport has recently completed an extension of its runway to 6400' and has the capability to land a 737. The airport is easily accessed two miles from Interstates 40 and 85 in Alamance County.

### RAIL

- Local freight service is provided by Norfolk Southern and CSX.
- Amtrak passenger service is available, with depots throughout the region

# LOCATION OVERVIEW

## REGIONAL MAP



# DISCLAIMER

## DISCLOSURES, NOTICES & CONFIDENTIALITY

### AFFILIATED BUSINESS DISCLOSURE

CB Richard Ellis-Raleigh LLC, a Delaware limited liability company, operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CB Richard Ellis-Raleigh LLC, nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CB Richard Ellis-Raleigh LLC will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

### CONFIDENTIALITY AGREEMENT

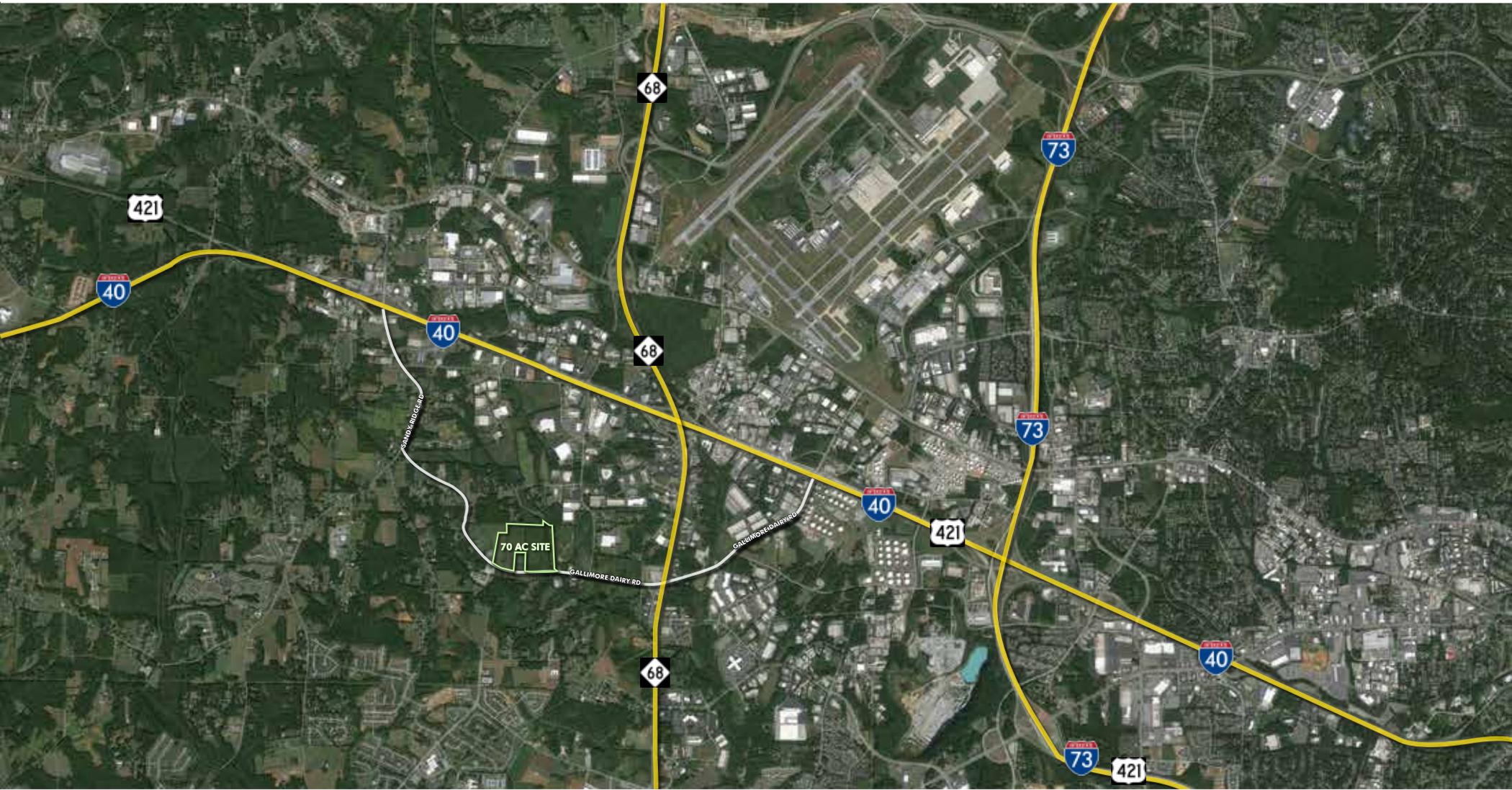
This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CB Richard Ellis-Raleigh LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or CB Richard Ellis-Raleigh LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CB Richard Ellis-Raleigh LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CB Richard Ellis-Raleigh LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CB Richard Ellis-Raleigh LLC.

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# GALLIMORE INDUSTRIAL CENTER

70 Acre Industrial Site | High Point, NC



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**CBRE** | Triad

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