

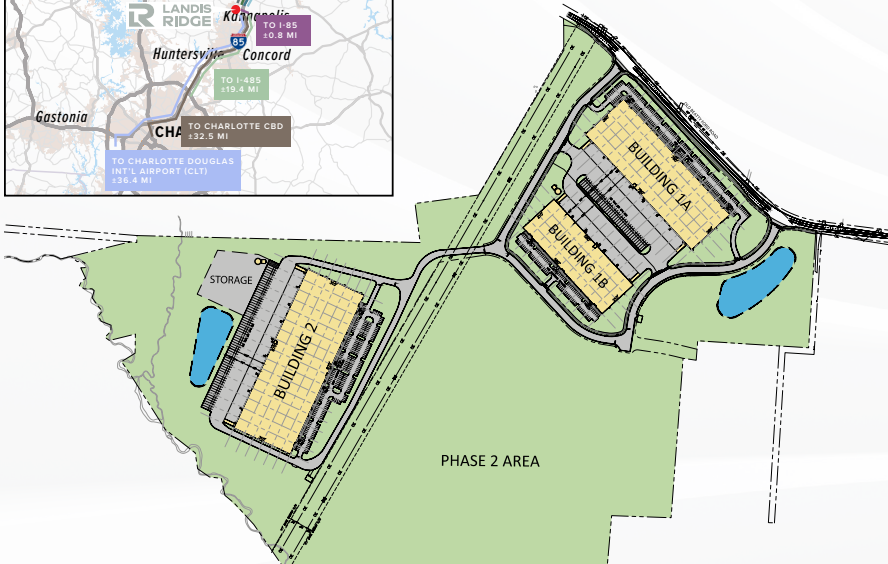
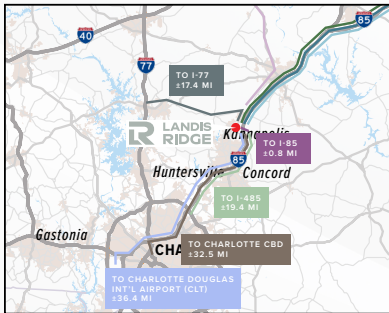
# LANDIS RIDGE

Total // 149.6 Acres // Up to  $\pm$ 1.3M SF  
Phase I // 76.2 Acres // 3 Buildings // 594,300 SF  
Phase II // 73.4 Acres // Up to  $\pm$ 700,000 SF  
619 Old Beatty Ford Road, China Grove, North Carolina

## PROPERTY OVERVIEW

Landis Ridge capitalizes on tenant demand for interstate connectivity and access to strong labor markets. It is a modern, Class A, +1.3M square foot master planned business park situated on 149.6 acres in the Charlotte, North Carolina market. Best-in-class design features will be incorporated throughout the project, including concrete tilt wall construction, ample trailer and auto parking, and an exceptional Class A business park feel, all with easy access to I-85 via the newly constructed Exit 65 (I-85 at Old Beatty Ford Road) located less than a mile east of the site.

For tenants, access to the rapidly growing sunbelt markets is a major driver in their decision to establish operations along I-85. Coupled with its proximity to strong labor and rooftop growth, Landis Ridge will offer an ideal location for third-party logistics occupiers, e-commerce distribution, consumer goods warehousing, and manufacturing users.



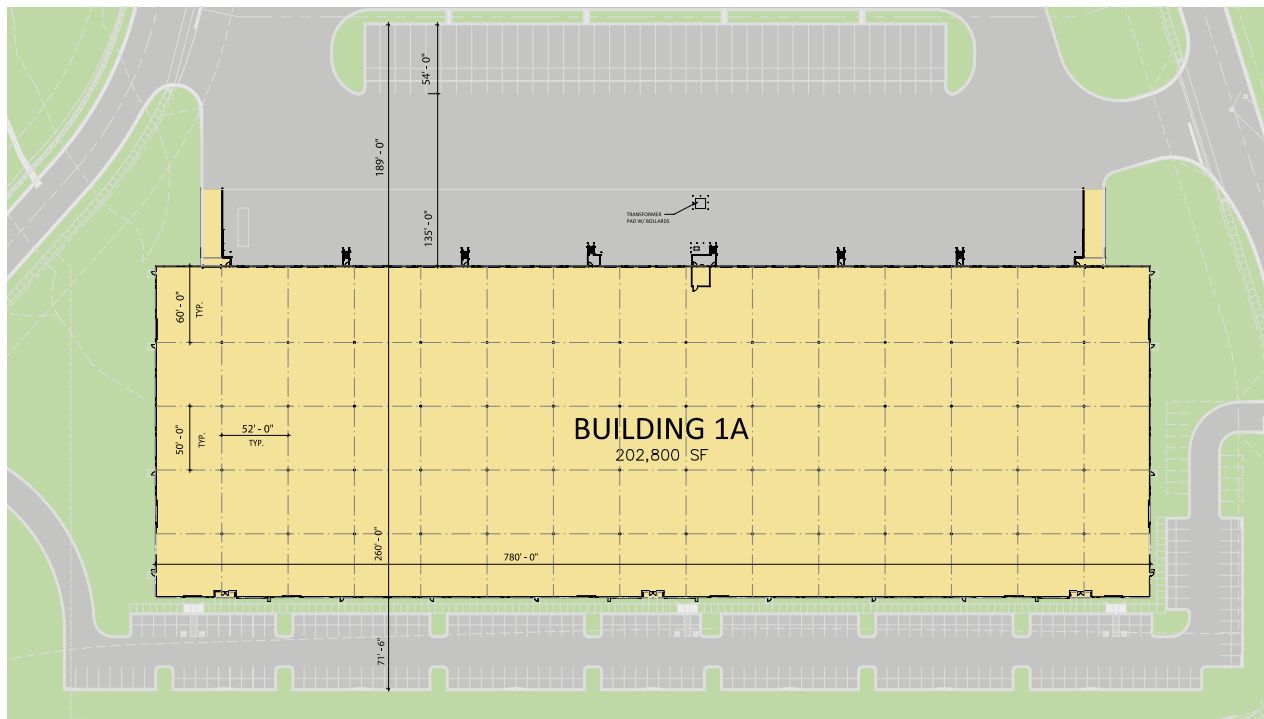
### FOR LEASING INFORMATION



JAY HILL  
Jay.Hill@jll.com  
757.817.0333

SPENCER YORKE  
Spencer.Yorke@jll.com  
704.996.7545

MATTHEW GREER, CCIM, SIOR  
Matthew.Greer@jll.com  
704.277.5675

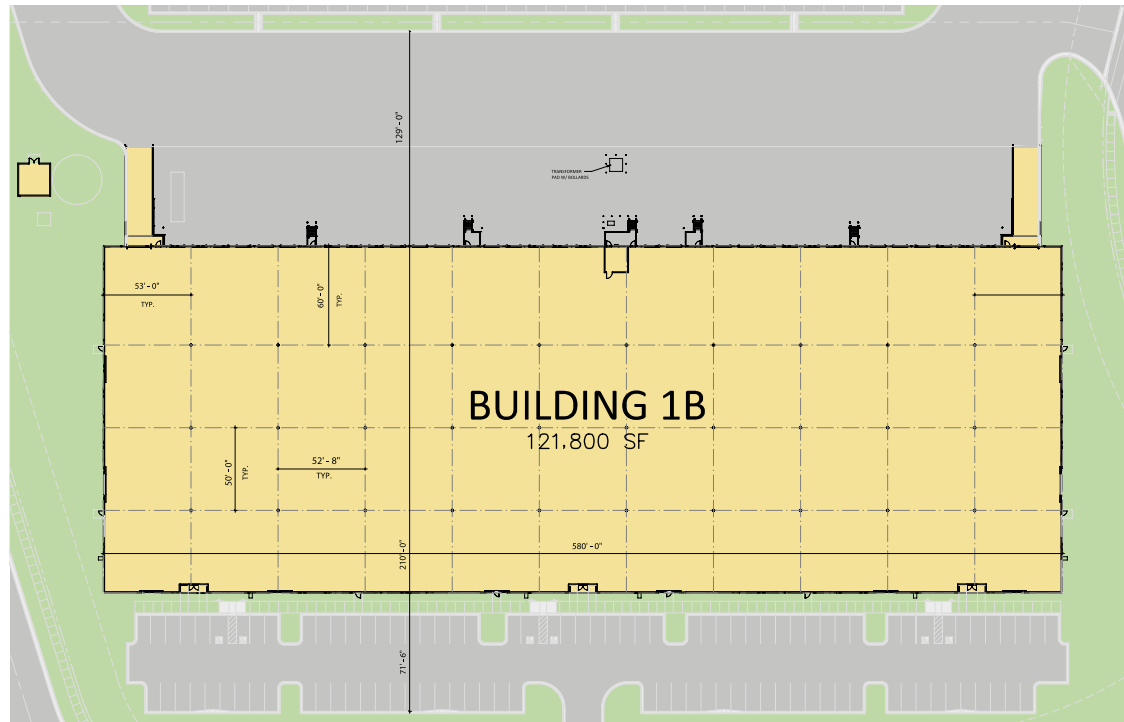


## LANDIS RIDGE - PHASE I

### BLDG. 1A

BUILDING SIZE:	202,800 SF
MINIMUM DIVISIBLE:	54,080 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	260' x 780'
DRIVE-IN DOORS:	2
DOCK DOORS:	43
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
TRAILER PARKING:	38
CAR PARKING:	188
BUILDING POWER:	3000 amps; 277/480V 3-Phase



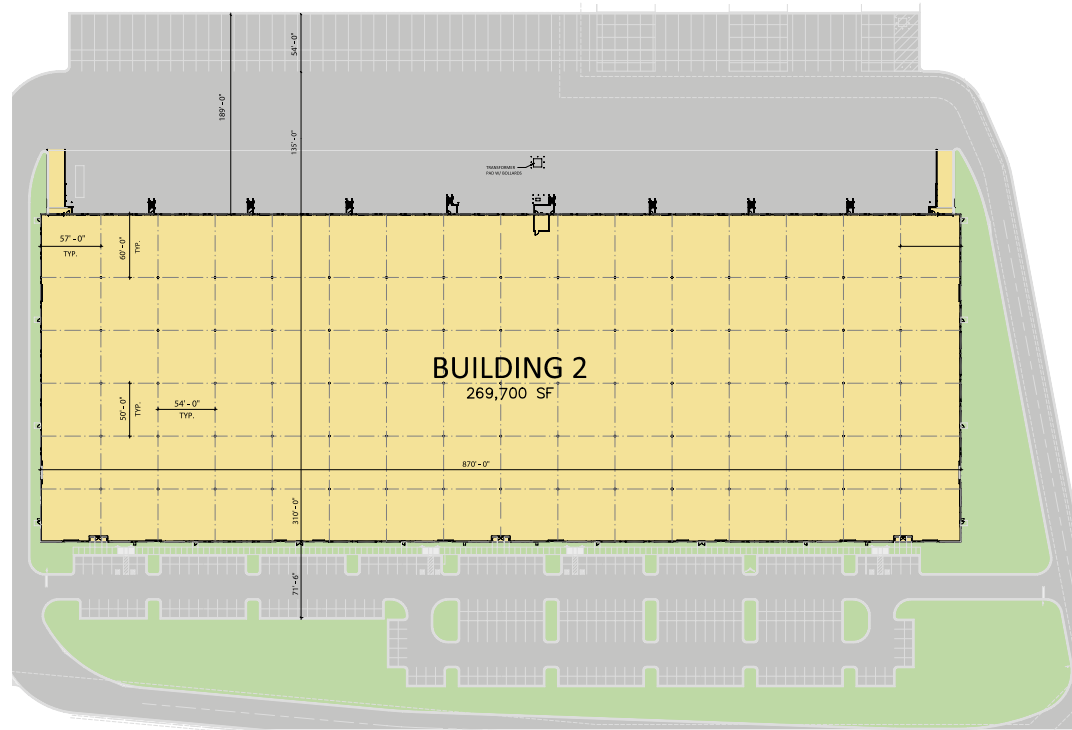


## LANDIS RIDGE - PHASE I

### BLDG. 1B

BUILDING SIZE:	121,800 SF
MINIMUM DIVISIBLE:	33,180 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	210' x 580'
DRIVE-IN DOORS:	2
DOCK DOORS:	31
TRUCK COURT:	130'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' 8" x 50'
CAR PARKING:	103
BUILDING POWER:	2000 amps; 277/480V 3-Phase





## LANDIS RIDGE - PHASE I

### BLDG. 2

BUILDING SIZE:	269,700 SF
MINIMUM DIVISIBLE:	83,700 SF
BUILDING CONFIG:	Rear Load
BUILDING DIMENSIONS:	310' x 870'
DRIVE-IN DOORS:	2
DOCK DOORS:	51
TRUCK COURT:	190'
FIRE PROTECTION:	ESFR
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	54' x 50'
TRAILER PARKING:	65
CAR PARKING:	229
BUILDING POWER:	3000 amps; 277/480V 3-Phase

